

# City of Omak

## 2024 Comprehensive Plan



*Photo by: Michelle Miller*

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## PART 2: PLAN ELEMENTS

### PLAN ELEMENT A: LAND USE

How the land is used and the resulting impacts on transportation and the social, economic, cultural and environmental fabric of a community make up the primary reasons, beyond regulatory mandates, for preparing a comprehensive land use plan. Community desires for a rural lifestyle, clean air and water, uncongested streets (*a transportation system = vehicular and non-vehicular, based on land uses rather than land uses determined by transportation systems*), affordable housing, economic opportunity and open spaces and recreation now and in the future are all dependent on how the land is used.

The Land Use Element of the Comprehensive Plan is an important tool for promoting orderly community growth over time. Land Use planning takes existing residential, commercial, industrial, public and other uses into account and balances those existing uses with environmental, economic and human factors. It incorporates requirements from the Growth Management and Shoreline Management Acts to designate and protect lands that are environmentally significant.

The Land Use Element is intended to be a Plan that guides everyday land use decisions, as well as future development. For the Element to succeed in its purpose, the analysis, goals, and policies it sets forth must interact closely with zoning, subdivision, shorelines, critical areas, and other land use regulations. The plan should provide a structure that the public, landowners, and government entities can look to in maintaining Omak as a desirable place to live, do business, work, and recreate. As such, the Land Use Element is a guide for the preservation and development of the community's public and private property within the established general pattern and desired future of the community. The Element also provides planned land uses and densities that are used to determine future public utility capacities and expansion needs.

The Land Use Element of this plan is intended to provide direction for managing change in the following areas: Housing and Residential Development; Commercial Development; Industrial Development; Public Uses; Resource Lands, Critical Areas and Shorelines; Open Space; Urban Growth Areas and Annexation; and, Implementation. This element provides the foundation from which the remaining elements (e.g. transportation/circulation, public utilities, etc...) are built. All other plan elements must be driven by the land use element, which by virtue of its central role, must be based on the broadest consensus possible in terms of the community's vision and desires.

The update of this plan element is keyed on an inventory of existing land uses, environmental constraints, public input and cooperative review by affected agencies, governments and utilities. The Land Use Element covers lands within the corporate limits of the City of Omak, as well as those lands within the adopted Urban Growth Boundary (see the Map A.1 - Planning Area in the Map Appendix).

## POPULATION

Information on the resident population of Omak is an important part of the picture of land use within the community. Changes in the population affect the demand for housing, infrastructure, and services to a community, which in turn influences the pattern of development. For that reason, some basic information about the population of Omak is included in this Element.

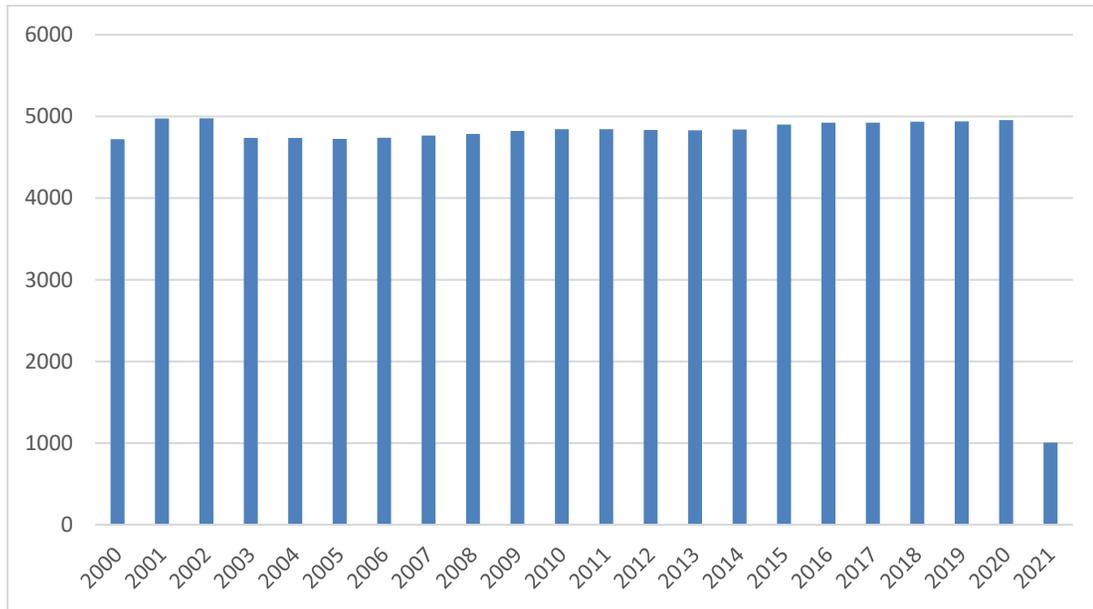
This section first examines population trends and develops 5, 10, 15, and 20-year population projections for the City and Urban Growth Area (UGA). It then offers buildout projections for the City and UGA.

The following tables and figures show historical population data for the City of Omak. This data provides a starting point for projecting population changes. Table A.1 details changes in the City’s population by decade from 1910 to 2020. Figure A.1 illustrates the growth in numbers of residents from 1980 to 2020.

**Table A.1 - Historical City of Omak Population Trends**

Year	Population	% Change
1910	520	
1920	2,500	+381%
1930	2,547	+1.9%
1940	2,918	+14.6%
1950	3,791	+29.9%
1960	4,068	+7.3%
1970	4,164	+2.4%
1980	4,007	-3.8%
1990	4,117	+2.7%
2000	4,721	+14.7%
2010	4,774	+1.12%
2020	4,955	+3.65%

**Figure A.1 – Historic Population Trend 2000 – 2021**



Growth during the 1990s far outpaced that of the 1980s, then somewhat leveled off between 2000 and 2006. From 2007 through 2010 the City experienced a surge in population but again leveled off and slightly declined through 2014. Beginning in 2015 population began to increase again which has continued. Over the decade (2010-2020) growth averaged .22% per year, for a total of 3.65% (or 181 people) between 2010 and 2020.

**Population Projections**

For planning purposes, four population projections have been prepared for the City and the UGA. The first, referred to as slow growth, assumes an annual population growth of .5%, which would continue the trend established during the late 1980's and early 2000's and slightly more than experienced during the period from 2010 through 2020. The second, referred to as moderate growth, assumes an annual population growth of 1% that is closest to the average of 1.2% per year through the 1990s. The third, referred to as fast growth, assumes an annual rate of 2% that reflects annual electrical load increases experienced by the Public Utility District during the mid-1990s. The fourth, referred to as very rapid growth, assumes an annual rate of 3% that recognizes that Omak has become a hub for regional and national commercial interests and has spent the past three decades supporting new development.

The large number of annexations over the past three decades have resulted in new residential and commercial development. The City has also continued work on resolution of the City's water supply, upgrades to the sewer treatment and collection systems and in 2023 will near completion of ten year project to replace nearly 95% of the sewer collection system, both the public collection mains as well as the private service lines. These changes help make the case that the City can support the higher growth rates experienced in the mid and late 1990's if the economy returns to support faster growth. For example, in that decade, the City brought in the Wildwood residential development with the understanding it would see an eventual build out of 453 dwelling units. This growth alone, spread over 20 years at the current average

household size (2.46<sup>1</sup>), would be nearly equivalent to 1% per year growth. Combined with other growth, particularly the addition of several subsidized multi-family housing projects, the City clearly has potential to grow at a rate in excess of 1% in the coming decades. It must be noted, however, that all population projections are speculative and should be regularly adjusted in the light of actual population figures.

Table A.2 presents population projections for the City based on the .5%, 1%, 2% and 3% annual growth figures.

**Table A.2 - City Population Projections**

	2025	2030	2035	2040
Total population at 0.5%	5,075	5,204	5,335	5,470
Population increase from 2021 - 4,975	100	229	360	495
Total population at 1%	5,177	5,441	5,718	6,009
Population increase from 2021 - 4,975	202	466	743	1,034
Total population at 2%	5,386	5,947	6,464	7,136
Population increase from 2021 - 4,975	411	972	1,489	2,161
Total population at 3%	5,599	6,491	7,526	8,726
Population increase from 2021 - 4,975	624	1,516	2,551	3,751

The other population projection that affects land use as well as capital planning is the potential increase of persons residing in the unincorporated portion of City's Urban Growth Area (UGA). Current population of the UGA outside the City limits is estimated at 1,006, based on data from the Okanogan County Assessor's office on land uses in the area and average household size (2.46). Using this number and the same growth rates used to project City population growth, the following table shows projections for the unincorporated portions of the UGA:

<sup>1</sup> - 2000 Census figure

**Table A.3 - Unincorporated UGA Population Projections**

	2025	2030	2035	2040
Total population at 0.5%	1,026	1,051	1,076	1,101
Population increase from 2021 - 1,006	20	45	70	95
Total population at 1%	1,046	1,100	1,155	1,215
Population increase from 2021 - 1,006	40	94	149	209
Total population at 2%	1,089	1,203	1,329	1,486
Population increase from 2021 - 1,006	83	197	323	462
Total population at 3%	1,136	1,312	1,521	1,763
Population increase from 2021 - 1,006	126	306	515	757

Table A.4 presents an overall population projection for the entire City and UGA (both incorporated and unincorporated areas).

**Table A.4 - Combined City and Urban Growth Area Population Projections**

	2025	2030	2035	2040
Slow Growth - 0.5%	6,101	6,255	6,411	6,571
increase from 2021	120	274	430	590
Moderate Growth - 1%	6,223	6,541	6,873	7,224
increase from 2021	242	560	892	1,243
Fast Growth - 2%	6,475	7,150	7,793	8,622
increase from 2021	494	1,169	1,812	2,623
Very Rapid Growth - 3%	6,735	7,803	9,047	10,489
increase from 2021	750	1,822	3,066	4,508

## Other Population Data

The projections agree relatively well with other available population and growth data. Between 1990 and 2000, Okanogan County's population increased approximately 19%, from 33,350 to 39,564, then from 2000 to 2010, population increased to 41,120, an increase of 14%. From 2010 to 2020 the County's population increased from 41,120 to 43,130, an average annual increase of 0.48%.

While somewhat out of date the 1995 document, *A Housing Needs Assessment and Strategies for Okanogan County*, indicates growth trends in excess of 2%. In the decade from 1990 to 2000, Eastern Washington saw growth rates of 2.3% per year, while in the State as a whole, non-metropolitan areas grew at a rate of 2.5% per year. This population growth was generally reported to be primarily the result of migration to rural areas, a trend occurring throughout the nation.<sup>2</sup> However, as the numbers show, this trend did not continue in Okanogan County or Omak during the 2000 to 2010 decade. However, growth has increased over the past decade but still below the rates experienced in other parts of the state.

Past population projections have used information on electrical demand from Okanogan County PUD to help complete the picture of growth. As this update is being prepared, however, several factors, including shifts in the economy, increasing power rates and stepped-up conservation efforts render that data much less useful for substantiating current growth rates.

Omak School District enrollments have also been used in the past to substantiate population trends. However, the District has seen significant decreases each year since 1996. Table A.5 below illustrates the changes through 2010. School district figures may not match overall population growth for three reasons. First, the boundaries of the District are much larger than those of the City. Second, census figures show that the largest component of the current population has been in the 25 - 54 age group. Third, there has been a continuing trend, both nationwide and regionally, to smaller family sizes.

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<sup>2</sup> - *A Housing Needs Assessment & Strategies for Okanogan County*, Tom Phillips & Associates with Raj Joshi. March, 1995.

**Table A.5 - School District Enrollment Data**

Year	Total Enrollment	% Change from Previous Year
2022-2023	1,529	1.57%
2021-2022	1,505	3.72%
2020-2021	1,449	-9.59%
2019-2020	1,588	0.57%
2018-2019	1,579	0.32%
2017-2018	1,574	5.21%
2016-2017	1,492	3.55%
2015-2016	1,439	-0.42%
2014-2015	1,445	-0.55%
2013-2014	1,453	-2.89%
2012-2013	1,495	0.33%
2011-2012	1,490	-1.28%
2010-2011	1,509	-12.79%
2009-2010	1,702	-3.06%
2008-09	1,754	-2.91%
2007-08	1,805	9.36%
2006-07	1,636	-5.26%
2005-06	1,722	-2.73%
2004-05	1,769	-16.68%
2003-04	2,064	-2.23%
2002-03	2,110	13.93%
2001-02	1,816	-6%
2000-01	1,925	-4.4%
1999-2000	2,010	-0.9%
1998-99	2,028	-2%
1997-98	2,070	-1.8%

1996-97	2,108	-0.8%
1995-96	2,125	+1%
1994-95	2,103	+0.6%
1993-94	2,090	+2.2%
1992-91	2,045	+2.9%
1991-92	1,987	-0.5%
1990-91	1,997	

## BUILDOUT PROJECTIONS

Buildout projections are a calculation of the maximum population growth that can be expected in the City's Urban Growth area (both incorporated and unincorporated), based on reasonable assumptions about infill of vacant lots, annexations, and density of development. Maximum growth is important to consider when the city designates land for future land uses, designs streets, sewer lines, water lines, parks, etc. It is generally much less expensive to install an oversized water or sewer line which will meet the 10-year or 20-year demand than to install a line to meet current needs which must eventually be replaced as demand increases.

This buildout projection is based largely upon a model created for the *City of Omak Residential Land Use Analysis*, completed in November of 1998 by Highlands Associates. That study looked at the ability of lands within the existing incorporated limits to accommodate projected growth. Undeveloped parcels were identified in each zoning district. Based upon zoning and landscape characteristics, each parcel was assigned a potential buildout in dwelling units. In summary the study found that the 1998 City Limits were sufficient to accommodate growth by 4,027 people, assuming an average family size of 2.46 persons and 1,637 new residential units. The following tables and text provide an update with 2021 figures including an increase in average household size of 2.71 persons and a slight expansion of the city limits. Table A.6 shows the calculation of parcels for each zoning district based on 2022 City Limits.

**Table A.6 - Buildout by Zoning District**

Zone	Residential development potential	Population potential at 2.72 persons per household
RS	176	479
RD	885	2,407
RM	867	2,358
CB	0	0
PS	0	0
HB	0	0
CI	0	0
HI	0	0
PU	0	0
<b>Total</b>	<b>1,928</b>	<b>5,244</b>

From 2002 through the end of 2010, the City of Omak issued building permits for 47 single family dwellings, 6 duplexes, 4 tri and fourplexes, and a 24-unit apartment complex, all of which are accounted for in the preceding table. From 2010 through 2022 the city issued building permits for 34 single family dwellings, 3-duplexes, a 46-unit apartment complex, a 36-unit apartment complex, and a 16-unit apartment complex.

The potential buildout for the City of Omak has also been altered through annexation of additional lands and de-annexation of 63.93 acres on Shellrock Point. The Turnbull-Walla Annexation in 1999 added 94 acres, all of which remain undeveloped. The most recent annexations were 5 acres by the Housing Authority of Okanogan County which has been developed into a 46 unit, 8 building multi-family complex and another 6 parcels covering 5.2 acres in the vicinity of Riverside Drive (SR 215) and Quince Street.



*Photo by: Michelle Miller*

Thus, potential buildout within the existing city limits would accommodate 1,928 dwelling units. This equates to 5,244 people. Based on this calculation, the City has more than enough land within the existing corporate limits to allow for very rapid growth (3%) for the next 20 years. In addition, a combination of undeveloped, open space, and agricultural lands in the Urban Growth Area yields 1,983 acres of land with development potential. If a figure of 2.5 units per acre is assigned, this results in 4,958 additional dwelling units. At 2.72 persons per household, that would mean the Urban Growth Area could accommodate 12,195 more people. The total buildout calculation for the city and UGA would yield a population of 10,560. Even under the most vigorous of growth conditions, this is highly unlikely to occur within the next 20 years. (See Figure A.2 for the assumptions used to develop population and buildout projections.)

### Figure A.2 - Growth Assumptions

1. Average housing density will be three units per acre. Development around Omak (such as Wildwood) is being planned at four units per acre, and it's reasonable to assume that additional apartment units will be built. However, the area east of S.R. 97 has typically been subdivided to larger lots, as has the unincorporated area to the west of the City. The 3 units per acre figure is meant as an average, and should be examined and adjusted as development continues.
2. Average household size is assumed to be 2.72. This figure is derived from the 2020 Census. The average household size is somewhat larger statewide, at 3.08. The project assumes on 50% of the potential number of dwelling units will be constructed in the RS, RD and RM zones.
3. In calculating the acres available, no allowance was made for land that cannot be developed due to steep slopes, wetlands, or other constraints. Such factors are rare in this particular area, though it is possible that slope may limit a few sites.
4. The population for the Urban Growth Area was calculated based on information from the Okanogan County Assessors database (2022). Parcels with residential uses were tallied and multiplied by 2.13, the average household size.
5. To calculate buildout in the Urban Growth Area, the acreage of all lands with a DOR code as agricultural, open space agriculture, or undeveloped was tallied. That acreage was multiplied by 2 which generated the total number of dwelling units. The number of dwelling units was multiplied by 2.13 to yield the potential population.

## EXISTING LAND USES

Maps A.2 and A.3 illustrate the current development pattern within the city and its UGA.

The incorporated limits of Omak encompass approximately 1,928 acres of land. According to Okanogan County Assessor's records<sup>3</sup> for land use, just over 72.45% percent of the total

<sup>3</sup> - County Parcel Data from September 2022 along with some specific updates from January 2022 for recent developments and some modifications due to local knowledge

acreage is developed land. Of the 1,928 acres that comprise the City of Omak, 18.10% of the land is developed with residential uses; 9.14% percent is commercial; 2.66% is industrial; 14.80% serves public or semi-public uses (schools, colleges, parks, churches, and City/State/County-owned properties); and 24.12% is made up of road rights-of-way. These figures, as well as the number of acres, parcels and percentage of developed area for each type of land use, are shown in Table A.7 below. This assessment of existing land uses, in combination with assumptions about population growth are the basis for projecting the City's future needs.

**Table A.7 - 2022 Land Use**

LAND USE	WITHIN CITY LIMITS				WITHIN URBAN GROWTH AREA				TOTAL CITY OF OMAK AND UGA			
	ACRES	% OF DEVELOPED AREA	% OF TOTAL LAND AREA	NUMBER OF PARCELS	ACRES	% OF DEVELOPED AREA	% OF TOTAL LAND AREA	NUMBER OF PARCELS	ACRES	% OF DEVELOPED AREA	% OF TOTAL LAND AREA	NUMBER OF PARCELS
<b>Residential</b>												
DOR 11 – Single-Family	348.90	24.98%	18.10%	1500	370.1	23.88%	19.86%	172	719.00	24.40%	18.96%	1672
DOR 12 – Two and Four Plex	9.01	0.64%	0.47%	41	4.15	0.27%	0.22%	2	13.16	0.45%	0.35%	43
DOR 13 – Multi-Family	18.65	1.34%	0.97%	34	0	0.00%	0.00%	0	18.65	0.63%	0.49%	34
DOR 15 – Manufactured Home Parks	18.61	1.33%	0.97%	8	0	0.00%	0.00%	0	18.61	0.63%	0.49%	8
DOR 17 – Nursing Homes etc...	5.40	0.39%	0.28%	4	0	0.00%	0.00%	0	5.40	0.18%	0.14%	4
<b>Commercial</b>												
DOR 16 – Motels/Hotels	6.45	0.46%	0.33%	9	0	0.00%	0.00%	0	6.45	0.22%	0.17%	9
DOR 50 to 66 and 69 – Trade and Services	171.80	12.30%	8.91%	236	12.06	0.78%	0.65%	7	183.86	6.24%	4.85%	243
<b>Industrial</b>												
DOR 21 to 39 – Manufacturing	51.30	3.67%	2.66%	7	340.12	21.95%	18.25%	11	391.42	13.28%	10.32%	18
<b>Public/Semi Public</b>												
DOR 71 to 75 – Cultural, Entertainment, Recreational	24.82	1.78%	1.29%	41	23.81	1.54%	1.28%	4	48.63	1.65%	1.28%	45
DOR 76 – Parks	101.80	7.29%	5.28%	20	0	0.00%	0.00%	0	101.80	3.45%	2.68%	20
DOR 67 – Governmental Services	96.95	6.94%	5.03%	63	13.11	0.85%	0.70%	6	110.06	3.74%	2.90%	69
DOR 68 – Education	45.10	3.23%	2.34%	38	0	0.00%	0.00%	0	45.10	1.53%	1.19%	38
DOR 41 to 49 – Transportation, Communications and Utilities	16.71	1.20%	0.87%	28	11.41	0.74%	0.61%	3	28.12	0.95%	0.74%	31
<b>Resource</b>												
DOR 80 to 90 – Agricultural and Other Resource Uses	16.46	1.18%	0.85%	2	503.97	32.52%	27.04%	57	520.43	17.66%	13.73%	59
<b>Streets, Alley, ROW, Other</b>	464.94	33.28%	24.12%	56	271.03	17.49%	14.54%	4	735.97	24.98%	19.41%	60
<b>Developed Area</b>	<b>1396.90</b>	<b>100.00%</b>	<b>72.45%</b>	<b>2087</b>	<b>1549.76</b>	<b>100.00%</b>	<b>83.15%</b>	<b>258</b>	<b>2946.66</b>	<b>100.00%</b>	<b>77.71%</b>	
<b>Undeveloped</b>												
DOR 90 to 99 – Undeveloped Land	531.10	27.55%	27.55%	258	314	16.85%	16.85%	80	845.10	22.29%	22.29%	338
<b>Total Land Area</b>	<b>1928.00</b>		<b>100.00%</b>	<b>2345</b>	<b>1863.76</b>		<b>100.00%</b>	<b>338</b>	<b>3791.76</b>		<b>100.00%</b>	<b>2683</b>

## GENERAL LAND USE GOALS AND POLICIES

The following goals and policies are intended to reinforce and support the Comprehensive Plan Goals and Policies found in Part 1:

**LAND USE GOAL 1:** Manage land use in such a way to maintain and improve Omak as a comfortable, aesthetically pleasing, healthy and safe place to live.

Policy 1.1: Use Comprehensive Plan guidelines and other local ordinances to maintain a livable and safe community.

**LAND USE GOAL 2:** Protect the rights of individual property owners without sacrificing community-wide goals.

Policy 2.1 Provide an adequate public review process for all land use decisions using the media and any other resources available that will encourage participation by the public.

**LAND USE GOAL 3:** Encourage land use practices that protect the integrity of the natural environment to ensure that the community has an adequate source of clean water and air and to otherwise maintain a healthy human environment.

Policy 3.1 Ensure that all proposed land uses are analyzed for impacts to local ground water.

Policy 3.2 Require that all future growth be connected to City sewer and water utilities.

Policy 3.3 Utilize the State Environmental Policy Act (SEPA), the Shoreline Master Program (SMP), and Critical Areas policies and regulations (CAO) to ensure protection of the natural environment and critical resources.

**LAND USE GOAL 4:** Coordinate the varied pattern of land use with circulation routes and public facilities so as to promote convenience, efficiency, health and welfare of the city.

Policy 4.1 Ensure that the review of all development proposals includes traffic and transportation considerations.

Policy 4.2 Enhance pedestrian access in and around the community in order to reduce the unnecessary use of automobile transportation that contributes to degradation of air quality and waste of non-renewable resources.

**LAND USE GOAL 5:** Protect and help develop, whenever possible, desirable public and private investments in land and improvements.

Policy 5.1 Foster partnerships among agencies, organizations and businesses to encourage and attract new development.

**LAND USE GOAL 6:** Encourage planned growth in and around Omak that is sensitive to the preservation of the area's agricultural economy.

Policy 6.1 Encourage agricultural development beyond the Urban Growth Boundary.

Policy 6.2 Encourage development of businesses or industries that utilize locally produced crops.

**LAND USE GOAL 7:** Ensure that the costs of development do not create an unfair economic burden for the taxpayers of the community.

Policy 7.1 Require developers to pay proportional costs for upgrades of existing infrastructure needed to adequately serve new development.

## 1. HOUSING & RESIDENTIAL DEVELOPMENT

Shelter is a primary need and providing safe, adequate and affordable housing is becoming an acute problem in the Greater Omak Area. While the availability of land and good transportation links are assets to the supply of available building sites and housing, the cost and availability of city services, various state and local requirements and other costs, make development of new affordable housing a serious problem.

### Policies for Housing and Residential Development

The following policies are intended to guide decision-making regarding housing and residential development in the Greater Omak Area.

The City shall:

Policy 1: encourage and support the provision of a variety of healthy, safe housing units within the economic reach of all residents.

Policy 2: encourage provision of areas for new low and medium density single-family housing as well as the infrastructure needed to serve these areas.

Policy 3: develop and require standards for where factory, modular and manufactured homes (both designated and non-designated) may be placed on individual lots.

Policy 4: provide for medium and high-density multi-family residential areas near commercial zones.

Policy 5: designate an Urban Growth (City Expansion) Area that protects existing agricultural and low-density rural residential uses in the planning area and restrict urban type residential development to those areas with appropriate levels of services.

Policy 6: establish appropriate levels of service for residential development and require improvements in new developments consistent with these levels.

Policy 7: encourage development and redevelopment of appropriate lands within the existing corporate limits in addition to annexing new areas for residential purposes.

Policy 8: support the rehabilitation and redevelopment of mixed-use areas throughout the planning area.

Policy 9: agree that the processing agency for any housing or residential developments that require plan or project review within the planning area will refer the proposal to the other affected governments (City, County and/or Tribe) for an official opportunity to review and comment.

Policy 10: provide for a wide range of day care opportunities consistent with applicable and current state and/or federal regulations.

Policy 11: encourage provision of long-term residential care for the elderly, handicapped or functionally disabled in all density designations.

Policy 12: adopt regulations to ensure that supported living arrangements and residential and congregate care facilities are compatible with the residential areas in which they are allowed.

Policy 13: prohibit the storage, treatment and/or processing of reportable quantities of hazardous materials and hazardous wastes in residential areas.

Policy 14: encourage the consolidation and conversion of older properties into higher uses and densities where appropriate infrastructure is either available or will be constructed by the developer.

Policy 15: agree that the City should maintain its existing policy of not extending City services (water and sewer) to properties outside the corporate limits except services required for Tribal economic development.

Policy 16: provide for home occupations in all residential areas, providing such uses do not conflict with the primary use of the area for residential purposes.

Policy 17: permit conversion of existing dwellings in commercial zones for commercial use.

Policy 18: agree to develop standards and requirements for pedestrian and non-motorized access within residential areas and to connect residential areas with commercial, industrial and public use areas.

Policy 19: allow the averaging of density and provide incentives for projects that utilize the Planned Development process.

### **Comprehensive Plan for Housing and Residential Development**

The Comprehensive Plan for Housing and Residential Development consists of a set of residential designations that define areas for certain types of residential uses. The types and location of residential use designations are planned to:

- a. recognize and protect existing uses
- b. recognize and protect environmental concerns, natural resource lands, critical areas while providing adequate areas for present and future housing needs
- c. recognize the changing size, make up and income levels of the family unit

The plan calls for four basic residential designations and one mixed-use designation. Each basic designation is keyed on allowable densities (number of dwelling units per acre) and availability of City services. The mixed-use designation allows a wide range of uses and densities dependent upon the type of use and development proposal. While there is a need for residential development of all densities, this plan calls for an emphasis on low urban densities (2-6 dwellings per acre) in existing single family areas and low rural densities (1 or fewer dwellings per two acres) in outlying, agriculturally oriented areas, and on medium to high density residential development in areas currently served by public utilities that lie in

close proximity to higher intensity commercial uses and have access to relatively complete circulation systems.

The density designations for housing and residential development are as follows:

Agricultural/Residential: 1 or less units/two acres (single family detached housing and designated manufactured homes primarily related to agricultural or small farm type uses)

The Agricultural/Residential designation is intended for those portions of the planning area outside of the designated Urban Growth (City Expansion) Area. Areas designated as Agricultural/Residential generally do not have access to public water, sewer or other services required to support higher densities and are primarily devoted to agricultural activities. These areas are typically larger lot (one or more acres per dwelling), detached single-family developments supported by individual wells and septic systems and most commonly associated with some form of agricultural use.

Low Density: 2 to 6 units/acre (single family detached housing)

The Low-Density designation is intended for existing or potential single family housing areas within the Urban Growth (City Expansion) Area. These areas are either currently served by city services or are located in fringe areas of the city that may have access to public water (small "private" community systems) and a transportation network suitable for low density, single-family development.

Medium Density: 5 to 10 units/acre (duplex, triplex, apartments, planned developments and manufactured home parks)

The Medium density designation is intended for areas inside the Urban Growth (City Expansion) 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.

High Density: 9 to 36 units/acre (condominiums, townhouses, apartments, planned developments and manufactured home parks)

The High-Density designation is intended for areas within the Urban Growth (City Expansion) Area that are either within or adjoining the corporate limits that are served or have access to public water, sewer, transportation systems, pedestrian ways, parking and other services needed to support such development. In addition, High Density residential areas are located adjacent to commercial areas that provide shopping and other urban services needed to support the higher population densities. These areas typically contain high-density housing in the form of apartments, manufactured home parks and planned developments that provide for open space, parking and other facilities needed for residents.

Due to the diverse forces at work in the development of the Omak Area and Tribal plans for East Omak and other portions of the Planning Area within the bounds of the Reservation, the plan also makes provisions for a mixed-use designation. The mixed-use designation provides for a mixture of residential, commercial and industrial uses, the type and scope of which would be determined on the relative merits of the proposals. The mixed-use designation is described as follows:

Mixed Use Residential, Commercial, Industrial: 1 to 30 units per acre for residential uses, professional, retail and wholesale commercial, and primarily light industrial.

The mixed-use designation is intended for those areas that are planned for development or redevelopment that lie within or immediately adjacent to existing corporate limits. The mixed uses should have ready access to full city services and the existing transportation network. Areas with this designation should be given a priority for annexation and/or extension of city utilities. Full utilization of properties so designated for residential, commercial and/or industrial uses should be contingent upon annexation (if required), approval of a planned development and connection to city services.

Maps A.4 and A.5 in the Map Appendix depict those areas designated for residential development.

## 2. COMMERCIAL DEVELOPMENT

Commercial development and the retail sales revenue it generates provide a very significant part of City's revenue. Commercial development is also the source of employment opportunities as well as contributions to the community's wellbeing. Thus, this portion of the plan will significantly affect the continued growth and development of the planning area, particularly how future residents perceive the community.

The City of Omak's 1980 Comprehensive Plan stated the following:

*"If the Central Business District is not promoted and rehabilitated industriously, the possibility of a designed shopping center package becomes more tenable. Although the present Plan does not recommend the development of such a facility, it would be unrealistic to neglect the possibility."*

This indeed became a reality in 1987 when the Omache Center opened and phased development began north and west of the intersection of Riverside Drive (SR 215) and US 97. Development at the shopping center has continued along with the expansion of the city east of US 97 with the state's first Wal Mart, built in 1991 (replaced by a Wal Mart Super Center in 2000), McDonalds (built in 1992, remodeled and expanded after a fire in 2010), Home Depot in 2006, Grocery Outlet in 2020, a small strip mall and a manufactured home park converted into a condominium. North of Omache Center, the Koala Business Park has seen development of the Omak Clinic, Lifeline Ambulance, Sunrise RV and Behavior Health Clinic, two motels, two restaurants, two nursing home type facilities, several multifamily developments, a small professional office, expanded mini storage, a Big R store and FedEx facility.

The annexation and development of Omache Center in the late 1980's set off nearly a decade of annexations that added over 200 acres to the City's northeast side extending the corporate limits over a mile east of US 97 north of Engh Road. Nearly all of the land annexed has been designated for mixed uses, including commercial, industrial and residential. In recent years, the County acquired and annexed land north and east of the intersection of Sandflat Road for a new central area shop and in 2012, the city annexed a 17+ acre island of private land just south of the County annexation.

The development of Omache Center, the Wal-Mart Super Center, Omak Clinic, Big R and other developments in the area over the past two decades confirms that Omak will not only continue as the commercial center of the Okanogan Valley for some years to come but has become a regional commercial center.

### **Policies for Commercial Development**

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

The City shall:

Policy 1: cooperate to develop and concentrate commercial activities in areas with the necessary infrastructure to serve not only existing and future populations in the Greater Omak Area, but also the trading region and tourism as well.

Policy 2: encourage private renewal and local business ownership in the Central Business District and East Omak in order to provide a full range of goods and services.

Policy 3: support and encourage both public and private action in revitalizing older commercial buildings.

Policy 4: recognize and encourage Omak as a regional shopping center with strong consideration of the need to protect the rural, small town feeling valued by community members.

Policy 5: support planning for the location of commercial uses so that the installation of needed infrastructure, including transportation facilities, compliments the community as a whole.

Policy 6: encourage planned commercial development that compliments and enhances the viability of the Central Business District and tribal business interests in East Omak; limits strip development; and, protects the small-town atmosphere.

Policy 7: encourage and support requirements for pedestrian and non-motorized access to and within all commercial areas.

Policy 8: encourage and support requirements for off-street parking in commercial development.

Policy 9: support the location of family, mini and day care centers as permitted uses in commercial areas.

Policy 10: encourage improvements to Riverside Drive (SR 215) and other streets and pedestrian ways providing access to the commercial area in Northeast Omak.

Policy 11: support and encourage formation of a Local Improvement District by Central area business people and landowners to continue implementation of the City's Downtown Revitalization Plan.

Policy 12: support and encourage, through the formation of a Local Improvement District or other mechanism, the provision of additional pedestrian and other non-motorized transportation (e.g. pedestrian bridges over Okanogan River) links between

the growing commercial area in the Northeastern part of the City with downtown and East Omak.

Policy 13: encourage efforts to improve State and in particular Canadian tourist promotion.

Policy 14: encourage the development and implementation of municipal utility and land use policies for all commercially designated lands within the Planning Area.

Policy 15: encourage development of regulations that provide for residential and congregate care facilities in commercial areas.

Policy 16: encourage and support the use of “second stories” or backs of buildings in downtown Omak for residential uses.

### **Comprehensive Plan for Commercial Development**

The Comprehensive Plan for commercial development in the Greater Omak Area consists of a set of commercial use designations that generally classify areas for one of three basic commercial designations and one mixed use designation (see Housing and Residential Development Element for description of the mixed-use designation). The three basic commercial designations are described as follows:

Central Business District: The Central Business District or Downtown is intended to be a vibrant, pedestrian oriented area that accommodates small specialty shops that require limited parking, offices, service, food and beverage establishments, motels/hotels, governmental and other businesses in a compact area where they can conveniently serve the population of the Greater Omak Area with access to the regional transportation network. The desire is to maintain the traditional small town “Main Street” feel that caters to local residents and visitors alike.

Planned Shopping District: is intended primarily for large scale auto-oriented shopping complexes that include major retailers, grocers, chain stores, hotels/motels and other businesses that provide a wide array of products, goods and services that make Omak a regional commercial center. Planned Shopping Districts should be designated in areas adjacent to major transportation corridors and be served by adequate urban types of utilities.

Auto-Oriented Commercial: is intended primarily for commercial areas along SR 215 (Okoma and Riverside Drives) and SR 155 (Omak Avenue) accommodating businesses that provide products or services that require a majority of customers to access the business by automobile

Maps A.4 and A.5 in the Maps Appendix depict the commercial designations.

## **3. INDUSTRIAL DEVELOPMENT**

Industry is of prime importance to the Greater Omak Area as a source of employment to local residents and for property taxes that provide needed dollars for local governments. While Tribal enterprises, the tree fruit industry and ranching are employers whose objectives should be supported in full, there are other basic industries not so easily recognized where

local planning, promotion, and development can be helpful in expansion and enhancement of existing industries.

In addition to enhancement of the existing economic base, new locations for the development of a sustainable and diversified industrial sector must be considered. An increasing interest in the Okanogan Valley in general as a potential location for industrial development geared should be considered when planning land uses in the Greater Omak Area.

Two studies prepared in the early and mid-1990's by Hovee and Company of Vancouver, Washington, the "Central Okanogan Valley Strengths, Weaknesses, Opportunities and Threats Analysis" and the "Okanogan County Economic Diversification Plan", found that the lack of ready-to-build industrial sites was hurting chances of economic recovery in the area. The studies also focused on the need to diversify the area's economy in order to reduce dependence on traditional resource-based industries. The annexation and development of areas in northeast Omak have provided such ready-to-build sites. In addition, the Tribes are preparing plans to redevelop the mill property in East Omak into an industrial park.

Other factors concerning industrial development that warrant consideration are the potential for negative impacts on tourism, environmental quality, rural lifestyle and the increasing number of persons seeking Omak as a place to retire.

The industrial future for the Greater Omak Area, while still reliant on natural resource industries (wood products, tree fruit, and agriculture), must also look to value added products from existing industries, enhancement of existing home-based enterprises and recruitment of outside businesses that fit into the community's vision for the future. A critical component of these efforts must be the identification and designation of areas for industrial development along with installation of the infrastructure needed to serve potential businesses.

### **Policies for Industrial Development**

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

The City shall:

Policy 1: cooperatively designate areas for industrial development that are beneficial for all residents of the Planning Area.

Policy 2: cooperatively work to enhance and expand existing industries through value added or new products and strive to attract new industrial businesses that complement existing industries, promote diversification and create a sustainable economic base.

Policy 3: encourage existing and new industrial uses to locate in areas planned and developed for industrial activities.

Policy 4: cooperatively upgrade services and utilities and promote industrial expansion and use in existing and planned industrial areas where industrial uses may locate with consideration of changing transportation modes, proper access, and the availability of public services and utilities.

Policy 5: withhold all services to lands that are not suitable for industrial development.

Policy 6: preplan and guarantee appropriate access for industrial land uses in both existing and planned new areas.

Policy 7: agree to develop and enforce standards for industrial development so that adjacent land uses are not negatively impacted and can develop in a compatible atmosphere.

Policy 8: encourage the rehabilitation, redevelopment or conversion of obsolete or inefficient industrial buildings in East Omak.

Policy 9: encourage the provision of public assistance for the replatting, consolidation and conversion of industrial tracts in East Omak.

Policy 10: cooperate in the provision of an expanded advertising, promotional and recruitment program with particular respect to light, environmentally sound industrial businesses.

Policy 11: cooperatively seek funding from Local, State, and Federal sources for Policies 9 and 10 above.

Policy 12: acknowledge the potential for an increased retirement base as one means of diversifying the economy. This sector should be considered in the future in the Greater Omak Area. This industry is a highly significant portion of the economy in the northern Okanogan (Canada) and there is every reason to assume that it will increase substantially in the southern Okanogan as well.

### **Comprehensive Plan for Industrial Development in the Greater Omak Area**

Planning has somewhere been described as "An intelligent compromise with the inevitable." Due to the changing modes of transportation, a highway oriented Industrial Park is "inevitable".

The 1980 Comprehensive Plan proposed that an area between Shumway Road and Jonathan Avenue extended, laying adjacent and west of US 97 be considered as a highway oriented Industrial Park. The 1993 expanded this vision and this update is intended to further refine the City's vision for provision of areas for industrial development

The Comprehensive Plan for industrial development in the Greater Omak Area consists four industrial designations.

**Airport Industrial:** The Airport Industrial designation is intended for application to property encompassing and adjoining the Omak Municipal Airport. This designation provides for a wide range of industrial and/or commercial activities deemed compatible with the primary use of the area as an airport. Uses that have the potential of adversely affecting the operation of the airport are prohibited and encouraged to locate in another, more appropriate industrial area.

**Agridustrial:** The Agridustrial Designation is intended as a "floating" designation for properties in the unincorporated area that either currently or potentially could be the site of agricultural/natural resource-oriented businesses. Examples include dried floral storage and processing facilities, tree fruit processing and storage facilities and other

industrial uses devoted solely to the processing, storage or manufacture of products derived from agricultural/natural resource production.

Light Industrial: The Light Industrial designation is intended for those areas where industrial uses which do not generate significant quantities of noise, dust, smoke, traffic, fumes, light or glare, toxic substances and other undesirable characteristics may be located and be compatible with existing and planned adjoining uses.

Heavy Industrial: The Heavy Industrial designation is intended for those areas presently containing heavy industrial uses or which are deemed to be environmentally suited for such uses. Heavy industrial uses typically entail manufacturing, processing and storage of products and generate hazardous wastes, significant noise, dust, fumes, smoke, heavy truck traffic, light and glare, toxic substances and other impacts associated with such industrial uses.

Maps A.4 and A.5 in the Maps Appendix show those areas designated for industrial development.

#### 4. PUBLIC USES

Public uses within the Greater Omak area consist of a wide range of uses from schools and parks to a fish hatchery, government offices, hospital and the Tribal Community Center. These public uses, which are comprised of publicly owned, operated and maintained facilities or property, provide a valuable resource and play an important part of the quality of life.



*Photo by: Michelle Miller*

## Policies for Public Uses

The following policies are intended to guide decision-making regarding public uses in the Greater Omak Area.

The City shall:

Policy 1: acknowledge the importance of public uses to the general health, safety, welfare and economic wellbeing of area citizens and will strive to protect such uses for future generations.

Policy 2: work to ensure that if present public use areas are converted to other, non-public uses that the original public uses will be replaced with a similar if not enhanced facilities.

Policy 3: strive to ensure that all public facilities are developed with recognition of the diverse cultural, social and economic sectors of the planning area.

Policy 4: encourage that public uses, when appropriate, provide protection for natural and critical areas including fish and wildlife habitat, wetlands, flood prone areas, steep slopes and the general landscape character.

Policy 5: encourage the development of pedestrian/non-motorized trails, walkways and/or sidewalks to link public uses areas with one another and with residential, commercial and industrial areas.

Policy 6: encourage the development of cultural activities and facilities in appropriate public use areas (e.g. Eastside Park).

Policy 7: strive to ensure that all public uses areas are "barrier free" and provide opportunities, where appropriate, for all age groups and cultures.

Maps A.4 and A.5 in the Maps Appendix show those areas designated as public use areas.



*Photo by: Michelle Miller*

## 5. RESOURCE LANDS AND CRITICAL

There is a growing body of state and federal laws, which mandate that local governments identify and protect certain types of land uses and environmentally sensitive areas. Although the Tribes are generally exempt for sovereignty reasons, they have adopted measures of their own. The State of Washington's Growth Management Act (GMA) requires the city to classify and designate resource lands and to classify, designate, and regulate development in critical areas. The city is also required to adopt and enforce flood damage prevention ordinances in order to maintain coverage under the National Flood Insurance Program. While the federal government has not established regulations directly affecting local land use planning, there is a substantial body of law that regulates development of wetlands, construction in flood hazard areas and impact development through clean air and water regulations. This section of the land use element is intended to ensure that Omak is meeting the requirements of the Growth Management Act.

Area residents are concerned about their "quality of life" and the environmental attributes that contribute to the rural lifestyle. Resource Lands and Critical Areas play a significant role in the "quality of life" enjoyed by people living, working or playing in the Greater Omak Area. Therefore, this section of the plan plays a crucial role in maintaining community desires into the future.

The city has historically had a cooperative working relationship with Okanogan County when working to comply with GMA requirements and other environmental protection mandates. During 1993 and 1994, Omak and other Okanogan County communities participated in a coordinated planning effort with Okanogan County that included broad citizen participation in order to comply with Resource Land and Critical Areas provisions of the Growth Management Act. In an attempt to maintain reasonable consistency between the county and municipal jurisdictions, information that was collected in that joint planning activity was used to create the City's original process for the classification and designation of resource lands and the classification, designation and regulation of critical areas.

Subsequently, during 2001 through 2006, the City completed the review and revisions to this plan and existing land use regulations to incorporate the use of Best Available Science in the identification and protection of critical areas. The City also conducted a review and revised its Critical Areas regulations and comprehensive plan provisions in 2013/14.

Furthermore, Okanogan County is nearing the end of a process to update its 1964 Comprehensive Plan which means that as of the time of this update of the City's Resource Lands and Critical Areas provisions, there appears to be some relatively significant changes to the County's approach to classify and designate resource lands of long-term commercial significance. The scope of the changes to the County's critical areas provisions will not be fully known until the comprehensive plan update is complete.

### Growth Management Act

In 1990, the Washington State Legislature passed the Growth Management Act (GMA) in response to rapid growth that was occurring in certain areas of the state. Counties that are either

required or have opted to plan under GMA have a wide array of planning issues to address. Jurisdictions in counties such as Okanogan County that aren't required to plan under the Act and/or have not chosen to plan are still required to address certain issues. Omak falls within the latter category; the Tribes are exempted, although, fee lands within the boundaries of the Reservation are subject to the Act.

Classifying and designating "natural resource lands of long-term commercial significance" as well as "critical areas" is a required task for all cities, towns and counties in the state. Natural resource lands include agricultural lands, forest lands, and mineral resource lands. Critical areas include wetlands, aquifer recharge areas, frequently flooded areas, fish and wildlife conservation areas, and geologically hazardous areas which include erosion hazard areas, landslide hazard areas, mine hazard areas, seismic hazard areas and volcanic hazard areas identified using the "Best Available Science".

In 2000, the State Legislature amended the Growth Management Act to include new rules for including Best Available Science in critical area policies and regulations. Specifically, the new regulations state:

*Counties and cities must include the best available science when developing policies and development regulations to protect the functions and values of critical areas and much give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.*

The City of Omak was among the first communities to work to incorporate "Best Available Science" into the Comprehensive Plan and critical area regulations. Meetings were conducted throughout 2001 to review and update the City's critical areas information; this included tours of critical areas within the planning area. The City worked closely with Department of Ecology and Department of Fish and Wildlife in developing the classification, designation, and policies for critical areas within the greater Omak planning area. The Colville Confederated Tribes played an active role in the process, both in providing information on local fisheries projects and in helping shape the critical areas element. The Okanogan Conservation District provided valuable information on irrigation practices, water quality, and potential for nutrient loading. Efforts were made to coordinate critical areas planning with Okanogan County. The resulting classifications, designations, and policy guidance incorporate best available science while allowing reasonable uses of land within the City and Urban Growth Area.

### **General Policies for Resource Lands and Critical Areas**

The following policies are intended to guide decision-making regarding resource lands, critical areas and shorelines in the Greater Omak Area.

Policy 1: agree to develop plans, programs and intergovernmental cooperation aimed at ensuring resource lands and critical areas are not subject to unnecessary impacts.

Policy 2: cooperatively develop strategies for meeting the requirements of the Growth Management Act for the Planning Area.

Policy 3: coordinate and cooperate on the review and revision of critical areas ordinances to reflect changes in local, tribal, state and federal regulations.

Policy 4: cooperate on identification of resource lands and critical areas. This would simplify the administration of existing ordinances consequently promoting compliance.

Policy 5: agree that development in critical areas outside of shoreline and floodplain areas should be subject to review under the State Environmental Policy Act and/or Tribal environmental review procedures to ensure disclosure of potential environmental impacts.

Policy 6: agree to inform the public of resource protection and permitting requirements for resource lands, critical areas and shorelines using news media and educational materials available from local, tribal, state and federal agencies.

Policy 7: agree to provide for reasonable use of developable lands and to use enhancement measures to mitigate effects of development.

## A. RESOURCE LANDS

As identified under GMA, natural resource lands include three distinct categories to be classified and designated: agricultural lands, forest lands, and mineral resource lands. The Comprehensive Planning Goals for resource lands of long-term commercial significance are:

**Goal 1:** Respect and support existing agricultural operations, both within and surrounding the city and its projected growth area, while protecting the health, safety and welfare of those persons living, working or recreating within areas targeted for future growth.

**Goal 2:** Encourage mineral development in areas where it can be accommodated with historic, present, and projected land use patterns for the area, while recognizing that mineral development can only occur where economically viable deposits exist.

The following policies intended to implement the general land use and specific resource lands goals are:

Policy 1. Zoning within the City shall treat commercial agricultural land as a non-conforming use that can continue but cannot expand or be substantially changed.

Policy 2. Encourage the establishment of sufficient buffers for proposed non-agricultural activities that adjoin existing commercial agricultural uses in order to protect the public health and safety and welfare.

Policy 3. Existing or proposed urban uses within the incorporated boundaries of the City shall be given acknowledgment and priority consideration over commercial agricultural uses while appropriate and effective buffers should be encouraged between such uses to protect the health, safety and welfare of citizens choosing to live, work and play within the City.

Policy 4. Encourage and strictly enforce the control of noxious weeds.

Policy 5. Encourage the use of "best management practices" (defined by the particular agricultural industry) on all agricultural lands as a means to reduce potential conflicts with adjoining landowners, particularly in those areas where agricultural and non-agricultural uses presently co-exist.

Policy 6. Recognize and support the multiple uses and beneficial role agricultural resource lands play in the provision of open spaces, enhancement of wildlife habitat and the rural qualities prized by the community.

Policy 7. Support the development of a value-added agricultural products industry.

Policy 8. Encourage growth where urban services are available and where such growth has the least potential for impact on any lands identified as agricultural lands of long-term commercial significance.

Policy 9. Provide opportunities for affected citizens to be involved in the preparation of plans and regulatory programs intended to protect natural resources, including agriculture.

Policy 10. Residential and commercial development shall take priority over any proposed mineral exploration of development.

Policy 11. In the event that substantial mining development occurs, the city shall incorporate the preceding goal and these policy statements into regulations specific to mining exploration, development and reclamation.

Policy 12. Some mineral lands provide strategic minerals which are inseparably linked to national security, economic security and other vital uses, therefore the city supports prospecting, as well as development of economically viable mineral resource lands.

Policy 13. Coordinate with relevant county, state, federal and tribal entities in at least the three following areas:

- Access to mineralized lands.
- Opportunities for development of mineralized lands.
- Reclamation of the land according to an approved site reclamation plan.

Policy 14. Lands that are already developed for urban uses shall be protected from the hazards of mineral development.

Policy 15. Lands being considered for annexation that have known mineral development sites shall include zoning designations that would allow the use or potential use to take place while providing protection for urban uses (including gravel or soil extraction).

## **Agricultural Lands of Long-Term Commercial Significance**

### **1. Classification**

Omak uses six criteria to classify the long-term value of agricultural lands outside of the City.

In order to be classified as Agricultural Lands of Long-Term Commercial Significance, land must meet at least four of the following six criteria:

- Land is currently in agricultural use.
- Land has one or more of the following improvements in place:
  - Irrigation facilities (public or private)
  - Drainage facilities (public or private)
  - Fencing, stock watering, or other physical improvements that enhance the land's suitability for commercial agricultural production
- Land is enrolled in Agricultural Open Space taxation program.
- Land is surrounded by lands primarily in agricultural use with few non-farm commercial, industrial or residential uses and is not located in areas with clear potential for more intense uses of land
- Land is not located within areas identified for urban or suburban growth (or similar designation) in official city, town, or county comprehensive plans
- Land is not located within an area served by domestic sewer or domestic water service districts.

### **2. Designation**

In applying the classification system to the Urban Growth for Omak it has been determined that no parcels of land meet 4 of the above mentioned 6 criteria, thus there are no agricultural resource lands of long-term commercial significance within the city or the Urban Growth Area.

## **Forest Resource Lands of Long-Term Commercial Significance**

### **1. Classification**

For the purposes of classification of Forest Lands for timber production and harvest, the City of Omak designates Land grades 1 through 5 pursuant to WAC 458-40-535 (as it now exists or hereinafter amended), as forest lands of long-term commercial significance.

### **2. Designation**

The Washington State Department of Natural Resources Private Forest Land Grading Productivity maps are used to designate Forest Resource Lands in Okanogan County. No forest resource lands of long-term commercial significance have been identified within the City of Omak and its Urban Growth (City Expansion) Area.

## Mineral Lands of Long-Term Commercial Significance

### 1. Classification

A four-tiered classification scheme presented in a report by Alan Robert Grant to the U.S. Forest Service (May 3, 1982) is the basis for the five-tiered system developed by the Okanogan County GMA Mineral Resource Lands subcommittee to classify these resource lands within the county and City. Omak's classification system is based on the "likelihood of activity" which includes the following categories:

- Area I has Very Good Potential for development of minerals of long-term commercial significance. These areas will see continued exploration activities and includes areas that have historic mineral resources, which include some identified and demonstrated reserves, with a very good potential for undiscovered reserves.
- Area II has Good Potential and includes areas geologically favorable with some identified reserves and good potential for undiscovered reserves.
- Area III has moderate potential and includes areas geologically favorable with some identified reserves and moderate potential for undiscovered reserves. Also included are areas with rock units of poor potential obscure underlying areas of good and very good potential.
- Area IV has Fair Potential and includes areas geologically unfavorable overall, but includes certain areas that require additional geologic investigation. Also included are areas where rock units of poor potential obscure underlying areas of moderate, good and very good potential.
- Area V has Poor Potential and includes areas that are geologically unfavorable with poor potential for undiscovered reserves.

### 2. Designation

In Okanogan County, mineral resource lands are mapped based on information from the following sources: US Forest Service, US Bureau of Mines, Landsat, Colville Confederated Tribes Geology Department, Washington State Department of Natural Resources, personal knowledge of the members of the Okanogan County GMA Mineral Resources Subcommittee and others.

Mineral resource lands of long-term significance in the City of Omak and its urban growth area have been designated according to the above classification criteria. West of the Okanogan River, the designation for the Greater Omak Area is IV, Fair Potential. East of the river, on the Reservation, the designation is Area III, Moderate Potential. The Mineral Resource Lands Designation Map for Okanogan County is located at Okanogan County Department of Planning and Building.

At present there is a single commercial rock producer located at the base of Coleman Butte in the northern part of the city.

## **B. CRITICAL AREAS**

Classifying, designating and regulating "critical areas" are required tasks for all cities, towns and counties in the State. Critical areas include wetlands, aquifer recharge areas, frequently flooded areas, fish and wildlife conservation areas, and geologically hazardous areas that include erosion hazard, landslide hazard, mine hazard, seismic hazard and volcanic hazard areas.

The City of Omak has used the Shoreline Master Program and a Critical Areas Ordinance (18.20 OMC) to regulate critical areas. The goals, policies, classifications and designations contained in this Comprehensive Plan are intended to support the use of best available science in regulating critical areas. Maps of critical areas within Omak were prepared using the best data available from a variety of sources including, but not limited to, the Okanogan County Office of Planning and Development, USDA, WDFW, DNR, USFWS, and FEMA. The maps accompany the classifications and designations described herein. While the maps identify known critical areas, the classification and designation and/or addition of new sites is implicit in the goals and policies herein.

### **Goals for Critical Areas**

C. A. Goal 1 Achieve and maintain compliance with the Washington State Growth Management Act, as currently exists and as may be amended in the future.

C.A. Goal 2 Avoid costly litigation that may occur as a result of non-compliance with state and federal laws.

C.A. Goal 3 Plan for a healthy and safe community through the wise management of critical resources.

C.A. Goal 4 Use Best Available Science in classifying, designating and regulating Critical Areas within the City of Omak.

C.A. Goal 5 Provide flexibility in critical areas regulations, recognizing that the Growth Management Act encourages development within cities in order to limit the geographic extent of human impacts.

C. A. Goal 6 Protect the aquifer recharging functions of land located within and adjacent to the city.

C. A. Goal 7 Maintain a high standard of quality for both groundwater and surface water resources.

C. A. Goal 8 Increase and maintain awareness in the community of the roles and functions of various natural systems in maintaining water quality and quantity.

C.A. Goal 9 Identify, designate, classify and protect fish and wildlife habitat within that area that the city intends to grow.

C. A. Goal 10 Recognize fish and wildlife habitat as an attractive amenity of the City of Omak and, protect its valuable role in the local and regional economy.

C. A. Goal 11 Ensure that the Omak area experiences no net loss of the functions and values provided by its remaining wetlands.

C. A. Goal 12 Manage land use in such a way that flood damage potential is minimized and development that increases flood potential is avoided.

C. A. Goal 13 Avoid the loss of life and property due to development in areas determined to be geologically hazardous.

## **Policies for Critical Areas**

C.A. Policy 1. Review and incorporate best available science into all critical area regulations.

C.A. Policy 2. Use the following criteria to determine the best available science for developing and implementing critical areas regulations:

- a. Meets the definition under WAC 365-195 (as amended). Such sources may include natural resource science, documented and verifiable research using valid scientific methods, and scientific reports that offer decision making processes and/or tools.
- b. Regionally relevant and defensible. This includes scientific studies conducted within the region, specific to habitat and/or species known to exist in the region, science generally accepted through past use. See Fish & Wildlife Habitat Map A8 in the Map Appendix.
- c. Locally (sub-regionally) relevant. This includes science which is specific to the local area.
- d. Isolated/Unique. Such sources would include studies of isolated or unique features, not adequately covered in larger scale scientific sources.
- e. Anecdotal. Where recognized science does not adequately address a specific situation or location, anecdotal information which can be verified and documented by historical records, photos, or other means.

C.A. Policy 3. Any use and/or development proposals to the city will be reviewed for best management practices for aquifer protection. Best Management Practices should be defined in the Chapter 18.20 OMC and should consider the Eastern Washington Stormwater Manual as the primary source for such practices.

C.A. Policy 4. The city will venture to eliminate and/or assume ownership of wells within its water service area in order to better manage aquifer protection and utilization. However, it is acknowledged that water rights are associated with property ownership and the rights of private property owners will be respected.

C.A. Policy 5. Indiscriminate release of hazardous wastes or materials, regardless of their risk potential, should be discouraged through both examples set by the city and any educational means available as set forth in the City's most recent Wellhead Protection Program.

C.A. Policy 6. Develop and maintain a bibliography of best available science consistent with the criteria in Policy 2.

C.A. Policy 7. Update critical areas maps as new scientific information becomes available.

C.A. Policy 8. Shorelines, zoning, and all other pertinent regulations shall appropriately limit impervious lot coverage and provide for adequate stormwater drainage.

C.A. Policy 9. When the City is requested to comment on any land use applications or rezones outside the City boundaries, the critical areas classification criteria shall be applied in developing comments for the particular development proposal.

C.A. Policy 10. Critical Areas classification criteria shall be applied when annexations are considered, and areas identified in any of the aquifer recharge classifications should be appropriately zoned and protected.

C.A. Policy 11. Upon discovery, those areas that have critical potential for recharge shall be subject to limits on the construction of impervious surfaces and protection against ground and surface water contamination.

C.A. Policy 12. Lands that are classified as having high or moderate potential recharge shall be identified on an Aquifer Recharge Map and be required to comply with “best management practices” identified in the Storm Water Management Manual for Eastern Washington (as amended).

C.A. Policy 13. Ensure that all City staff (especially Public Works Personnel) are given the opportunity to learn how the city can protect and enhance fish and wildlife habitat while using these areas as an opportunity to make Omak a unique and attractive community.

C.A. Policy 14. Look for opportunities to restore riparian habitat along the Okanogan River, particularly in those areas under ownership of the city or other public entity.

C.A. Policy 15. Using management recommendations Washington Dept. of Fish and Wildlife develop regulations that protect riparian habitat from further development respecting the limitations of existing lots.

C.A. Policy 16. New lots in subdivisions should allow for adequate open space for riparian habitat including setback areas as determined by the best available science.

C.A. Policy 17. Existing and ongoing commercial and agricultural activities in Fish and Wildlife Conservation areas that are legally conducted activities should be allowed to continue under any wetland protection methods; however, expansion and/or redevelopment should not occur without plan review that includes restoration and/or mitigation measures.

C.A. Policy 18. Use the Priority Habitat and Species program, or other best available scientific information, to meet fish and wildlife habitat needs while providing options for property owners to effectively coexist with critical habitat.

C.A. Policy 19. Avoid the creation of unnecessary layers of bureaucracy through implementation of an efficient review system.

C.A. Policy 20. Incentives for the protection of wetlands should be incorporated into all land use ordinances and open space programs.

C.A. Policy 21. Existing and ongoing commercial and agricultural activities in wetland areas that are legally conducted activities shall be allowed to continue, so long as further degradation does not occur however, expansion and/or redevelopment should not occur without plan review that includes restoration or mitigation measures.

C.A. Policy 22. Buffer zones shall be established for wetlands that are based on the particular wetland functions and values but shall be flexible enough for adjustment for specific situations.

C.A. Policy 23. Wetland alteration proposals shall be approved only if no alternative is available. When no alternative exists, wetlands replacement or enhancement shall be used to mitigate impacts and should be based on the functions and values of the particular wetland being impacted.

C.A. Policy 24. Programs that promote education and awareness of wetland functions and values should be considered as funding opportunities arise.

C.A. Policy 25. The city shall utilize the *Washington State Wetland Rating System for Eastern Washington (as amended)* to categorize wetlands, determine buffer widths and the appropriate management of wetland areas.

C.A. Policy 26. Wetland areas in city ownership should be managed to the highest standards while utilized as an interpretive element of the park system.

C.A. Policy 27. The flood damage protection ordinance should be amended to include any areas of local concern as they may be discovered and designated by the city.

C.A. Policy 28. Provisions for development of frequently flooded areas of local concern shall allow similar options for development as allowed under existing and/or model regulations for floodways and 100-year flood plains.

C.A. Policy 29. The city shall require that areas identified as steep slopes must be subject to more extensive review and more stringent development standards than other areas.

C.A. Policy 30. Areas identified as Erosion Hazard Areas shall not be developed unless it is demonstrated that the project is structurally safe from the potential hazard, and that the development will not increase the hazard risk.

C.A. Policy 31. Reasonable setback or design considerations for development on or next to an Erosion Hazard Area shall be established on a case-by-case basis.

C.A. Policy 32. Existing uses legally established in Erosion Hazard Areas shall be allowed to continue while expansion of any existing use shall meet structural standards that ensure the safety of the project.

C.A. Policy 33. A run-off management plan or an erosion control plan shall be required of anyone proposing to develop in an area identified as an Erosion Hazard Area, to reduce sedimentation problems.

C.A. Policy 34. Disturbance of an Erosion Hazard Area shall require reseeded with native vegetation, to assist in stabilization of the area and to discourage the infiltration of invasive weeds.

C.A. Policy 35. Areas identified as Landslide Hazard Areas shall not be developed unless it is demonstrated that the project is structurally safe from the potential hazard, and that the development will not increase the hazard risk.

C.A. Policy 36. A reasonable setback for development near a Landslide Hazard Area shall be established on a case-by-case basis, based on the type of development proposed and the type and extent of Landslide Hazard present.

C.A. Policy 37. Should a mine hazard area be identified in Omak, the site shall be noted on site plans for any development activity, a geotechnical report shall be required to determine safety distances.

C.A. Policy 38. Development of a site that contaminated by previous mining activities shall require the applicant to prepare and implement a reclamation plan, if the hazard is determined to be one constituting a significant hazard to health or the environment.

C.A. Policy 39. All development activities shall be required to conform to the applicable provisions of the International Building Code that contains structural safeguards to reduce the risks from seismic activity.

C.A. Policy 40. No development shall occur on any known active fault line that has the potential to cause severe damage to structures. A reasonable setback for development shall be required on a case-by-case basis (based on the type and recent activity of the particular fault and the proposed development).

## Aquifer Recharge Areas

In general, aquifer recharge areas are those areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation. Among these areas, some have a critical recharging effect on aquifers used for potable water. Aquifer recharge areas serve the vital function of replenishing groundwater resources that provide potable water, an essential life-sustaining element. Aquifers not only provide water for domestic use but influence water availability for fish, wildlife, recreation and agriculture in wetlands, lakes, rivers and streams. Groundwater contributes to these water bodies while they return the favor when groundwater supplies become depressed. This, in turn, lowers surface water levels, thus, risking the viability of those dependent on these water sources.

Aquifer recharge areas are defined as follows:

*Aquifer Recharge Areas* - Areas which, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

*Critical Aquifer Recharge Areas* - A Critical Aquifer Recharge Area (CARA) is defined by the GMA as areas with a critical recharging effect on aquifers used for potable water<sup>4</sup>

The Washington Administrative Code (WAC) Chapter 365-190 uses the following definition<sup>1</sup>:

*“Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.”*

In addition to the amount of water available for recharge, water quality is a crucial factor. Once ground water is contaminated it is difficult, costly and sometimes impossible to clean up. Preventing contamination is necessary to avoid potential physical harm to people, hardships

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<sup>4</sup> - WSDOE Critical Aquifer Recharge Areas Guidance Document January 2005  
Publication Number 05-10-028 p. 2

and exorbitant rehabilitation and clean-up costs. Preserving aquifer recharge areas is also critical in the replenishing of the City's ground water supply.

In urban areas, another benefit of maintaining aquifer-recharging capability is related to storm water management. Soil and vegetation tend to reduce runoff by slowing the velocity of water; thereby reducing erosion and potential flooding. As water velocity is slowed by vegetation and soil, it is more easily absorbed by permeable soil, providing a filtering function for various contaminants, e.g., heavy metals. This process serves to protect the water quality of surface waters. As the physical development of the City increases, the need to treat storm water before it is discharged to surface water bodies also increases. This amounts to a costly endeavor. Consequently, reducing storm water runoff by collecting it onsite and using any natural means available is desirable.

### 1. Classification

To date very little study has been dedicated to aquifer recharge in the Omak area. In June of 2011 the City adopted an updated Comprehensive Water Plan as required by the Washington State Department of Health to comply with the federal Safe Drinking Water Act. The purpose of such a plan is to provide an organized approach to effectively protect drinking water supplies from contamination.

An Aquifer Susceptibility Assessment is a key component of a WHP. Susceptibility is a qualitative measure of how quickly and how far groundwater must travel to reach a water source (well or spring). Such information is useful in determining the existence of Aquifer Recharge Areas, and the extent of regulation necessary to protect local aquifers. A map of the Wellhead Protection Area for the four existing City wells is included as Map A-6 in the Map Appendix.

In addition to the Wellhead Protection Areas, it is generally acknowledged that the following areas have the potential to allow contaminants to enter the aquifer: rivers and creeks especially at their headwaters, wetlands, lakes and ponds, alluvial fans, and areas within the 100-year flood plain. These areas are usually lower in elevation than their surrounding landscape. Therefore, coupled with certain porous soil types as identified by the Natural Resources Conservation Service (NRCS) 2009 Soil Survey<sup>5</sup>, these areas are considered to have the potential for allowing contaminants to enter the aquifer and should be afforded a higher degree of protection than other areas. The following three-level classification scheme should be used to determine the level of protection necessary for land areas:

Critical Potential - Rivers, creeks, wetlands, lakes and ponds; and lands that have been specifically identified as critical recharge areas based on reliable scientific data. This classification also includes the following soils:

391 - Riverwash  
558 and 531 - Water

High Potential - Lands adjacent to rivers, creeks, wetlands, lakes and ponds, including areas of the 100-year floodplain and soils that are shown to be excessively well drained and/or

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<sup>5</sup> - the City of Omak and its UGA lie within two separate soil survey areas with the dividing line the Okanogan River.

somewhat excessively well drained with Ksat values above  $10^6$  according to the 2009 Soil Survey. This classification includes the following soils:

- 36 - Beverly gravelly loamy sand, 2 to 25 percent slopes
- 252 - Logy very stony sandy loam
- 274 - Ewall loamy fine sand, 0 to 15 percent slopes
- 275 - Ewall loamy fine sand, 15 to 25 percent slopes
- 276 - Ewall loamy fine sand, 25 to 45 percent slopes
- 354 - Pogue fine sandy loam, 0 to 5 percent slopes
- 356 - Pogue fine sandy loam, 10 to 25 percent slopes
- 357 - Pogue gravelly fine sandy loam, 0 to 10 percent slopes
- 358 - Pogue stony fine sandy loam, 0 to 25 percent slopes
- 359 - Pogue stony fine sandy loam, 25 to 65 percent slopes
- 362 - Quincy fine sand, 25 to 60 percent slopes
- 363 - Quincy loamy sand, fan, 2 to 10 percent slopes
- 364 - Quincy loamy fine sand, 0 to 10 percent slopes
- 365 - Quincy loamy fine sand, 0 to 10 percent slopes, eroded
- 366 - Quincy loamy fine sand, 10 to 25 percent slopes
- 367 - Quincy-Aeneas complex, 3 to 15 percent slopes
- 422 - Skaha loamy sand, 0 to 10 percent slopes
- 423 - Skaha gravelly loamy sand, 0 to 10 percent slopes
- 424 - Skaha extremely gravelly loamy sand, 30 to 65 percent slopes
- 425 - Skaha very stony sandy loam, 5 to 30 percent slopes
- 426 - Skaha very stony sandy loam, 30 to 65 percent slopes
- 455 - Pogue fine sandy loam, 0 to 3 percent slopes
- 456 - Pogue fine sandy loam, 3 to 8 percent slopes
- 457 - Pogue fine sandy loam, 8 to 15 percent slopes
- 459 - Pogue gravelly fine sandy loam, 0 to 25 percent slopes, extremely stony
- 460 - Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony
- 461 - Pogue gravelly fine sandy loam, 0 to 8 percent slopes
- 496 - Skaha gravelly loamy sand, 0 to 8 percent slopes
- 497 - Skaha gravelly loamy sand, 8 to 25 percent slopes
- 498 - Skaha gravelly loamy sand, 25 to 65 percent slopes
- 521 - Winchester loamy coarse sand, 0 to 10 percent slopes
- 524 - Winchester-Rock outcrop complex, 0 to 25 percent slopes
- 528 - Xeric Torriorthents, fill, 0 to 15 percent slopes
- 529 - Xeric Torriorthents, escarpments, 30 to 65 percent slopes.

Moderate Potential - Lands with soils that are moderately well drained or well drained<sup>7</sup> with have a Ksat value above  $10^8$  in the 2009 soil survey. This classification includes the following soils:

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<sup>6</sup> - Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

<sup>7</sup> - based on drainage class per soil type 2009 Soil survey

<sup>8</sup> - Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

- 3 - Aeneas fine sandy loam, 0 to 5 percent slopes
- 22 - Aquic Xerofluvents, warm, 0 to 3 percent slopes
- 67 - Cashmere fine sandy loam, 0 to 5 percent slopes
- 71 - Cashmont gravelly sandy loam, fan, 3 to 15 percent slopes
- 200 - Haploxerolls, 30 to 70 percent slopes
- 224 - Cashmere fine sandy loam, 0 to 3 percent slopes
- 225 - Cashmere fine sandy loam, 3 to 8 percent slopes
- 226 - Cashmere fine sandy loam, 8 to 15 percent slopes
- 229 - Cashmont sandy loam, 3 to 8 percent slopes
- 230 - Cashmont sandy loam, 8 to 15 percent slopes
- 231 - Cashmont sandy loam, 15 to 25 percent slopes
- 232 - Cashmont gravelly sandy loam, 0 to 8 percent slopes
- 234 - Cashmont sandy loam, 25 to 45 percent slopes, extremely stony
- 326 - Okanogan loam, 0 to 5 percent slopes
- 338 - Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes

## 2. Designation

No aquifer recharge areas are known to have been mapped within the city or surrounding planning area. Therefore, aquifer recharge areas in Omak shall be designated as “potential” in accordance with the classification provisions. Because the classification focuses on areas where soil types provide the potential for recharge or for contaminants to enter the aquifer, protections shall be broad enough to preserve essential aquifer recharge functions and values.

Map A.7 in the Map Appendix designates potential aquifer recharge areas. It is important to note that the map is only general in nature and is based on the soil characteristics from the 2009 Soil Survey. The map is intended to show those areas where contaminants may enter the aquifer and/or surface waters more readily than other areas. Specific projects will require more detailed site analysis prior to development.

## Fish and Wildlife Habitat Conservation Areas

Generally, the concept of fish and wildlife habitat is not thought of as a component to urban development, especially in small towns and cities located in rural areas. Fish and wildlife habitat is currently abundant in Okanogan County so why should the residents of such a small portion of the County be concerned? Cumulatively and incrementally, development of land for human purposes impacts various elements of a wide diversity of fish and wildlife habitat. Over the long term, many areas that may have played a significant role in the life-cycle of fish and wildlife may be irretrievably lost.

In order to reduce the cumulative impacts of future development on fish and wildlife, growth areas (including cities and towns) can be planned and developed in such a way that critical habitat components may be retained. While general habitat remains in agricultural and a variety of public lands, critical habitat areas that happen to fall within the path of growth need special consideration.

Fish and wildlife are public resources. Protection of fish and wildlife is generally accomplished through a range of land management practices and regulations, mainly focused on the habitat required to support various animal populations. In Washington, protection of fish and wildlife habitat is vested with the Washington Department of Fish and Wildlife (WDFW) and is

achieved through the State Environmental Policy Act (SEPA), Growth Management Act (GMA), Forest Practices Act (FPA), Shoreline Management Act (SMA), and the actions of landowners and government agencies.

Fish and wildlife habitat conservation areas are typically home to species designated by federal or state government as endangered, threatened or sensitive. Federally designated species are those identified by NOAA Fisheries or US Fish and Wildlife Service as being in danger of extinction or likely to become endangered. Current listing of these species is available from NOAA or USFWS. Species designated at the state level include those animals native to the state which WDFW has identified as being in danger of extinction, vulnerable, or declining and likely to become endangered or threatened in a significant portion of their range without cooperative management or removal of threats. WDFW should be consulted for the most current listing of species and habitats.

Fish and wildlife habitat areas vary considerably throughout the state and within jurisdictions. While some habitats, such as wetlands, shorelines, or streams, tend to be easily recognized, other areas, such as prairie, shrub steppe or urban open space, may not be as obvious. The Washington State Department of Fish & Wildlife (WDFW) has extensive mapping of sensitive habitat around Okanogan County included as a part of their Priority Habitat Species Program. These maps are used to generally designate fish and wildlife conservation areas. Review of these maps and related information reveals that the extent of priority habitat within the Omak Urban Growth Area consists primarily of the Okanogan River and its riparian area. This area not only support the life cycle of salmonids but the fact that riparian areas in our dry climate also support myriad other species is well-documented.



*Photo by: Michelle Miller*

A riparian habitat area (RHA) is defined as the area adjacent to aquatic systems with flowing water (e.g., rivers, perennial or intermittent streams, seeps, springs) that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

The Washington Department of Fish and Wildlife (WDFW) has developed statewide riparian management recommendations based on the best available science. Nearly 1,500 pieces of literature on the importance of riparian areas to fish and wildlife were evaluated, and land use recommendations designed to accommodate riparian-associated fish and wildlife were developed. These recommendations consolidate existing scientific literature and provide information on the relationship of riparian habitat to fish and wildlife and to adjacent aquatic and upland ecosystems. These recommendations have been subject to numerous review processes<sup>i</sup>.



*Photo by: Michelle Miller*

Protection of riparian habitat, compared to other habitat types, may yield the greatest gains for fish and wildlife while involving the least amount of area. Riparian habitat because it:

- covers a relatively small area yet it supports a higher diversity and abundance of fish and wildlife than any other habitat;
- provides important fish and wildlife breeding habitat, seasonal ranges, and movement corridors;
- is highly vulnerable to alteration;

- has important social values, including water purification, flood control, recreation, and aesthetics.

## 1. Classification

The city of Omak is generally considered an area where urban development is expected and planned to occur. The bulk of the urban growth area is in shrub-step uplands. While these natural areas include important habitat for animal and bird species, there are vast contiguous properties in the rural areas of Okanogan County. Therefore, it is not intended that the city limit development in this portion of its urban growth area. However, the Okanogan River and its riparian areas in the city and the adjacent Urban Growth Area warrant protection. Following are descriptions of the city's classifications for fish and wildlife conservation areas:

### **Riparian Habitat Conservation Areas.**

With this classification, the city recognizes that riparian habitat within Omak and its urban growth area is likely to coincide with shoreline areas, flood hazard areas, wetlands and aquifer recharge areas. Riparian areas typically offer relatively contiguous habitat that is essential to a diverse array of fish and wildlife species. Best Available Science seems to indicate that these areas are especially sensitive to pressures from urban development, and that they provide important habitat functions and values for anadromous fish.

Riparian Habitat Conservation Areas are defined as public or privately-owned lands adjacent to the Okanogan River that presently (using 2016 aerial photography) contain riparian vegetation.

### **Upland Habitat Conservation Areas.**

With this classification, the city recognizes that those upland areas within the defined city limits and urban growth boundary, which are not otherwise designated as aquifer recharge areas, wetlands, or geologically hazardous areas, are frequently the most suited for human development. This classification is intended to take into account that upland habitats that support federal or state identified endangered, threatened or sensitive species, or any habitats which are identified as providing a high level of functions and values must be protected to the extent possible. However, in considering Best Available Science, this classification also is intended to ensure that development is not subject to burdensome regulation in those areas most suited to support it. Such areas shall include all portions of the city and urban growth area where a development pattern is already established such that connectivity of native habitat has already been broken and protection of identified habitat areas is unlikely to provide particular benefit to any of the priority species identified by WDFW.

## 2. Designation

Fish and wildlife conservation areas are designated under the Washington Department of Fish and Wildlife *Priority Habitat and Species Program*. Priority habitats are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational,

commercial, or tribal importance. Priority Habitat and Species maps based on WDFW data depict habitat conservation areas (see Map A8 in the Map Appendix). However, it must be noted that populations and habitat systems are dynamic in nature. Therefore, site review should be used to verify the presence of a given habitat or species.

## Wetlands

Wetlands are transitional areas between water and land, where the water table is at or near the surface of the soil. Wetlands are characterized by certain plant types, wet soils, and water (the presence of which may change with the seasons or even from day to day). Some wetlands are easy to identify - bogs, marshes, estuaries, and swamps are good examples of these. Others are less obvious, and may actually be dry during the summer months.

Washington uses the same definition for wetlands as the federal government. Under that definition, wetlands are:

*...areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes bogs and similar areas. [RCW 36.70A.030(20)]*

Some wetlands, such as swamps or marshes, are easy to identify, while others are less obvious and may actually be dry during the summer months.

In general, wetlands are areas where the soil is wet for a long enough period of time that:

- soils become depleted of oxygen, and
- wetland vegetation is more prevalent than upland vegetation.

All three of these characteristics must be present for an area to be considered a wetland (hydrology, soil type, and vegetation).

### Why are Wetlands Important?

Wetlands act like sponges to absorb enormous quantities of water during heavy rainstorms and periods of flooding. The water retained by wetlands can significantly decrease peak river flows during storms, reducing the effects of flooding. Some of this water percolates from the wetland into the ground, where it replenishes groundwater. Where wetlands are located adjacent to streams, stored water is slowly released as surface water, which drains into streams and helps to keep stream flows continuous - an important factor in maintaining habitat for fish.

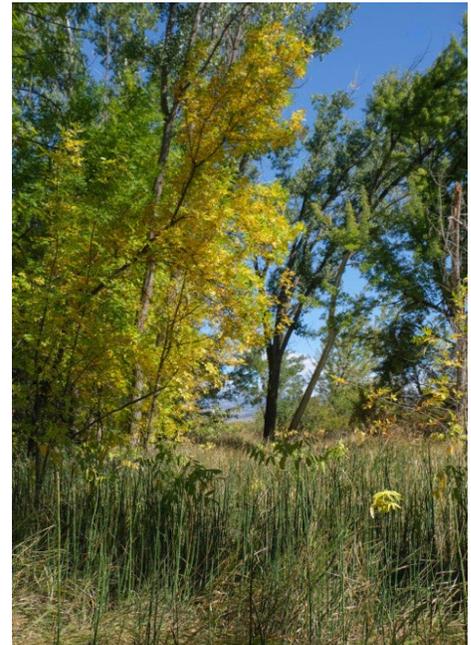


Photo by: Michelle Miller

Because the vegetation within a wetland slows the movement of the water, silt, and other particles drop out of the water and settle to the bottom. Certain pollutants and excess nutrients are also filtered from water that passes through the wetland. By reducing sedimentation and lowering pollutant and nutrient levels in rivers and streams, wetlands further protect fish habitats and improve water quality in streams, rivers, and groundwater.

Wetlands are nature's rich nurseries for fish and wildlife. About 85 percent of Washington's wildlife species use wetlands and their buffers for breeding and feeding. Waterfowl and other resident and migratory birds, many of which are popular targets for hunters, rely on wetlands for feeding and nesting grounds. Numerous plants, invertebrates, reptiles, amphibians, fish and mammals also depend on the biologically rich environment of a wetland.

### **Why are Buffers Around Wetlands Important?**

Buffers are needed to protect wetlands so they can perform public health and safety functions such as filtering ground water and controlling floods. Without adequate buffers, wetlands can become so degraded that they no longer provide these functions. Buffers are also needed to protect wetlands because they are an essential part of a wetland system. Fish need buffers to protect water quality and many wetland-dependent species rely on adjacent upland buffers for nesting, foraging, and cover. Effective non-wildlife functions often occur in areas from 50 to 300 feet from the wetland edge, while many fish and wildlife species rely on land as far out as 800 feet from the actual wetland.

### **What Are the Economic Benefits in Protecting Wetlands?**

Open space provides a variety of amenities, which are often reflected in increased real property values and added marketability for nearby property. People like living by productive lakes, ponds and creeks, and they will pay more for these amenities. Additional benefits include: reduced costs for pollution control and hazards mitigation, "quality of life" amenities, and nature-based tourism. There is also the ability to put wetlands into the Okanogan County Open Space/Open Space designation and receive a property tax reduction.

### **Wetlands and the City of Omak**

More so than other land use issues, wetlands protection is controversial, making it necessary to ensure that a reasonable balance exists between the goal of wetlands protection and private property rights. Wetland areas in Omak are most likely to be associated with the Okanogan River, Jasmine Stormwater Management System, and small springs along the hillsides that form the western boundary of the City. These wetlands, particularly those shown on the National Wetlands Inventory Maps coincide with floodplain and wildlife habitat areas along the Okanogan River and, therefore, have received some protection to date through implementation of the Omak Shoreline Master Program.

#### **1. Classification**

Wetlands shall be identified and delineated by a qualified wetland professional in accordance with the *Washington State Wetlands Identification and Delineation Manual* (Ecology Publication #96-94, or as revised and approved by Ecology). Wetland delineations are valid for five years and performed using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987, as amended); and the US Army Corps of Engineers. (2006) Regional Supplement to the 1987 Delineation Manual: Arid West Region. The city may use the following information sources as guidance in identifying the presence of wetlands and

the subsequent need for a wetland delineation study;

- ◆ Hydric soils, soils with significant soil inclusions, and "wet spots" identified within the local soil survey;
- ◆ National Wetlands Inventory;
- ◆ Previous wetland rating evaluation; and,
- ◆ On-site inspection

Wetlands shall be rated according to the Washington Department of Ecology wetland rating system, as set forth in the *Washington State Wetland Rating System for Eastern Washington* (Ecology Publication #04-06-015, or as revised and approved by Ecology).

Wetlands in Omak shall be classified into the following categories according to the manual referenced above:

**Category I** Category I wetlands are:

- alkali wetlands;
- wetlands that are identified by scientists of the Washington Natural Heritage Program/DNR as high quality wetlands;
- bogs;
- mature and old-growth forested wetlands over ¼ acre with slow-growing trees;
- forests with stands of aspen; wetlands that perform many functions very well (scores of 70 points or more)

These wetlands are those that:

- represent a unique or rare wetland type; or
- are more sensitive to disturbance than most wetlands; or
- are relatively undisturbed and contain ecological attributes that are impossible to replace within a human lifetime; or
- provide a high level of function.

We do not wish to risk any degradation to these wetlands. Generally, these wetlands are not common and make up a small percentage of the wetlands in Eastern Washington. Category I wetlands include alkali wetlands, bogs, Natural Heritage wetlands, mature and old-growth forested wetlands with slow growing trees, and wetlands that perform many functions well, as measured by the rating system.

**Category II** Category II wetlands are:

- a. Forested wetlands in the floodplains of rivers;
- b. Mature and old-growth forested wetlands over ¼ acre with fast growing trees;
- c. Vernal pools; or
- d. Wetlands that perform functions well (scores between 51-69 points).

These wetlands are difficult, though not impossible, to replace. They provide high levels of some functions. These wetlands occur more commonly than Category I wetlands, but still need a high level of protection.

**Category III** Category III wetlands are:

- a. Vernal pools that are isolated; or
- b. Wetlands with a moderate level of functions (scores between 30-50 points).

Wetlands scoring between 30 and 50 points generally have been disturbed in some ways and are often less diverse or more isolated from other natural resources in the landscape that Category II wetlands.

**Category IV** Category IV wetlands have the lowest levels of functions (scores fewer than 30 points) and are often heavily disturbed. These are wetlands that we should be able to replace, and in some cases improve. These wetlands may provide some important functions and also need to be protected.

## 2. Designation

To date there has been no wetlands mapping done specifically for the Omak area other than the U.S. Fish and Wildlife Services National Wetlands Inventory (NWI) maps. To remedy this, the City should pursue an accurate accounting of all wetlands in its planning area based on the *Washington State Wetlands Rating System for Eastern Washington*. However, until funding is obtained to conduct a comprehensive inventory of wetlands, the National Wetlands Inventory (NWI) maps shall be used as a base designation. Map A9 in the Map Appendix, along with other supportive documentation, shall be used to review development proposals, but because the National Wetlands Inventory was done at such a broad scale, local verification according to the classification criteria shall be part of the standard process for identifying and designating wetlands.

## Frequently Flooded Areas

Frequently flooded areas are those that experience a general and temporary condition of partial or complete inundation of normally dry areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source. Such areas include the 100-year flood plain as defined and mapped by the Federal Emergency Management Administration (FEMA). Omak's frequently flooded areas are primarily associated with the Okanogan River. See Flood Hazard Map A10 in the Map Appendix. The 100-year floodplain throughout most of the City and UGA is defined by a levee along both banks of the river. However, much of the south, central, and eastern portions of the city fall within the 500-year floodplain. All areas designated as floodplain are regulated by the City's flood damage prevention code (Chapter 14.28 OMC).

### 1. Classification

The classification system for frequently flooded areas follows:

**Class I** The floodway of any river or stream as designated by FEMA; and draws, alluvials and flood channels that are not mapped by FEMA but are areas of local concern that have a historical reoccurrence of flood events characterized by significant damage from flood flows.

**Class II** All areas mapped by FEMA as 100-year flood plain; and, those areas of local concern that experience recurrences of flooding that are characterized by damage due primarily to inundation.

## 2. Designation

The City of Omak designates those areas of special flood hazard indicated in the *Flood Hazard Boundary Map/Flood Insurance Rate Map* and *Flood Boundary/Floodway Map*, together with the accompanying *Flood Insurance Study* for Community Number 530120 0001C, revised November 16, 2003. As information becomes available, the City should pursue mapping of areas of local concern that have a tendency to flood, despite being outside the levee.

## Geologically Hazardous Areas

Geologically hazardous areas consist of the following types: Erosion Hazard Areas; Landslide Hazard Areas; Mine Hazard Areas; Seismic Hazard Areas; and Volcanic Hazard Areas. Each type has different criteria for determining and evaluating the extent of the hazard area, however all types, when necessary, will use the same classification system. Based upon the risk to development in geologically hazardous areas, the following categories will be used:

- a. Known or Suspected Risk
- b. No Risk
- c. Risk Unknown (Data not available to determine presence of absence of a geological hazard).

### 1. Classification

Erosion Hazard Areas - Erosion hazard areas are those areas that contain **ALL THREE** of the following characteristics:

- a. A slope of 30% or greater. The following soils have slopes of at least 30% or greater (is important to note that soils are rated with a range of slopes, e.g. 0 to 30%, 20 to 40%, etc...) (see Map A.11 A in the Map Appendix):

- 467 - Swakane-Rock outcrop complex, 30 to 70 percent slopes
- 103 - Couleedam-Rock outcrop complex, 30 to 70 percent slopes
- 234 - Cashmont sandy loam, 25 to 45 percent slopes, extremely stony
- 276 - Ewall loamy fine sand, 25 to 45 percent slopes
- 338 - Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes
- 359 - Pogue stony fine sandy loam, 25 to 65 percent slopes
- 362 - Quincy fine sand, 25 to 60 percent slopes
- 424 - Skaha extremely gravelly loamy sand, 30 to 65 percent slopes
- 460 - Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony
- 498 - Skaha gravelly loamy sand, 25 to 65 percent slopes
- 529 - Xeric Torriorthents, escarpments, 30 to 65 percent slopes
- 425 - Skaha very stony sandy loam, 5 to 30 percent slopes
- 397 - Rock outcrop-Soaplake complex, 5 to 30 percent slopes
- 263 - Malott stony very fine sandy loam, 25 to 65 percent slopes
- 329 - Owhi stony loam, 3 to 30 percent slopes
- 398 - Rock outcrop-Swakane complex, 5 to 30 percent slopes

- b. Soils Identified by the Natural Resources Conservation Service as very limited for home construction (both on slab or with basement). The following soils are categorized as very limited in the 2009 soil survey (see Map A.11 B in the Map Appendix):

- 154 - Emdent silt loam, wet, 0 to 2 percent slopes
- 200 - Aeneas fine sandy loam, 0 to 3 percent slopes
- 231 - Cashmont sandy loam, 15 to 25 percent slopes
- 234 - Cashmont sandy loam, 25 to 45 percent slopes, extremely stony
- 245 - Colville silt loam, 0 to 3 percent slopes
- 263 - Disautel silt loam, 8 to 15 percent slopes
- 275 - Ewall loamy fine sand, 15 to 25 percent slopes
- 276 - Ewall loamy fine sand, 25 to 45 percent slopes
- 289 - Monse silt loam, 0 to 8 percent slopes
- 326 - Leavenworth silt loam, 0 to 3 percent slopes
- 338 - Lithic Haploxerepts-Cashmont complex, 15 to 45 percent slopes
- 356 - Pogue fine sandy loam, 10 to 25 percent slopes
- 359 - Pogue stony fine sandy loam, 25 to 65 percent slopes
- 424 - Skaha extremely gravelly loamy sand, 30 to 65 percent slopes
- 431 - Okanogan loam, 0 to 5 percent slopes
- 459 - Pogue gravelly fine sandy loam, 0 to 25 percent slopes, extremely stony
- 460 - Pogue gravelly fine sandy loam, 25 to 65 percent slopes, extremely stony
- 496 - Skaha gravelly loamy sand, 0 to 8 percent slopes
- 497 - Skaha gravelly loamy sand, 8 to 25 percent slopes
- 529 - Xeric Torriorthents, escarpments, 30 to 65 percent slopes

c. Soils identified by the Natural Resource Conservation Service (NRCS) as having potential erodibility based on wind and other factors. This data will be used to identify areas of erosion potential specifically based on numeric values assigned to individual soils in the soil survey. Soils with a K Factor<sup>9</sup> greater than .30 are considered at a higher risk for erosion. The following soils have a K Factor for the whole soil of .30 or greater (see Map A.11 C in the Map Appendix):

- 146 - Ellisforde silt loam, 0 to 5 percent slopes
- 154 - Emdent silt loam, wet, 0 to 2 percent slopes
- 259 - Malott very fine sandy loam, 0 to 5 percent slopes
- 260 - Malott very fine sandy loam, 5 to 10 percent slopes
- 289 - Monse silt loam, 0 to 8 percent slopes
- 326 - Leavenworth silt loam, 0 to 3 percent slopes
- 354 - Pogue fine sandy loam, 0 to 5 percent slopes
- 356 - Pogue fine sandy loam, 10 to 25 percent slopes
- 245 - Colville silt loam, 0 to 3 percent slopes
- 274 - Ewall loamy fine sand, 0 to 15 percent slopes
- 275 - Ewall loamy fine sand, 15 to 25 percent slopes
- 276 - Ewall loamy fine sand, 25 to 45 percent slopes

#### Landslide Hazard Areas - Landslide hazard areas may include:

<sup>9</sup> - Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

1. All areas that have historically been prone to land sliding.
2. All areas containing soil types identified by the Natural Resource Conservation Service (NRCS) as unstable and prone to landslide hazard.
3. All areas that are potentially unstable as a result of rapid stream incision or stream bank erosion.

Mine Hazard Areas - Mine Hazard Areas include: Areas that are directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts with the potential for creating large underground voids susceptible to collapse, tailings piles, and waste rock. In addition, steep and unstable slopes created by open mines, tailings and waste rock piles have the potential for being mine hazard areas. Mine hazard areas are based upon the identification of active or historic mining activity and site-specific information regarding topography and geology. The city of Omak and its UGA does not contain any mine hazard areas.

Seismic Hazard Areas - Areas subject to sever risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or soil liquefaction. The majority of the City is located within Seismic Zone 2B in accordance with the current International Building Code.

Volcanic Hazard Areas - Areas that are subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity. No Volcanic Hazard Areas are known to exist in or near Omak. There are, however, several active volcanoes that could have impacts on the community. The impacts include the fall-out of ash and accompanying disruption of transportation systems. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.

## 2. Designation

Map A.11 in the Map Appendix represents a composite of the various Geologically Hazardous Areas. Each type of geologically hazardous area is designated based on different factors. The designation process for each type follows:

Erosion Hazard Areas - Natural Resource Conservation Service (NRCS) soil slope, building suitability and erosion-hazard ratings are used to broadly designate geologically hazardous areas. Map A.11 in the Map Appendix does not pinpoint erosion sites, but rather areas that, because of slope, soil properties, availability of water, etc., are more susceptible to severe erosion than others.

The soil information needs to be combined with site-specific information (rills, inter-rills, and wind erosion) to determine if erosion hazard is present on the site.

In Omak's case, most of the land within the incorporated boundaries is already developed and soil stability has been proven.

Landslide Hazard Areas - Lands that meet the classification criteria are hereby designated as landslide hazard areas and should be mapped, as resources become available.

Mine Hazard Areas - Lands that meet the classification criteria are hereby designated as mine hazard areas and will be mapped, as resources become available.

Seismic Hazard Areas - There are no known active faults in Omak. The majority of the City is located within Seismic Zone 2B in accordance with the current International Building Code.

Volcanic Hazard Areas - There are no volcanic hazard areas in Omak. There are, however, several active volcanoes that could have impacts on areas of Omak, particularly the fallout of ash. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.

Maps A.6 through A.11 in the Maps Appendix depict the various Critical Areas in Omak.

## 6. SHORELINE MANAGEMENT

### A. BACKGROUND

In 1971, in response to a citizens' initiative, the Washington State Legislature passed the Shoreline Management Act (the "SMA" or "Act"). The SMA was adopted by the public in a 1972 referendum. Its purpose is to manage the shorelines of the state in order to protect the public interest in shoreline resources. You can view the entire SMA (RCW 90.58) on the Washington State Legislature's web site at <http://apps.leg.wa.gov/RCW/default.aspx?cite=90.58>. The sites listed below also offer information about the SMA and shoreline management in the State of Washington.

Municipal Research and Services Center of Washington (MRSC):  
<http://www.mrsc.org/Subjects/Environment/shorelin.aspx>.

Washington Department of Ecology:  
[http://www.ecy.wa.gov/programs/sea/SMA/st\\_guide/SMP/index.html](http://www.ecy.wa.gov/programs/sea/SMA/st_guide/SMP/index.html).

### **SHORELINE MASTER PROGRAMS**

Water is one of our most important natural resources. Whether it is for domestic consumption, municipal use, irrigation, recreation or habitat for myriad fish and wildlife species, water and the many beneficial uses it supports are the basis for life and the economy in Omak.

The overall statewide goal of shoreline management planning is "*to prevent the inherent harm from uncoordinated and piecemeal development of the state's shorelines*". One of the ways in which Omak protects shoreline resources is through the preparation, adoption, implementation and updating of a Shoreline Master Program which is comprised of this Section of the Land Use Element of the Comprehensive Plan and shoreline regulations adopted in Chapter 18.21 and related chapters of the Omak Municipal Code.

Under the SMA each city and county that includes "Shorelines of the State" must adopt a Shoreline Master Program (SMP) that is based on state laws and rules but may be tailored to the specific needs of the community. The SMP is essentially a shoreline comprehensive plan (that is, a planning document – this section) and zoning ordinance (that is, a regulatory document – Chapter 18.21 OMC) applicable to shoreline areas and customized to local circumstances.

SMPs are developed and administered by local jurisdictions in partnership with the Washington State Department of Ecology (Ecology). Omak has developed this Shoreline Management

Section of the Land Use Element and Chapter 18.21 OMC to reflect local conditions and meet local needs. Ecology reviews the programs prior to final adoption. In reviewing master programs, Ecology is limited to a decision on whether or not the proposed changes are consistent with the policy and provisions of the Act and the SMP guidelines.

Omak is responsible for administration of the SMP—that is, review project proposals, issue permits, and enforce shoreline regulations. Ecology reviews Shoreline Conditional Use Permits and Variances and may review some of the City’s other permit decisions.

**SHORELINES OF THE STATE**

Shorelines of the State can be divided into two categories: “Shorelines” and “Shorelines of Statewide Significance.”

Shorelines include:

- All streams and associated shorelands, together with the lands underlying them, beginning at the point where mean annual flow is 20 cubic feet per second (cfs) or more
- All lakes over 20 acres in size

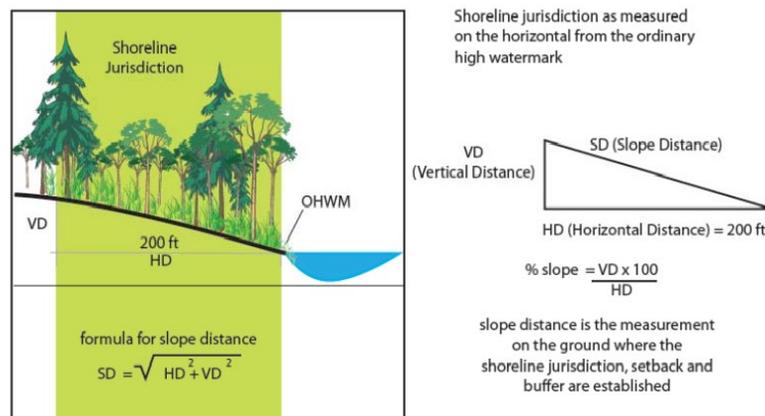
Shorelines of Statewide Significance are those that have importance beyond the region; they are afforded special consideration.

In Omak, the Okanogan River, the City’s only shoreline, is a shoreline of statewide significance and thus must be afforded special consideration.

**SHORELINE JURISDICTION**

Shoreline jurisdiction is the area to be managed under this Element and Chapter 18.21 OMC and is defined as follows:

- Upland areas that extend 200 feet from the ordinary high-water mark from the waters listed above measured on the horizontal; and
- The following areas when they are associated with those waters:
  - Wetlands and river deltas; and
  - 100-year floodplains



## **DEPARTMENT OF ECOLOGY'S ROLE**

Since the SMA requires a cooperative effort between state and local governments in the protection of shoreline resources, the Department of Ecology has a significant role in the development and implementation of this Master Program. Most of Ecology's work involves providing technical assistance *prior* to a local decision and is focused in the following areas:

- Ecology shoreline specialists work with local planners on the phone, at pre-application meetings, and through site visits
- Ecology works with applicants to make sure the project does not harm shorelines—in many cases the project can be redesigned so that it meets the policies and regulations of the local master program
- Ecology often receives early notice of a project through SEPA, and works with applicants and local governments before the permit is issued.
- After the city issues its permits, Ecology has 21 days to review Substantial Development Permits and 30 days to review Conditional Use and Variance permits.
- Ecology's role is to determine if the local action is consistent with the local Master Program and the policies of the Act
- If Ecology disagrees with a local decision on a Substantial Development Permit, Ecology must appeal the decision to the Shoreline Hearings Board
- Ecology must approve, approve with conditions or deny all Conditional Use or Variance permits
- Ecology's decisions on Conditional Use or Variance permits may be appealed to the Shorelines Hearings Board

While the primary responsibility to enforce the SMA rests with the city, there exists a cooperative program between the local governments and Ecology. The cooperative program is to fulfill the duty to “ensure compliance.” Enforcement is done through a variety of means, including technical assistance visits, notices of correction, orders, and penalties and permit rescission.

## **SMP GUIDELINES**

Department of Ecology issues Shoreline Master Program Guidelines in WAC 173.26. Information regarding Shoreline Master Program updates. Procedures and policies including new guidelines and updates can be found at the following URLs:

History and links. Include link to history:

[http://www.ecy.wa.gov/programs/sea/sma/guidelines/downloads/SMA\\_History.pdf](http://www.ecy.wa.gov/programs/sea/sma/guidelines/downloads/SMA_History.pdf).

Ecology site with link, background:

<http://www.ecy.wa.gov/programs/sea/SMA/guidelines/index.html>

State master program approval/amendment procedures and master program guidelines (WAC 173-26): <http://apps.leg.wa.gov/WAC/default.aspx?cite=173-26>.

## **SHORELINE MODIFICATIONS**

Shoreline modifications are generally related to construction of a physical element such as a dike, breakwater, dredged basin, or fill, but they can include other actions such as clearing, grading, application of chemicals, or significant vegetation removal. Shoreline modifications are usually undertaken in support of or in preparation for a shoreline use; for example, fill (shoreline modification) to allow for a public access. All shoreline uses and activities, even those that are exempt from the requirement to obtain a shoreline substantial development permit, and regardless of the Shoreline Designation in which they are undertaken, must conform to all of the applicable policies and regulations listed in this Element and Chapter 18.21 OMC. For example, a residential development project that included docks and roads would need to comply with the policies and regulations related to docks and roads as well as those related to residential development.

## **SHORELINE STABILIZATION**

Shoreline stabilization includes actions taken primarily to address erosion impacts to upland property and improvements caused by current, wake, or wave action. Those actions include structural, nonstructural, and vegetative methods.

Structural stabilization may be “hard” or “soft.” “Hard” structural stabilization measures refer to those with solid, hard surfaces, such as concrete bulkheads, while “soft” stabilization, such as biotechnical vegetation measures, rely on softer materials. There is a range of measures from soft to hard that includes: upland drainage control, biotechnical measures, anchor trees, gravel placement, riprap, retaining walls, and bulkheads. Generally, the harder the stabilization measure, the greater the impact on shoreline processes.

Non-structural methods include placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, established building setbacks, ground water management, and planning and regulatory measures to avoid the need for structural stabilization as established in this Element and Chapter 18.21 OMC.

Vegetative methods include re-vegetation and vegetation enhancement. In addition, vegetation is often used as part of structural stabilization methods; it is always part of biotechnical stabilization. For the purposes of this section, vegetative methods are considered to include only re-vegetation and vegetation enhancement.

## **INVENTORY, ANALYSIS, AND CHARACTERIZATION**

The SMA requires that all shoreline areas subject to regulation have been inventoried to characterize existing shoreline function to develop a baseline that can be used to measure the no net loss standard against. The inventory is intended to capture opportunities for restoration, public access, and shoreline use patterns. This information informed development of the designations applied to the shoreline areas in the city. More information on the characterization is located in Shoreline Appendix A and in Part B of this element.

## **CRITICAL AREAS**

The city is required to designate critical areas by the Growth Management Act, RCW 36.70A and is required to regulate development in critical areas within shoreline jurisdiction through the Shoreline Master Program (See Chapter Part 2 Land Use Element Section 5 Resource Lands and Critical Areas for more detail on critical areas in Omak and the Urban Growth Area). Critical Areas include the following areas and ecosystems, as designated by the city:

- wetlands;
- areas with a critical recharging effect on aquifers used for potable water;
- aquatic, riparian, upland and wetland Fish and Wildlife habitat conservation areas;
- frequently flooded areas, including Channel Migration Zones;
- Geologically hazardous areas.

Critical areas within shoreline jurisdiction will be regulated under Chapter 18.21 OMC. Those areas outside shoreline jurisdiction will be regulated under Chapter 18.20 OMC.

Maps A-6 through A-11 in the Map Appendix designate each type of Critical Area within the City and Urban Growth Area. It should be noted that the city lies on the shoreline of the Okanogan River with all of the developed areas of the city protected by an Army Corps of Engineer certified flood control levee.

## **SHORELINES MANAGEMENT GENERAL POLICIES AND CONCEPTS**

### **General Policies**

The SMA establishes three general policies:

1. **Protect shoreline natural resources**

...including “...the land and its vegetation and wildlife, and the water of the state and their aquatic life...”

2. **Encourage water-dependent uses**

Accommodate reasonable and appropriate uses:

“uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines...”

3. **Promote public access**

“...the public’s opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally.”

## **Concepts**

The SMA also considers the following important concepts:

### **Property rights**

RCW 90.58.020: “It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to ensure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.”

### **No net loss**

“The point of the no net loss requirement is that local governments need to show that everything permitted under the new SMP, both on a project-by-project and cumulative basis, won't create a net loss of ecological functions. It's not that the SMP has to fix everything that happened before (including ongoing impacts), just that it can't create any NEW loss of ecological function.”

On a project specific basis, the city will require mitigation measures to achieve the no net loss standards under the shoreline master program. The mitigation measures will be considered as outlined below in order of descending preference:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;
6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.



Photo by: Michelle Miller

## Preferred uses

The SMA establishes the concept of *preferred uses* of shoreline areas. In order to balance the public's enjoyment of shorelines with "the overall best interest of the state and the people generally", the SMA gives preference to uses that:

- Are consistent with pollution control;
- Are consistent with prevention of damage to the natural environment; or
- Are unique to or dependent upon use of the state's shoreline

The Act goes on to say that 'Preferred' uses include single family residences, ports, shoreline recreational uses, water dependent industrial and commercial developments and other developments that provide public access opportunities. To the maximum extent possible, the shorelines should be reserved in the following order of preference:

### Water-oriented uses

Water oriented uses are water-dependent, water-related, or water-enjoyment, or a combination of such uses. Each of these types of water-oriented use is described in detail below.

### Water-dependent uses

Water-dependent uses are uses or a portion of a use that cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations, such as portions of a marina or a hydroelectric generation facility.

### Water-related uses

Water-related uses are those that must be located in shoreline areas in order to be economically viable. “Water-related use” means a use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

- (a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
- (b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

### Water-enjoyment uses

Water enjoyment uses such as a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline.

In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

## **Exempt uses**

Exempt activities are defined in 173-27.040 WAC. An exemption from a permit process is not an exemption from compliance with the Act or the shoreline master program, or from any other regulatory requirements. Regulations for exempt activities are found in 18.21.050 OMC.

## **Conforming and non-conforming uses, structures and lots**

### Conforming uses, structures and lots

A conforming use, structure or lot is compliant with current regulations in Chapter 18.21 OMC.

### Non-conforming uses

Nonconforming uses are uses and developments that were legally established and are nonconforming with regard to the use regulations of Chapter 18.21 OMC may continue as legal nonconforming uses.

### Non-conforming structures

A nonconforming structure is a lawful structure existing at the effective date of the adoption of Chapter 18.21 OMC that could not be built under the terms of this code or any amendment thereto. Residential and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following to be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density; and redevelopment, expansion, change with the class of occupancy, or replacement of the residential structure if it is consistent with this Section and Chapter 18.21 OMC, including requirements for no net loss of shoreline ecological functions shall not

be considered nonconforming.

#### Non-conforming lots

A nonconforming lot is an undeveloped lot, tract, parcel, site, or division of land which was established in accordance with local and state subdivision requirements prior to the effective date of the Act or this Section and Chapter 18.21 OMC, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the responsible local government and so long as such development conforms to all other requirements of this Section, Chapter 18.21 OMC and the Act.

### **Ecological Function and Value**

As one of the guiding policies of the SMA, basic policy # 1 requires the protection of shoreline natural resources including the land and its vegetation and wildlife, and the water of the state and their aquatic life. Whenever the terms “shoreline functions and values” are used, it shall refer to the ecological function and ecological value as described below.

Similarly, this Section and Chapter 18.21 OMC are required to ensure no net loss in ecological function and value as established below:

#### Ecological Function

Ecological Function encompasses the ecological processes and interactions that occur within an ecological community. Ecological function includes:

- Provision of habitat for native biota;
- Provision of food and other resources for native biota;
- Maintenance of interactions between species (e.g., pollination, dispersal, mutualism, competition, predation)
- Cycling, filtering and retention of nutrients;
- Carbon storage or sequestration;
- Maintenance of soil processes;
- Maintenance of catchment scale hydrological and geochemical processes; and
- Maintenance of landscape scale ecological processes. Ecological Value

Ecological Value attributes include productivity, the ability to provide habitats for dependent species and the diversity of species and organization they support.

### **Riparian areas or zones**

Riparian means “*streamside*.” Riparian areas include the land adjacent to lakes, rivers and streams, the vegetation above it, and the groundwater area beneath it. Riparian areas are three-dimensional ecotones of interaction that include terrestrial and aquatic ecosystems that extend into the groundwater, up above the canopy, outward across the floodplain, up the near-slopes that drain to the water, laterally into the terrestrial ecosystem, and along the water course at a variable width. Riparian areas are particularly important to shoreline health because they are ecotones—transition areas between different ecosystems. Ecotones tend to display higher diversity than either of the adjacent ecosystems because they have characteristics of both of them. Riparian areas are no exception. Because they are low-lying and close to the water table, they offer damp, fertile soil that typically supports more vegetation than either the water or the land alongside it. That vegetation provides habitat elements such as food and cover for many species of animals. The zone as a whole provides important ecological function and values including streamside habitat that supports in stream function and values such as cool water via shade, organic matter,

nutrient cycling, and habitat structure for terrestrial species.

In areas where no riparian vegetation exists due to shoreline modifications (as is the case landward of the flood control levees throughout most of Omak's shoreline areas), riparian zones do not occur. Treatment of these highly altered riparian areas should consider the communities desire to utilize the shoreline for a wide range of residential and commercial uses.

## **Upland**

The portion of the landscape above the valley floor and/or any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet to elicit development of vegetation, soils and/or hydrologic characteristics associated with wetlands. Such areas in floodplains are more appropriately termed non-wetlands. Uplands are also often used in relationship to streamside areas that do not have wetlands (see riparian definition above).

### Upland Habitat

Upland Habitat is the dry habitat zones adjacent to and landward of bodies of water.

## **Public Access**

Shoreline public access includes the ability of the general public to reach, touch and enjoy the water's edge, to travel on the waters of the state and the ability to have a view of the water and the shoreline from adjacent locations. Public access can include (but is not limited to) picnic areas, pathways and trails, viewing towers, bridges, boat launches, street ends, ingress and egress, and parking. Visual access can also include (but is not limited to) view corridors between buildings.

## **Instream Structures**

In-stream structures are structures placed by humans within a stream or river waterward of the ordinary high-water mark that either causes or has the potential to cause water impoundment or the diversion, obstruction, or modification of water flow. In-stream structures may include those for hydroelectric generation, irrigation, water supply, flood control, transportation, utility service transmission, fish habitat enhancement, or other purpose.

## **Clearing and Grading**

Clearing and grading are activities associated with developing property for a particular use. Specifically, "clearing" means the destruction, uprooting, scraping, or removal of vegetative ground cover, shrubs, and trees. "Grading" means the physical manipulation of the earth's surface and/or surface drainage pattern without significantly adding or removing on-site materials. "Fill" means placement of dry fill on existing dry or wet areas and is addressed later in this section.

Clearing and grading are regulated because they may increase erosion, siltation, runoff, and flooding, change drainage patterns; reduce flood storage capacity; and damage habitat. All clearing and grading within areas under shoreline jurisdiction, even that which does not require a permit, must be consistent with the Shoreline Management Act, the Department of Ecology rules implementing the Act, and the goals and policies within this Section and regulations in Chapter 18.21 OMC.

## **Dredging and Material Disposal**

Dredging is the removal or displacement of earth or sediments such as gravel, sand, mud, silt, and/or other materials or debris from any water body or associated shoreline or wetland.

Dredging is normally done for specific purposes such as constructing or maintaining canals, navigation channels, or marinas, for installing pipelines or cable crossings, or for dike or drainage system repair and maintenance. Dredge material disposal is the depositing of dredge materials on land or into water bodies for the purposes of either creating new lands or disposing of the by-products of dredging. Dredge material disposal within shoreline jurisdiction is also subject to the filling policies later in this section.

### **Fill**

Fill is the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the ordinary high-water mark, in wetlands, or on shorelands, including channel migration areas, in a manner that raises the elevation or creates dry land. Fill does not include sanitary landfills for the disposal of solid waste.

### **Bulkheads**

A bulkhead is a type of hard structural shoreline stabilization measure. Bulkheads are walls, constructed parallel to the shoreline and usually in contact with the water, whose primary purpose is to contain and prevent the loss of soil caused by erosion or wave action. A bulkhead-like structure used as part of the structure of a cantilevered dock is not regulated as a bulkhead as long as the width is no more than what is required to stabilize the dock.

Certain bulkheads are exempt from the requirement to obtain a shoreline substantial development permit. However, all bulkheads must comply with the Shoreline Management Act, the rules implementing the Act, this Section and Chapter 18.21 OMC.

### **Vegetation Conservation**

Vegetation conservation includes activities to prevent the loss of plant communities that contribute to the ecological functioning of shoreline areas. The intent of vegetation conservation is to provide habitat, improve water quality, reduce destructive erosion, sedimentation, and flooding; and accomplish other functions performed by plant communities along shorelines. Vegetation conservation deals with the protection of existing diverse plant communities along the shorelines, aquatic weed control, and the restoration of altered shorelines by reestablishing natural plant communities as a dynamic system that stabilizes the land from the effects of erosion.

Vegetation conservation provisions are important for several reasons, including water quality, habitat, and shoreline stabilization. Shoreline vegetation improves water quality by removing excess nutrients and toxic compounds, and removing or stabilizing sediments.

Habitat functions of shoreline vegetation include shade, recruitment of vegetative debris (fine and woody), refuge, and food production. Shoreline vegetation, especially plants with large root systems, can be very effective at stabilizing the shoreline.

Vegetation conservation regulations apply even to those uses that are exempt from the requirement to obtain any sort of shoreline permit. A comprehensive list of native plant species is found in Appendix B.

### **Channel Migration Zones**

River channels can move, or migrate, laterally across their floodplains. Channel migration can occur gradually, as a river erodes one bank and deposits sediment along the other.

Channel migration also can occur as an abrupt shift of the channel to a new location, called an

avulsion, which may happen during a single flood event. The highest rates of channel migration occur in zones of rapid sediment deposition, e.g., where steep rivers flow out of foothills onto flatter floodplains. Channel migration represents a different type of flood hazard than inundation by overbank flow, and can endanger properties located outside of the regulatory floodplain. The channel migration zone (CMZ) refers to the geographic area where a stream or river has been and will be susceptible to channel erosion and/or channel occupation.

See [http://www.ecy.wa.gov/programs/sea/sma/st\\_guide/jurisdiction/CMZ.html](http://www.ecy.wa.gov/programs/sea/sma/st_guide/jurisdiction/CMZ.html) for more information.

- Within incorporated municipalities and urban growth areas, areas separated from the active river channel by legally existing artificial channel constraints that limit channel movement should not be considered within the channel migration zone.
- All areas separated from the active channel by existing artificial structure(s) that is likely to restrain channel migration, including transportation facilities, built above or constructed to remain intact through the one-hundred-year flood, should not be considered to be in the channel migration zone.

### **Restoration**

The governing principals of the shoreline update guidelines requires cities containing shorelines with impaired ecological functions to provide goals and policies to guide the restoration of those impaired shorelines. The regional shoreline staff and advisory committee compiled a list of potential restoration sites using data obtained during the inventory phase of the master program update, which identified impaired shoreline areas. Ongoing restoration efforts were included with the inventoried sites to create a comprehensive list of potential restoration opportunities. General and specific goals and policies have been developed and are listed below to address restoration of these various areas. See Shoreline Appendix C for Omak's Restoration Plan.

## **B. THE OMAK SMP**

### **INTRODUCTION**

The City of Omak straddles the Okanogan River; a Shoreline of Statewide Significance. The east side of the Okanogan River is located within the reservation of the Colville Confederated Tribes (CCT) and governed cooperatively under a formal Land Use Planning Agreement between the City and Tribes.

### **APPLICABILITY**

The City of Omak Shoreline Master Program, comprised of this Element of the Omak Comprehensive Plan and Chapter 18.21 OMC applies to all lands owned by private parties and public agencies including, but not limited to, individuals, corporations, trusts, partnerships, Federal (federal activities on federal lands are exempt), State, County, Public Utility Districts and Municipal lands within the incorporated boundary of the city of Omak and is subject to administrative review for any development activities owned by public agencies within the city limits.

This Element and Chapter 18.21 OMC regulates shorelines within the incorporated limits of the city of Omak. Shoreline Areas in the adopted UGA are “predesignated” with the shoreline designation that will apply upon annexation of the area. However, until such time, those areas will be designated and regulated under the Okanogan County SMP as it exists or is amended.

### **BACKGROUND**

This Plan Element and Chapter 18.21 of the OMC resulted from an update of the City’s original 1991 SMP. The update process began in 2006 as a cooperative inter-governmental process between Okanogan County and incorporated municipalities therein. The process, funded with grants from the Department of Ecology, included the formation of a Shoreline Advisory Group (SAG), a Technical Advisory Group (TAG) and a team of consultants who provided the facilitation, planning and scientific analysis required for preparation of a draft Regional SMP.

The Okanogan County Regional SMP never made it past the preliminary draft stage as the County and cities and towns began going in different directions with Omak electing to continue working with the other municipalities in Okanogan County on completion and refinement of the draft based on early comments from the Department of Ecology.

The City’s Planning Commission then conducted a thorough review of the complete Draft Cities and Towns SMP tailoring it for Omak and addressing additional comments from the Department of Ecology. After public hearings before the Planning Commission and City Council, an updated SMP was officially submitted to Ecology in June of 2011. However, due to miscommunication, the City’s submittal was not recorded and a staff change occurred. As a result, a new round of discussions and revisions ensued which concluded with adoption of this Shoreline Management Section of the City of Omak Comprehensive Plan and Chapter 18.21 Shorelines in the Omak Municipal Code.

## **SHORELINE CHARACTERIZATION**

Omak's shoreline area runs from RM 35 near the northern boundary of the Urban Growth Area downstream to RM 27.5 at the city of Okanogan's northern limits and UGA at Shellrock Point. The river through Omak takes on a variety of characteristics ranging from free flowing and complex along the southern reaches, to a more simplified channel armored by Corps of Engineers levees through the core of the city. Topographic gradients are extreme along the banks through the central portion of the city. In the southern portion, low lying private and tribal properties and city owned property known as Aston Island support active side channels that contain robust wetlands. Travelling upstream, this wilder portion gives way to a constrained portion where a flood control levees line both sides of the shoreline through the downtown, where uses include residential, recreational and commercial developments. Riparian vegetation is somewhat established between the armored banks and the OHWM throughout this reach. The Omak Eastside Park and Stampede Grounds is an important recreational and cultural site in this zone. Public access exists at the Stampede Grounds as well as at Aston Island and Pioneer Park.



*Photo by: Michelle Miller*

The northern reaches of shoreline through Omak's UGA contain rural residential development in the floodplain amidst a unique landscape pocked by massive boulder deposits. The northern portion has limited public access and varying vegetative widths.

It is important that the shoreline designations and regulations applied in this Section and Chapter 18.21 OMC recognize existing structures and uses, as well as the City's future land use plans.

## **OMAK SHORELINE MANAGEMENT GOALS AND POLICIES**

### **Shoreline General Goals**

1. Provide for the use, development, protection and enhancement of shoreline

areas in compliance with the requirements of the Shoreline and Growth Management Acts.

2. Shoreline management planning and regulation take place in a context that includes comprehensive land use, economic development, critical areas protection, flood hazard management, salmon recovery, outdoor recreation, public utilities and watershed planning. The intent is to enhance the efficiency and effectiveness of natural resource planning processes through coordination.
3. Develop and implement permitting and management practices that will ensure the sustainability of natural shoreline systems and preserve, protect and restore unique and non-renewable resources or features including critical areas.
4. Ensure that there is no net loss of the functions and values provided by shoreline and critical areas.
5. Provide for reasonable and appropriate use of shoreline and adjacent land areas while:
  - Preserving and restoring shoreline natural resources, and protect those resources against adverse impacts, including loss of ecological functions necessary to sustain the natural resources.
  - Protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life;
  - Minimizing damage to the ecology, environment, critical areas and other resources of the shoreline area;
  - Minimizing interference with the public's use of the water; and
  - Balancing public interest with protection of private property rights.
6. Encourage a diversity of shoreline uses, consistent with the city of Omak's evolving economy, patterns of land use and comprehensive plan.
7. Sustained yield of shoreline natural resources—such as fish, groundwater and agricultural products—consistent with preservation of ecological functions and protection of the public interest in shorelines of the state should be protected.
8. Avoid costly litigation that may occur as a result of non-compliance with state and federal laws.

### **Shoreline General Policies**

1. Shorelines regulations should not deny all economic use of any property, except as the public trust doctrine would limit the use of the property. This policy should be implemented through the appropriate application of methods including but not limited to project design standards, site specific evaluation, mitigation, and variances.
2. The background, goals and policies for shorelines management should be integrated into the Land Use Element of the Omak Comprehensive Plan
3. The standards and regulations for protection of shoreline areas should be integrated into the Omak Municipal Code.

4. Where practical, shoreline management planning and regulation should be coordinated with other natural resource planning efforts (local, state, federal and tribal), including critical areas protection, affecting the cities of Omak and Okanogan, Okanogan County and Colville Tribes; a comprehensive system of consistent policies and regulations is the desired outcome.
5. The city of Omak recognizes and honors the sovereignty of the Confederated Tribes of the Colville Reservation (CCT) and the tribal government's authority over lands within the exterior boundary of the Colville Indian Reservation. In administering this SMP, Omak should defer to its Intergovernmental Land Use Planning Agreement with the Colville Tribes when addressing shoreline management issues on tribal trust lands outside the boundaries of the Colville Indian Reservation.
6. As part of a comprehensive approach to management of critical freshwater habitat and other river and stream values, the city encourages the integration of the provisions herein, including those for critical areas, shoreline stabilization, fill, vegetation conservation, water quality, flood hazard reduction, and specific uses, to protect human health and safety and to protect and restore the corridor's ecological functions and ecosystem-wide processes into other parts of the Omak Municipal Code.
7. In designating shoreline areas on public-owned land, the city of Omak should consider the uses planned, local and specific agency plans and potential leases for private uses and activities by the agency with management authority.
8. Development and uses within shoreline areas should be conditioned to ensure that the proposed use or activity does not result in unanticipated or undesired impacts to other property owners (such as increased flood or geohazards to other property(ies), either upstream, downstream and across the stream), or result in loss of shoreline ecological functions.
9. Shoreline uses and activities should be compatible with existing and planned uses on surrounding sites and in adjacent designations.
10. Permitted uses and activities should be located, sited, designed, managed, and maintained to be compatible with the shoreline designation where they are located and be protective of shoreline ecological resources, including the following:
  - Water quality;
  - Visual, cultural and historic characteristics;
  - Physical resources (including soils);
  - Biological resources (including vegetative cover, wildlife, and aquatic life);
  - Ecological processes and functions;
  - Critical areas; and
  - The natural character of the shoreline area.
11. Any use or activity that cannot be designed, mitigated and/or managed to

- prevent a net loss of shoreline ecological functions, values and resources and that are not designed to protect the integrity of the shoreline environment should be prohibited.
12. Shoreline regulations should favor preservation of resources and values of shorelines for future generations over development that would irrevocably damage shoreline resources.
  13. Development standards, including setbacks, densities, height and bulk limits and/or minimum frontage standards, should be established to ensure that new development results in no net loss of shoreline ecological functions. Criteria considered in establishing those standards should include, but not be limited to, the following:
    - Biophysical limitations and ecological functions and values of the shoreline area;
    - Existence of critical areas;
    - Surrounding development characteristics and land division pattern;
    - Level of infrastructure and services available or planned; and
    - Other comprehensive planning considerations.
  14. New uses and activities should be restricted to those that will not require extensive alteration of the land-water interface. Construction of shoreline stabilization works should be avoided. New uses and activities should be designed to preclude the need for such works. In those limited instances in which such works are found to be in the public interest and are allowed, impacts should be mitigated.
  15. No new uses should be allowed in wetlands, shoreline riparian vegetation conservation areas or their buffers without following mitigation sequencing.
  16. The scenic and aesthetic quality of shorelines and vistas should be preserved to the greatest extent feasible.
  17. Reasonable setbacks, buffers, and stormwater management systems should be required for all shoreline development.
  18. Unique, rare, fragile, and scenic natural features or landscapes should be preserved and protected from shoreline development activities.
  19. Natural plant communities within and bordering shorelines should be protected and maintained to ensure no net loss of shoreline ecological functions.
  20. Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.
  21. Restoration of degraded shoreline vegetation, whether by natural or manmade causes, should be encouraged wherever feasible.

22. Non-structural and “soft” methods of shoreline stabilization, such as vegetation enhancement and bioengineering, are preferred to hardened structures to control the processes of erosion, sedimentation, and flooding. Along the shoreline, these methods can only be done to protect legally established structures, development, utilities and other infrastructure (e.g. roads). The need for bank stabilization should show that the erosion/migration processes are beyond natural rates through geotechnical evaluation. Allowed shoreline stabilization structures should be designed as to not interfere with natural hydrologic and geomorphic processes.
23. Development should comply with local stormwater management regulations or the Stormwater Management Manual for Eastern Washington (Washington Department of Ecology Publication 04-10-076, as amended) whichever will provide the greatest protection of shoreline functions.
24. Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.
25. The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.
26. Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high-water mark.
27. Aquatic weed management should emphasize prevention as a first step in control and utilize science-based monitoring to determine eradication methods.
28. Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications.
29. All shoreline developments should be designed, constructed, operated, and maintained to ensure no net loss of shoreline ecological functions and to protect areas and systems of cultural significance.
30. Commercial developments should include landscaping that will visually enhance the shoreline area and contribute to shoreline functions and values.



*Photo by: Michelle Miller*

### **Shoreline Economic Development Goals**

1. Ensure healthy, orderly economic growth by providing for economically productive industrial, commercial and mixed uses that are particularly dependent on or related to a shoreline location.

### **Shoreline Economic Development Policies**

1. Activities and uses in shoreline areas should result in long-term over short-term benefits to the local economy.
2. Projects of statewide economic interest such as hydroelectric development, water storage, port facilities, (including sites intended to accommodate recreation) and other developments that are particularly dependent on or related to a shoreline location or use of the shorelines of the state should be accommodated where such uses and the associated activities can be accomplished without irrevocable damage to unique shoreline character, its resources and ecological functions.
3. Proposed hydroelectric projects should be evaluated in the context of shoreline ecological functions, public access, and navigation, and should be accommodated where said projects are consistent with the public interest and intent of the policies of the SMA.
4. Water-oriented commercial and mixed used developments that provide for public access and protect/restore and/or enhance shoreline resources should be encouraged on shorelines.
5. Non-water-oriented commercial uses should be prohibited unless the use entails reuse of an existing structure or developed area, is consistent with the comprehensive plan and complies with zoning regulations, is part of a project that provides significant public benefit with respect to SMA objectives or is physically separated from the shoreline by a public right of way or separate developed property. Such projects should not unnecessarily impair or detract from the

public's physical or visual access to the water.

### **Shoreline Public Access, Circulation and Recreation Goals**

1. Provide, protect, and enhance physical and visual public access to shoreline areas, consistent with the natural character, features, and resources of the shoreline, private property rights, and public safety.
2. Provide for public and private active and passive recreational use of shoreline areas.
3. Develop a safe, reasonable, and adequate vehicular and pedestrian circulation and access system, designed to minimize adverse effects on shoreline resources and ecological function wherever practical.
4. Develop a multi-modal circulation and access system that, where practical, contributes to the functional and visual enhancement of shoreline resources.
5. Preserve, create, or enhance open space and natural amenities associated with shorelines for the benefit of the public health and wellbeing which are often lost to waterfront development.
6. Protect the rights of navigation.

### **Shoreline Public Access and Recreation Policies**

1. The Omak Shoreline Master Program, locally adopted comprehensive plans and any standalone elements thereof (e.g. Okanogan County Trails Plan, Colville Tribes Recreation Management Plan, City of Omak Park and Recreation Plan) should be considered the official public access plans.
2. Omak's shoreline area public access systems should include provisions for people of all abilities. While it may not be practical to provide specialized facilities at all access points, physical and visual access for people of all abilities should be distributed throughout the system and should provide a variety of opportunities representative of the opportunities available to able-bodied users.
3. All developments, uses, and activities on or near the shoreline should, to the extent practical, not impair or detract from the public's physical or visual access to the water.
4. Provision of public access should result in no net loss of shoreline ecological functions.
5. Public access to the shorelines afforded by street ends, public utilities, and rights-of-way should be inventoried, preserved, maintained, and, where consistent with locally adopted access plans, enhanced.
6. Public access facilities should be located and designed to provide for public safety and minimize potential impacts to private property and individual privacy. Where appropriate, there should be a physical separation or other means of clearly delineating public and private space to avoid unnecessary user conflict.
7. Where public access facilities are provided, they should be located and

designed to minimize potential impacts to existing and potential uses and activities.

8. Where providing public access on site that would likely cause impacts difficult or impossible to mitigate—for instance, at sites with unique or fragile geological or biological characteristics—the SMP should encourage off-site public access based on opportunities identified in the *Shoreline Characterization Report* (see Shoreline Appendix A) and other adopted documents.
9. Public views of the shoreline from upland areas should be protected from new development where, not in conflict with permitted uses and activities. Enhancement of views should not be interpreted as authorizing excessive removal of vegetation that impairs views.
10. When large subdivisions, planned developments and/or binding site plans containing 5 or more lots or units are proposed in shoreline areas, public open space and shoreline access should be encouraged and be commensurate to the impacts of the proposed development as well as, consistent with locally adopted comprehensive plans and, meet new needs that will be generated by the proposed development. Where possible the public open space requirements provided in this Section and Chapter 18.21 OMC should be integrated with any open space requirements in local land use regulations. Innovative public access proposals are encouraged.

### **Shoreline Historic, Cultural, Scientific, and Educational Goals**

1. Recognize and protect important archaeological, historic, and cultural structures, sites, and areas and other resources having historic, cultural, or educational values that are located in the shoreline area for educational, scientific, and enjoyment uses of the general public. (This goal recognizes that identification of some culturally sensitive sites may not be feasible. It is the city of Omak’s intention to exercise due diligence in protecting cultural and archaeological resources.)
2. Due to the limited and irreplaceable nature of the resource(s), prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the Washington State Department of Archaeology and Historic Preservation (DAHP).

### **Shoreline Historic, Cultural, Scientific and Educational Policies**

1. All uses and activities (public and private) should comply with local, state, federal, and tribal requirements for protection of any resources that have significant archeological, historic, cultural, scientific, or educational value as identified by the relevant authorities, including the Confederated Tribes of the Colville Reservation (CCT) and the Washington State Department of Archaeology and Historic Preservation (DAHP).
2. Where permitted by law, sites containing archaeological, cultural, and historic resources should be identified to avoid damage to the resources and the delay and expense associated with discovery of resources during development. Where

disclosure of the location of such sites is restricted, relevant authorities, including the CCT and the DAHP should be notified of permit applications within 500' (five hundred feet) of known archaeological and historic resources.

3. Development within 500' (five hundred feet) of an identified historic, cultural, or archaeological site should be inspected or evaluated by a professional archaeologist, in coordination with affected Indian tribes, and designed and operated to be compatible with continued protection of the historic, cultural, or archaeological resources.
4. Archaeological sites located both inside and outside shorelines jurisdiction are subject to chapter 27.44 RCW (Indian graves and records) and chapter 27.53 RCW (Archaeological sites and records) and development or uses that may impact such sites shall comply with chapter 25-48 WAC as well as the provisions of this Element and Chapter 14.28 OMC. The provisions of this section apply to archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered. Additionally, these policies apply on any other sites identified by the DAHP or the CCT as having a high probability of containing significant archaeological and historic resources, consultation with the DAHP and the CCT should be required before issuance of any permits or exemptions. This policy applies to all uses and activities, including individual single-family residences.
5. Where feasible, sites containing archaeological, cultural, or historic resources should be permanently protected and preserved for study, education, and public observation. Feasibility should be assessed in consultation with the CCT and the DAHP and in the context of the proposed development or activity, the location and planned use of the site, and the nature and quality of the shoreline resources present. The CCT and the DAHP should be consulted regarding possible impacts of public access and/or interpretation. In those places where access is deemed feasible and appropriate, such access should be designed and managed to protect the resources.
6. Access to educational, cultural, or historic sites should not reduce their resource value or degrade the quality of the environment.
7. Historic, cultural, and archaeological site development should be planned and carried out so as to prevent impacts to the resource. Impacts to neighboring properties and other shoreline uses should be limited to temporary and reasonable levels.
8. Sites deemed to have educational, cultural, or historic value should be prioritized for purchase or acquisition by gift to ensure their protection and preservation.
9. Significant educational or cultural features or historic sites should be prioritized for restoration to further enhance the value of the shorelands.

## **SHORELINE MANAGEMENT SPECIFIC USE AND ACTIVITY POLICIES**

## **Agriculture**

1. New agricultural uses should be allowed where they are consistent with the comprehensive plan and be subject to all applicable provisions of this Section and Chapter 18.21 OMC.
2. A vegetative buffer of native plants should be maintained, or established and maintained between agricultural lands and water bodies or wetlands in order to protect water quality and to maintain habitat for fish and wildlife.
3. Animal feeding operations, retention and storage ponds for agricultural run-off, feed lots, feed lot waste, and manure storage should be located outside of shoreline areas and constructed to prevent contamination of water bodies and degradation of the shoreline environment.
4. Appropriate farm and soil management techniques should be employed to prevent fertilizers, herbicides, and pesticides from contaminating water bodies and wetlands and from having a harmful effect on other shoreline resources such as vegetation and soil.
5. Provisions for public access to shorelines should not restrict current agricultural uses. In the event new public access poses a threat to on-going agricultural uses, the jurisdiction shall facilitate the coordination of activities between conflicting users of the shorelines.
6. Development on agricultural lands not meeting the definition of agricultural activities or the conversion of agricultural land to nonagricultural uses should be consistent with the shoreline designation and the general and specific use regulations of this Section and Chapter 18.21 OMC and should not result in a net loss of ecological functions.

## **Aquaculture**

1. Aquaculture should be prohibited in all shoreline

### designations. **Boating Facilities**

1. Boating facilities (ramps and floats) should be located, designed, and operated to provide maximum feasible protection and enhancement of aquatic and terrestrial life including animals, fish, birds, plants, and their habitats and migratory routes.
2. Boating facilities, including minor accessory buildings and haul-out facilities, should be in character and scale with the surrounding shoreline and should be designed so their structures and operations will be aesthetically compatible with or will enhance existing shoreline features and uses. Boating facilities should be proposed at the time of subdivision or planned development application.
3. Boating facilities should be located and designed so their structures and operations will be aesthetically compatible with the area visually affected and will not unreasonably impair shoreline views. Use of natural non-reflective materials should be encouraged.
4. Public and community (private) boating facilities are preferred over individual

private facilities.

5. Individual private launches/ramps for motorized watercraft should be prohibited.
6. Community or group facilities should be required of developments that serve at least four dwelling units.
7. Private and/or commercial boating facilities should be sited in the appropriate environmental designation.
8. Regional as well as local needs should be considered when determining the location of boat launches and floats. Potential sites should be identified near high-use or potentially high-use areas.
9. Dry boat storage should not be considered a water-oriented use. Boat launch ramps, and access routes associated with a dry boat storage facility should, however, be considered to constitute a water-oriented use.
10. Because docks can have a significant impact on shoreline habitat and functions, they should not be allowed in the shorelines of Omak.
11. New commercial docks and marinas should be prohibited.
12. Buoys associated with boating facilities should not impede existing navigational routes, infringe on swimming beaches, or other public access areas. Buoys should be limited to the minimum number needed to provide moorage to the development.

### **Commercial Uses**

1. New commercial development in shoreline areas should be consistent with the applicable local Comprehensive Plan.
2. Because shorelines are a limited resource, preference should be given to water-dependent and oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.
3. Over-water construction for non-water-dependent commercial developments should be prohibited.
4. Commercial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities. Where possible, commercial facilities should be designed to permit pedestrian waterfront activities.
5. Site plans for commercial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.
6. Commercial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting, screening and

architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

### **Industrial Uses**

1. No new non-water-dependent industrial development should be allowed to locate within shoreline areas except when:
  - The use entails reuse of an existing structure or developed area.
  - The use is consistent with the comprehensive plan and zoning regulations.
  - The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or
  - Navigability is severely limited at the proposed site; and the industrial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.
  - In areas designated for industrial use, non-water-oriented industrial uses can be allowed if the site is physically separated from the shoreline by another property, public right of way or entails the reuse of an existing structure or developed area.
2. New industrial development in shoreline areas should be consistent with the city of Omak Comprehensive Plan and should be located to minimize sprawl and inefficient use of shoreline areas and, where applicable, to promote trip reduction.
3. New over-water construction for industrial uses should be prohibited unless it can be shown to be essential to a water-dependent industrial use.
4. New industrial development should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location unless such access would be incompatible for reasons of safety, security, or impact to the shoreline environment. Where public access is incompatible with the proposed use, any loss of public access opportunity should be mitigated. Where public access is provided, it should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities. Where possible, industrial developments should be designed to permit pedestrian waterfront activities.
5. Site plans for industrial developments should incorporate multiple-use concepts that include open space and recreation where appropriate to the scope and scale of the project.
6. To the extent feasible, industrial developments should be aesthetically compatible with the surrounding area. Aesthetic considerations should be actively promoted by means such as sign control regulations, appropriate development siting, screening and architectural standards, planned unit developments, and landscaping with native plants, including, where appropriate, enhancement of natural vegetative buffers.

### **In-stream Uses or Structures**

1. In-stream structures for the benefit of the public should be permitted and subject to all state and federal regulations for in-stream uses,
2. Any permitted in-stream structure should provide for the protection and preservation of ecological and ecosystem-wide services including, but not limited to, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.
3. In-stream structures for the benefit of fish enhancement and recovery adjacent to or visible from public-owned shorelines, including bridges and overlooks, should incorporate a public education element.
4. The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

### **Mining**

1. Commercial mining should be prohibited. Mineral prospecting and placer mining should be allowed subject to the *Gold and Fish Rules and Regulations* as they now exist or hereinafter amended.

### **Municipal Uses**

1. New municipal uses in shoreline areas should be consistent with the comprehensive and recreation plans of the city of Omak.
2. No municipal uses should be allowed in wetlands, shoreline riparian vegetation conservation areas or their buffers without following mitigation sequencing.
3. Because shorelines are a limited resource, preference should be given to water-dependent and oriented uses, especially those uses particularly dependent on a shoreline location or those that will provide the opportunity for substantial numbers of people to enjoy the shoreline.
4. Over-water construction for non-water-dependent municipal uses should be prohibited.
5. Where appropriate, municipal uses should be designed to provide physical or visual shoreline access or other opportunities for the public to enjoy the shoreline location. Public access should include amenities appropriate to the type and scale of the development and the qualities and character of the site, which may include walkways, viewpoints, restrooms, and other recreational facilities.
6. Municipal uses should be aesthetically compatible with the surrounding area.
7. Municipal uses should include shoreline enhancement and restoration activities that will visually enhance the shoreline area and contribute to shoreline functions and values.

8. Favorable consideration should be given to proposals that complement their environment and surrounding land and water uses, and that protect natural areas.

### **Overwater Structures (Docks and Piers)**

1. Overwater structures should not be

permitted. **Parking & Transportation**

1. Parking in shoreline areas should be located upland of the permitted use. Parking located between the Zone 2 buffer and the development may be allowed if the proposed parking location follows:
  - An adopted downtown master plan, neighborhood or sub-area plan; or
  - Current development patterns; or
  - The parking area and development are located behind a certified or licensed flood control device such as levee
2. In any of the above instances, the applicant must demonstrate that measures to protect ecological function and visual impacts of parking located between the required buffers and building can be addressed through a stormwater management plan, planting plan and appropriate mitigation.
3. Parking facilities should be located, designed and landscaped to minimize adverse impacts, including those related to stormwater runoff, water quality, aesthetics, public access, and vegetation and habitat maintenance.
4. Parking should be planned to achieve optimum use of land within the area under shoreline jurisdiction. Where practical, parking should serve more than one use, such as recreational use on weekends and commercial use on weekdays.
5. Transportation and parking plans and projects should be consistent with this Section's public access policies, public access plan, and environmental protection provisions.
6. Circulation system planning should include systems for pedestrian, bicycle, and public transportation where appropriate. Circulation planning and projects should support existing and proposed shoreline uses that are consistent with this master program.
7. Plan, locate, and design proposed transportation and parking facilities where routes will have the least possible adverse effect on unique or fragile shoreline features, will not result in a net loss of shoreline ecological functions or adversely impact existing or planned water-dependent uses. Where other options are available and feasible, new roads or road expansions should not be built within shoreline jurisdiction.

### **Recreational Uses**

1. The location and design of shoreline recreational developments should be consistent with the comprehensive plan and recreation plan of the city.
2. Local, regional, tribal, state, and federal recreation planning should be

coordinated. Shoreline recreational developments should be consistent with applicable park, recreation, and open space plans of other jurisdictions.

3. A variety of compatible recreational experiences and activities should be encouraged to satisfy diverse recreational needs.
4. Favorable consideration should be given to proposals that complement their environment and surrounding land and water uses, and that protect natural areas.
5. Priority should be given to developments that provide water-oriented recreational uses and other improvements facilitating public access to shoreline areas.
6. Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas.
7. All recreational developments should make adequate provisions for:
  - Vehicular and pedestrian access, both on and off site, including, where appropriate, access for people with disabilities.
  - Proper water supply and solid and sanitary waste disposal.
  - Security and fire protection for the permitted recreational use.
  - The prevention of overflow and trespass onto adjacent properties, by methods including but not limited to landscaping, fencing, and posting of the property.
  - Buffering from adjacent private property or natural areas.
  - Trails and paths on steep slopes should be located, designed, and maintained to protect bank stability and comply with applicable Critical Areas regulations.

### **Residential Development**

1. Development of four or more residential units, whether single-family or multi-family, should provide for public access in the form of physical access and visual access unless it can be shown that public access is adequately provided for on public property within ¼ mile walking distance of the proposed development. Public access is considered adequately provided for if all the following criteria are met:
  - The access is part of a locally adopted parks, recreation and or public access plan.
  - The general public has physical and visual access to access to the water
  - Additional use of the access does not pose additional public safety hazard.
  - The public access can accommodate anticipated additional uses and impacts as a result of the proposed residential development.
  - An existing public access area is provided for on applicant's deed or parcel declaration(s) legally recorded at the County records.
2. Residential development, including appurtenant structures and uses, should be

sufficiently set back from steep slopes and shorelines vulnerable to erosion (e.g., geologically hazardous areas) so that shoreline stabilization structural improvements, including bluff walls and other stabilization structures, are not required to protect such structures and uses.

3. Residential development or mixed-use developments should be sited so as to prevent the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

### **Subdivision and Land Segregation**

1. All proposed plats and lots, whether for agricultural, residential, commercial or industrial uses or activities, should be of sufficient size that development will not cause the need for structural shoreline stabilization.
2. All proposed plats and lots should be designed with enough area to provide a building site with appurtenant uses (parking, outbuildings etc...), accessory utility needs and fire defensible space to meet the minimum bulk dimensional standards established in Chapter 18.21 OMC for the shoreline designation within which the lot is located, without requiring shoreline variances.
3. Plats and subdivisions, should prevent the need for new flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

### **Signs**

1. Signs to be placed or erected within shoreline jurisdiction should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses and in compliance with applicable local sign regulations.
2. Signs should not block or otherwise interfere with visual access to the water or shoreline areas.
3. Generally, signs should be of a permanent nature and be linked to the operation of existing or permitted uses. Temporary signs and interpretive signs related to shoreline functions should be allowed where they comply with the other policies of this Section and Chapter 18.21 OMC and, in the case of temporary signs, where adequate provisions are made for timely removal.
4. Signs attached to buildings are preferred over free-standing signs.
5. Lighting associated with signs should be stationary, non-blinking and non-revolving. Signs should not be erected nor maintained upon trees, or drawn or painted upon rocks or other natural features and artificial lighting of signs should be directed away from adjacent properties and the water.
6. Signs, other than those required for water-dependent use and navigation should not be allowed in the Zone 1 Buffer.

### **Utilities and Accessory Utilities**

1. All utilities should be designed to minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
2. Utilities that are non-water-oriented including transmission facilities for communications, and power plants, or parts of those facilities should not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available.
3. Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, should be located outside of the shoreline area where feasible.
4. Existing rights-of-way and corridors should be used whenever possible to accommodate the location of utilities.
5. Whenever possible, utilities should be located to minimize obstructions of views and vistas. This includes, but is not limited to, views of the shoreline environment from the water, views of the water from shorelines, and views extending beyond the shoreline of other scenic features of local importance such as rock walls, talus slopes, cliffs and perches from the shoreline or water. To preserve views and vistas and shoreline character, placement of utilities underground should be preferred and mitigated as appropriate with vegetation measures.
6. Accessory utilities necessary to serve shoreline uses should be properly installed so as to protect the shoreline and water from contamination and degradation.
7. Accessory utilities and associated rights-of-way should be located outside the shoreline area to the maximum extent feasible, complying with shoreline setbacks and/or buffers whichever are more protective. When utility lines require a shoreline location, they should be placed underground.
8. Accessory utilities should be designed and located in a manner that preserves the natural landscape and shoreline ecology and minimizes conflicts with present and planned land uses.
9. Accessory utilities should be designed and located to eliminate the need for topping or pruning trees.
10. Wherever possible, existing utility systems should be improved to enhance shoreline appearance and use.

### **Shoreline Modification Policies**

1. The provisions of this section apply to all shoreline modifications within all shoreline areas.
2. All shoreline modifications should be in support of an allowed shoreline use that is in conformance with the provisions of this Section of the Land Use Element.
3. Shoreline modifications should cause as few environmental impacts as possible and should be limited in size and number.

4. The type of shoreline and the surrounding environmental conditions should be considered in determining whether a proposed shoreline modification is appropriate.
5. Projects that include shoreline modifications should contribute to enhancement of shoreline ecological functions, when possible.
6. As shoreline modifications are allowed to occur, measures to protect and restore ecological functions should be implemented.
7. Development, uses and modifications should plan for the enhancement of impaired ecological functions where feasible and appropriate while accommodating permitted uses. As shoreline modifications occur, incorporate all feasible measures to protect ecological shoreline functions and ecosystem-wide processes.
8. Shoreline developments, uses and modifications should avoid and reduce significant ecological impacts according to the mitigation sequence in WAC [173-26-201](#) (2)(e).
9. Assure that shoreline modifications individually and cumulatively do not result in a net loss of ecological functions. This is to be achieved by giving preference to those types of shoreline modifications that have a lesser impact on ecological functions and requiring mitigation of identified impacts resulting from shoreline modifications.

#### **Clearing and Grading Policies**

1. Clearing and grading activities should only be allowed in association with an allowed shoreline use.
2. Clearing and grading in shoreline areas should be limited to the minimum necessary to accommodate permitted shoreline development.
3. Clearing and grading should be discouraged in required shoreline setbacks.
4. All clearing and grading activities should be designed and conducted to minimize sedimentation and impacts to shoreline ecological functions, including wildlife habitat functions and water quality. Negative environmental and shoreline impacts of clearing and grading should be avoided or minimized through proper site planning, construction timing and practices, vegetative stabilization or (where required) soft structural stabilization, use of erosion and drainage control methods, and by adequate maintenance.
5. For clearing and grading proposals, a plan addressing species removal, re-vegetation, irrigation, erosion and sedimentation control, and other plans for protecting shoreline resources from harm should be required.
6. After completion of construction, those cleared and disturbed sites should be promptly re-stabilized, and should be replanted as required by a mitigation management plan. Vegetation from the recommended list is preferred.

#### **Dredging and Dredge Material Disposal Policies**

1. Dredging and dredge material disposal should be prohibited in the shoreline

areas of Omak.

### **Fill Policies**

1. Fills waterward of the ordinary high water mark should be allowed only when necessary to facilitate water-dependent use, public access, or cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan, disposal of dredged material considered suitable under, and conducted in accordance with the dredged material management program of the department of natural resources, expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible, mitigation action, environmental restoration, beach nourishment or enhancement projects and .uses that are consistent with this Element and Chapter 18.21 OMC.
2. Shoreline fills should be designed and located so that there will be no significant damage to existing ecological systems or natural resources, and no alteration of local currents, surface water drainage, or flood waters that would result in a hazard to adjacent life, property, or natural resource systems.
3. In evaluating fill projects, such factors as potential and current public use of the shoreline and water surface area, navigation, water flow and drainage, water quality, and habitat should be considered and protected to the maximum extent feasible.
4. The perimeter of any fill should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time. Natural- appearing and self-sustaining control methods are preferred over structural methods.
5. Where permitted, fills should be the minimum necessary to provide for the proposed use and should be permitted only when they are part of a specific development proposal that is permitted by this master program. Placing fill in water bodies or wetlands to create usable land should be prohibited.

### **Shoreline Stabilization Policies**

1. Stabilization measures should be designed, located, and constructed primarily to prevent damage to existing development.
2. No structural stabilization measures should be allowed for a vacant lot.
3. New development should be located and designed to eliminate the need for future shoreline stabilization.
4. Shoreline vegetation, both on the bank and in the water, is very effective at stabilizing shorelines. For this reason, property owners are strongly encouraged to protect existing shoreline vegetation and restore it where it has been removed. Preserving and restoring shoreline vegetation should be the preferred method of shoreline stabilization.
5. Structural solutions to shoreline erosion should be allowed only if non-structural and vegetative methods would not be able to reduce existing or

ongoing damage.

6. Public projects should be models of good shoreline stabilization design and implementation.

### **Bulkheads Policies**

1. A bulkhead is not a preferred method of stabilizing the shoreline, because bulkheads tend to significantly degrade fish and wildlife habitat by the removal of shoreline vegetation, increase erosion on neighboring properties, and change the natural sedimentation process.
2. Cumulative impacts of bulkheads should be considered, since over time and as more shoreline is lost to bulkheading, the resulting loss of habitat may have long-term impacts on fish populations as well as to the overall ecological value of the shoreline.
3. Most areas along the shorelines in Omak can be adequately stabilized using softer, more natural means, such as vegetation enhancement, rather than a bulkhead.
4. If the purpose is not stabilization, a retaining wall, set back from shoreline vegetation, should be used rather than a bulkhead at the water's edge. (Retaining walls for purposes other than shoreline stabilization must comply with the setback and buffering requirements under the heading "Environmental Impacts and Water Quality" of this Section and Chapter 18.21 OMC.)
5. Because a bulkhead on one property can accelerate erosion on adjacent properties, the impacts of a proposed bulkhead on adjacent properties should be analyzed and considered before the bulkhead is approved.
6. A bulkhead should be allowed only for existing development for shoreline stabilization, and only if all more ecologically-sound measures are proven infeasible.
7. Property owners are encouraged to remove existing bulkheads and restore the shoreline to a more natural state. As an incentive, such projects should be processed without a fee charged for the shoreline permit.

### **Breakwaters, Jetties, Groins & Weirs Policies**

1. Breakwaters, jetties, groins, and weirs located waterward of the ordinary high-water mark should be allowed only where necessary to support water-dependent uses, public access, shoreline stabilization, or other specific public purpose. Breakwaters, jetties, groins, weirs, and similar structures should require a conditional use permit, except for those structures installed to protect or restore ecological functions, such as woody debris installed in streams. Breakwaters, jetties, groins, and weirs should be designed to protect critical areas and should provide for mitigation according to the sequence defined in WAC [173-26-201](#) (2)(e).

### **Vegetation Conservation Policies**

1. Natural plant communities within and bordering shorelines should be protected and maintained to ensure no net loss of shoreline ecological

functions.

2. Natural shoreline vegetation should be maintained and enhanced to reduce the hazard of bank failures and accelerated erosion. Vegetation removal that is likely to result in soil erosion severe enough to create the need for structural shoreline stabilization measures should be prohibited.
3. Shoreline vegetation degraded by natural or manmade causes should be restored wherever feasible.
4. Non-structural and “soft” methods of shoreline stabilization, such as vegetation enhancement and soil bioengineering, are preferred to hard structures to diminish the processes of erosion, sedimentation, and flooding.
5. Removal of vegetation should be limited to the minimum necessary to reasonably accommodate the permitted use or activity.
6. The physical and aesthetic qualities of the natural shoreline should be maintained and enhanced.
7. Preference should be given to preserving and enhancing natural vegetation closest to the ordinary high-water mark and within shoreline setback and buffer areas.
8. Aquatic weed management should stress prevention first.

### **Flood Hazard Reduction**

1. Construction should comply with local flood hazard reduction or flood damage prevention ordinances.
2. Flood hazard reduction efforts in shoreline areas should:
  - Where feasible, give preference to nonstructural flood hazard reduction measures over structural measures.
  - Base shoreline master program flood hazard reduction provisions on applicable watershed management plans, comprehensive flood hazard management plans, and other comprehensive planning efforts, provided those measures are consistent with the Shoreline Management Act and this section.
  - Consider integrating master program flood hazard reduction provisions with other regulations and programs, including (if applicable):
    - Storm water management plans;
    - Flood plain regulations, as provided for in chapter 86.16 RCW;
    - Critical area ordinances and comprehensive plans, as provided in chapter 36.70A RCW; and the
    - National Flood Insurance Program.
    - Assure that flood hazard protection measures do not result in a net

loss of ecological functions associated with the rivers and streams.

- Plan for and facilitate returning river and stream corridors to more natural hydrological conditions.
- Recognize that seasonal flooding is an essential natural process.
- When evaluating alternate flood control measures, consider the removal or relocation of structures in flood-prone areas.
- Plan for and facilitate removal of artificial restrictions to natural channel migration, restoration of off channel hydrological connections and return river processes to a more natural state where feasible and appropriate.

## **SHORELINE DESIGNATIONS**

Shoreline Designations are intended to encourage uses and activities that will protect or enhance present or desired character of the shoreline and critical areas within shorelines and allow appropriate uses consistent with local land use patterns. Omak's original Shoreline Master Program (SMP) was adopted in 1991. It used a classification system composed of four Shoreline Designations intended to accommodate different levels and types of development: "Natural", "Conservancy", "Rural", "Suburban", and "Urban."

The State's 2004 SMP guidelines recommend a new classification system to better reflect the most current scientific and technical information, planning concepts and to support requirements of the Growth Management Act (GMA). Omak used the State's new classification system as a starting point and tailored it to suit local conditions, local interests, and local land use planning. The result is a system that includes six Shoreline Designations intended for application to all shoreline areas within the incorporated and adopted Urban Growth Area (except within the boundaries of the Colville Indian Reservation).

The Shoreline Designation system in this Section is based on a combination of factors including ecological function and value, existence of designated critical areas, development and planning factors, and local interests. The designations reflect the combined results from the inventory, analysis and characterization along with input gathered through the public participation process.

The assessment of ecological function and value was derived from the Shoreline Characterization prepared by ENTRIX, Inc., incorporated as Shoreline Appendix A.

Development and Planning factors are a function of:

- a. Development Patterns (parcel size and level of subdivision)
- b. Current land use
- c. Existing Building Setbacks and Number of Structures
- d. Public Access and Recreation
- e. Transportation/Circulation systems/facilities
- f. Current Comprehensive Plans and Zoning maps
- g. Local Knowledge (input from SAG and TAG + staff and consultants)
- h. Ownership Patterns

i. Other built elements (Over-water Structures, levees, dikes)

The following section describes the criteria used to assign Shoreline Designations to water bodies (the classification criteria), lists specific policies and regulations that apply to each designation, and explains the rationale for each designation. Finally, the text describes the process used to assign designations to the shorelines in Omak. Allowed uses and development standards for each designation follow in tabular form. The policies specific to each designation and the general policies provide the basis for the uses and activities allowed in each shoreline designation. The development standards and criteria specify how and where permitted development can take place within each shoreline designation.

It is important to note that all lands within shoreline jurisdiction, regardless of designation, have inherent resource, ecological and economic value. Therefore, a natural tension exists between opportunities for protection and development. The SMA requires ecological functions and processes to be retained in all shoreline designations. Where changes in land use or development result in a loss of function and values, those losses must be mitigated.

Parallel shoreline designations may be used where appropriate—for example, to accommodate resource protection close to the ordinary-high-water-mark (OHWM) and development farther from the OHWM. Where parallel designations exist, developments and uses allowed in one of the designations should not be inconsistent with achieving the purposes of the other. The width of each designation may vary depending on the type, extent, and value of the resource to be protected; in all cases the designation closest to the shore shall extend at least to the closest boundary line, easement line and/or 15 feet inland from the OHWM. For future shoreline amendments in all cases the designation closest to the shore should maintain a structural setback/vegetation conservation area at least as wide as the minimum width allowed by the current Ecology approved shoreline designation. Any applicant proposing widths less than this should provide the city an analysis in compliance with WAC 173-26-201.

This Shoreline Master Program establishes a system of six shoreline designations for all shoreline areas within the incorporated areas and adopted Urban Growth Area. The system was derived from the State’s recommended classification system, tailored to reflect local conditions and serve local interests. The default designation for undesignated shorelines in the City of Omak is Urban Conservancy.

## **Aquatic**

### **Purpose**

The purpose of this designation is to protect, restore, and manage the unique characteristics and resources of areas waterward of the Ordinary High-Water Mark (OHWM).

### **Designation Criteria**

All water areas waterward of the OHWM of rivers, lakes and streams and associated wetlands should be designated “Aquatic.”

### **Policies**

1. Developments within the Aquatic Designation should be compatible with the adjoining upland designation.

2. Diverse opportunities for public access to the water should be encouraged and developed where such access is compatible with the existing shoreline and water uses and environment.
3. Over-water structures should be allowed only for water-dependent uses, public access, or ecological restoration. The size of such structures should be limited to the minimum necessary to support the structure's intended use. Structures that are not water-dependent should be prohibited.
4. Multiple-use of over-water facilities should be encouraged.
5. Under-water uses should be designed, developed, operated and mitigated with the least possible impact to the aquatic environment and should show that there is no feasible above water alternatives.
6. Aquaculture should be allowed where the use can be undertaken without interfering with surface navigation, public access, or shoreline ecological functions.
7. Hydroelectric projects of regional or statewide significance (including development of new hydroelectric projects, renovation of existing hydroelectric facilities, and operation of existing hydroelectric projects) should be allowed where impacts to surface navigation, public access, shoreline ecological functions, and the visual quality of the shoreline area can be adequately mitigated.
8. Fishing and other recreational uses of the water should be protected against competing uses that would interfere with recreation.
9. All developments and activities under the jurisdiction of this Section and Chapter 18.21 OMC should be located and designed to minimize interference with surface navigation. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should provide for portage consistent with project operations, safety, and security of the project facilities.
10. All developments and activities using water bodies under the jurisdiction of this Element and Chapter 18.21 OMC should be located and designed to minimize adverse visual impacts and to allow for the safe passage of fish and animals (consistent with federal and state agency approved recovery plans), particularly those whose life cycles are dependent on such migration. Hydroelectric projects licensed by the Federal Energy Regulatory Commission should address visual impacts and fish and wildlife passage while at the same time providing for project operations, safety, and security of the project facilities.
11. Uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
12. Abandoned and neglected structures that cause adverse visual impacts or are a hazard to public health, safety, or welfare should be removed or restored to a usable condition consistent with the provisions of this Section and Chapter 18.21 OMC.
13. Activities that substantially degrade priority habitats should not be allowed. Where such activities are necessary to achieve the objectives of the Shoreline

Management Act, RCW 90.58.020, impacts should be mitigated to provide a net gain of critical ecological functions.

14. Shoreline modifications should be considered only when they serve to protect or enhance a significant, unique, or highly valued feature that might otherwise be degraded or destroyed. Exceptions may be made for hydroelectric projects licensed by the Federal Energy Regulatory Commission. Such projects should be located and designed to minimize impacts to shoreline functions and values.
15. Shoreline jurisdictional areas within the Aquatic Designation should not be used for calculating land area for the purposes of subdivision and short subdivision.

## **Urban Conservancy**

### **Purpose**

The purpose of this designation is to protect and restore ecological functions of open space, floodplains, and other sensitive lands within the City and Urban Growth Area, while allowing a variety of compatible uses.

### **Designation Criteria**

Areas suitable and planned primarily for public uses that are compatible with maintaining or restoring the ecological functions of the area, and are not generally suitable for water-dependent uses, if any of the following characteristics apply:

1. They are suitable for water-related or water-enjoyment uses;
2. They are public-owned open space, flood plain or other critical areas that may be suited for low levels of development associated with water-related or water-enjoyment uses but are unsuitable for high intensity development;
3. They have potential for ecological restoration;
4. They retain important ecological functions (such as riparian or wetland habitat, buffers, stormwater and wastewater abatement, and open space– e.g. designated critical areas) even though partially developed; or
5. Existence of critical

### **areas. Policies**

1. Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands, either directly or over the long term, should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment, the setting, and the local comprehensive plan and development regulations.
2. The following uses should be allowed in shoreline areas designated as “Urban Conservancy”, where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: aquaculture; low-intensity

water-oriented commercial and industrial uses, where those uses already exist; water-dependent and water- enjoyment recreational facilities; residential development.

3. Mining and associated uses should be allowed on lands that are designated as “mineral resource lands” pursuant to RCW 36.70A.170 and WAC 365-190-070. Otherwise, resource extraction should not be allowed.
4. Water-oriented uses should be given priority over non-water-oriented uses.
5. Adjacent to the shoreline waters, water-dependent uses should be given the highest priority.
6. Opportunities for public access, including developed trails, overlooks and viewing platforms, etc..., to shorelines and water bodies should be encouraged for all developments, including subdivisions, short subdivisions, planned developments, commercial uses, public services, and recreational uses.
7. Public or community access to shorelines and water bodies should be required for new subdivisions of more than four lots and for recreational uses, provided any adverse impacts can be mitigated.
8. Public access to shorelines and water bodies should be required for new commercial uses and public services where it can be accommodated without risk to public safety, provided any adverse impacts can be mitigated.
9. Public and private recreational facilities and uses that are compatible with residential uses should be encouraged, provided that no net loss of shoreline ecological resources will result.
10. Standards to ensure that new development does not result in a net loss of shoreline ecological functions or further degradation of shoreline values should be established for shoreline stabilization measures, vegetation conservation, and shoreline modifications.
11. Subdivision should be allowed in shoreline areas designated as “Urban Conservancy.”

## **Shoreline Recreation**

### **Purpose**

The purpose of the Shoreline Recreation designation is to accommodate mixed-use recreation-oriented development that is consistent with the goals and purpose of the Shoreline Management Act; and to provide appropriate public access and recreational uses, especially where those uses are part of a master-planned system and support healthy physical activity.

### **Designation Criteria**

This designation is assigned to shoreline areas that support or are planned for mixed-use recreation-oriented development. The designation is intended to provide flexibility for water oriented mixed-use planned or clustered development with varying densities.

## Policies

1. The following uses should be allowed in shoreline areas designated as “Shoreline Recreation”, where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development; public access and recreational uses; water-oriented mixed-use development; master-planned resorts, and other development consistent with preservation of low-density recreation-oriented character.
2. Dedication and improvement of public access to shorelines should be required for all new uses, with the exception of residential developments of four lots or fewer, including development by public entities (including local governments, state agencies, and public utility districts). Where a master-planned public access system, such as a river front trail system, exists or is planned, participation in the system and provision of facilities that promote physical activity should be encouraged.
3. All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.
4. Docks, boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be required.
5. The number of boating facilities allowed within the SRec designation on each water body should be limited to protect shoreline ecological resources and preserve the character of the shoreline area.
6. Mixed-use water-oriented recreational/residential developments should be encouraged in the SRec designation where such developments are consistent with zoning and comprehensive plan designations and can be accommodated without damage to shoreline ecological resources.
7. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.
8. Adequate public facilities and services should be required in conjunction with development in the SRec designation. Within the Urban Growth Area, such development should be required to connect to municipal water and sewer utilities. Outside of the Urban Growth Area, private community utility systems may be allowed. Concurrent development of transportation facilities, including facilities to promote physical activity, should be required.
9. Subdivision should be allowed in shoreline areas designated as “Shoreline Recreation.”

## **Shoreline Residential**

### **Purpose**

The purpose of the Shoreline Residential designation is to accommodate residential development and appurtenant structures that are consistent with the goals and purpose of the Shoreline Management Act; and provide appropriate public access and recreational uses.

### **Designation Criteria**

This designation is assigned to shoreline areas within the City and Urban Growth Area that support a predominance of single-family residential development with some duplex and multi-family, are platted for residential development, or are planned for residential development exceeding 1 dwelling unit per acre.

### **Policies**

1. The following uses should be allowed in shoreline areas designated as “Shoreline Residential”, where consistent with local comprehensive plans and development regulations, provided that the use is consistent with maintaining or restoring the ecological functions of the area: residential development (including both single and multi-family development); water-oriented commercial uses.
2. Residential developments of more than four lots and all recreational developments should provide public access to shorelines and water bodies. Opportunities for public access to shorelines and water bodies should be encouraged for all other developments, including subdivisions, planned developments, commercial uses, and public services.
3. All multi-family and multi-lot residential developments should provide joint-use community recreational facilities.
4. Docks, boat ramps, boat lifts, and other boating facilities serving individual single-family residences should be prohibited. Where boating facilities are allowed, community facilities should be required.
5. Public and private recreational facilities and uses that are compatible with residential uses and with the applicable comprehensive plan and development regulations should be allowed.
6. Access (including transportation facilities and rights of way or easements), utilities, and public services should be available and adequate to serve any existing needs and planned future development.
7. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical areas protection, and water quality should be set to ensure that new development does not result in a net loss of shoreline ecological functions. Such standards should take into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and other services available, and other comprehensive planning considerations.
8. Subdivision should be allowed in shoreline areas designated as “Shoreline

Residential.”

## **High Intensity**

### **Purpose**

The purpose of the High Intensity designation is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded and are planned for such uses.

### **Designation Criteria**

Shoreline areas within the City and Urban Growth Area should be designated “High Intensity” if they currently support high-intensity uses related to commerce, transportation, or navigation; or are suitable or planned for high-intensity water-oriented uses, including multi-family residential development.

### **Policies**

1. Although they are the most heavily developed shoreline lands in Omak, High Intensity lands retain resource value and present limited opportunities for protection and restoration.
2. Because shorelines are a finite resource and because high-intensity uses tend to preclude other shoreline uses, emphasis should be given to directing new development into areas that are already developed or where high-intensity uses can be developed consistent with this master program and the applicable Comprehensive Plan, and to uses requiring a shoreline location. Full utilization of existing high-intensity areas should be encouraged before further areas are designated as High Intensity.
3. Priority should be given to water-dependent, water-related, and water-enjoyment uses over other uses, with highest priority given to water-dependent uses. Uses that derive no benefit from a water location should require a shoreline conditional use permit.
4. Where consistent with other policies and with local comprehensive plans and development regulations, the following uses should be allowed in shoreline areas designated as “High Intensity”, provided that the use is consistent with maintaining or restoring the ecological functions of the area: water-oriented commercial uses, transportation, navigation, and other high-intensity water-oriented uses, including multi-family residential development.
5. Visual public access should be required, where feasible.
6. Physical public access should be encouraged where it can be accommodated without risk to public safety.
7. Aesthetic objectives should be implemented by means such as sign control regulations; appropriate development siting, screening and architectural standards; and maintenance of natural vegetative buffers.
8. Implementation of local plans for acquisition or use through easements of

land for permanent public access to the water in the High Intensity Designation should be encouraged.

9. In order to make maximum use of the available shoreline resources and to accommodate future water-oriented uses, the redevelopment and renewal of substandard, degraded, under-used, or obsolete urban shoreline areas should be encouraged.
10. Subdivision should be allowed in shoreline areas designated as “High Intensity.”

## SHORELINE DESIGNATIONS MAP

The *Shoreline Designations* map for the city of Omak shows the areas under the jurisdiction of this Master Program and the boundaries of the six shoreline designations. Shoreline areas within the Urban Growth Area have been pre-designated—that is, the shoreline designations shown in Urban Growth Areas are those that have been assigned by the city.

The *Shoreline Designations* map shall be the official map of Shoreline Designations and is maintained by the City and by the Department of Ecology. Any other copies, including copies that may be distributed either as part of this Element or separately, shall be unofficial.

The MapA-12 Shoreline Designations for the city of Omak is found in the Map Appendix.

## 7. OPEN SPACE

Open space is the land set aside for uses other than buildings, roads or parking lots. It includes the open space between buildings, buffers between conflicting land uses, parks, recreation sites, play fields, rivers, lakes, ponds and marshes as well as such areas as airport "clear" zones. It is not simply leftover, un-built upon land, but land that serves one or more of the following functions:

- Recreation: human physical and psychological needs.
- Amenity and Aesthetics: visual and environmental land features conducive to pleasant surroundings and human needs.
- Conservation: fish and wildlife habitat and environmental preservation.
- Production: primarily agricultural

This section of the plan, while partially repetitive of the preceding sections on Public Uses and Resource Lands, Critical Areas and Shorelines, is important in that it recognizes the values expressed during the public involvement process. Furthermore, the preservation and utilization of open spaces plays a critical role in the "quality of life" enjoyed by area residents.

### Policies for Open Space

The following policies are intended to guide decision-making regarding open space in the Greater Omak Area.

Policy 1: encourage the preservation, development and maintenance (by public and/or private means) of significant landscape features (steep slopes), trees, natural shrubs and landscape, rivers, streams, wild areas, important critical areas (e.g. fish and wildlife habitat, wetlands, flood hazard, aquifer recharge and geologically hazardous areas) and other lands which meet local and other needs. The maintenance of such local spaces and configurations includes not only parks and play areas but the Okanogan River itself, the surrounding bench lands and even such landmarks on the horizon as Coleman Butte.

Policy 2: seek to preserve the bench land profile (steep slopes) surrounding the City and establish boundaries of the Planning Area in a way that is complimentary to the natural landscape.

Policy 3: recognize and should seek to protect the Okanogan River as one of the Greater Omak Area's (and the regions) major landscape assets.

Policy 4: ensure that development along the River recognizes and preserves open space and the unique and pleasant qualities of this natural feature.

Policy 5: coordinate park, recreation and open space projects with other local jurisdictions as well as the State and Federal governments.

Policy 6: agree that the native vegetation and important fish and wildlife habitat along the bluffs surrounding Omak and the banks of the Okanogan River should be considered priorities for open space protection measures.

## **8. GROWTH AND FRINGE AREAS AND ANNEXATION**

Until the significant annexations in the 1990's, the majority of the area within the corporate limits of Omak was developed. While past plans stressed the desire to focus on redevelopment of areas within the corporate limits in order to reduce the costs of infrastructure extensions, the availability of larger parcels desired by the development community resulted in the increase in annexations. The rush of annexations began in the late 1980's with the annexation and subsequent development of the Omache Center. Since 1990 approximately 260 acres have been annexed into the city with the majority located in the northeastern portion of the city east and north of the Omache Center.

As annexations are proposed, consideration must be given to topography, other physical constraints, jurisdictional issues and present and proposed land uses. Annexation of areas already developed reduces flexibility of land use planning for the expansion of the community since many land uses will be established before annexations can occur. Since it is difficult and often economically unfeasible to annex for the sake of planning, the type of coordination represented in this plan between the city, Okanogan County and the Tribes is imperative. Therefore, this plan calls for the definition of an Urban Growth Area, or as the County prefers, City Expansion Area.

The Urban Growth (City Expansion) Area is defined by a line drawn in the unincorporated area around the present corporate limits of Omak that defines the projected corporate limits of Omak (a 20-40 year projection). The Urban Growth Area defines those lands that should be considered priority annexation areas and includes those lands that the city needs to plan for extension of public utilities. If the City and County were fully planning under the

Growth Management Act, they would have to adopt a capital facilities plan for how utilities and other infrastructure would be provided for all lands within the Urban Growth Area. While the City, County and Tribes are not subject this requirement, such planning makes sense and the Urban Growth (City Expansion) Area has been established with an understanding that this level of utilities planning will take place.

## **Policies for the Urban Growth (City Expansion) Areas and Annexations**

The following policies are intended to guide decision making regarding the establishment of the Urban Growth (City Expansion) Area and annexation priorities in the Greater Omak Area.

Policy 1: establish an Urban Growth or City Expansion Area that surrounds those lands expected to ultimately be incorporated into the City or eventually be characterized by suburban type of development.

Policy 2: City services should only be extended to areas within the Urban Growth (City Expansion) Area that are presently within or will be annexed into the City.

Policy 3: all costs and impacts to the City, County and Tribes resulting from annexation should be considered prior to acting on any annexation request.

Policy 4: that as new areas are considered for annexation, analysis should be conducted, when appropriate, that involve cost/benefit, infrastructure, land capability and solicitation of public opinion.

Policy 5: ensure that proposed annexations be reviewed by the City, County and/or Tribal Planning Commissions (as appropriate) for recommendations to the City Council, County Board of Commissioners and/or Tribal Business Council.

Policy 6: encourage and support development of private/public community water and wastewater treatment systems that meet City standards in the Urban Growth (City Expansion) Area.

Policy 7: encourage and support the location of most commercial and industrial uses within designated portions of the Urban Growth (City Expansion) Area.

Policy 8: limit development on those lands outside of the Urban Growth (City Expansion) Area to that deemed compatible with the use of these areas for agricultural purposes (excepting those areas specifically designated for other uses in this plan).

Policy 9: review the Urban Growth Area at a minimum of every five years.

## **9. IMPLEMENTATION**

The Land Use Element of the Greater Omak Area Comprehensive Plan is an expression of how the city and its surrounding area should grow and develop. Consistent with the State Planning Enabling Act (RCW 35.63), the Comprehensive Plan is to serve as a guide to future development and redevelopment. Thus, the goals, objectives, policies and recommendations contained in the plan are guidelines, not regulations. In order for the plan to serve its

function it must be implemented. There are four basic ways to implement this element of the comprehensive plan. These are through adoption of zoning, subdivision, planned development and binding site plan regulations. Implementation of other elements of the plan is also furthered by these regulations in addition to development of capital facilities plans which address the fiscal implications of implementation. The implementation of other plan elements will be specifically addressed in each element.

## Policies for Implementation

The following policies are intended to guide decision-making regarding implementation of this plan.

Policy 1: agree to cooperatively develop strategies, regulations and plans that ensure implementation of the recommendations contained in this plan.

Policy 2: work cooperatively on development of implementation strategies that will be adopted and enforced by each jurisdiction.

Policy 3: agree to develop implementation measures that provide a fair balance between the rights of the public and the rights of the individual.

Policy 4: agree that implementation measures should consider the diverse cultural, social and economic makeup of the Planning Area.

Policy 5: agree that the main purpose of implementation measures should be to further the goals, objectives and policies of this plan.

Implementation of a land use plan may take many approaches. The following ordinances, codes and programs are either presently in place (at the City, County or Tribal level) and will be updated, amended or prepared and adopted as the primary means to implement the goals, objectives and policies and recommendations of the Greater Omak Area Comprehensive Plan:

## Methods of Implementation

a. **Zoning:** Zoning is the most important legal tool which can be used to implement the land use plan. The basic purpose of zoning is to promote the City's public health, safety, and welfare, and to assist in the implementation of the comprehensive plan. In a zoning ordinance the city is divided into zoning districts, with types of uses, permit requirements and other land use regulations defined for each district. The most basic regulations pertain to:

- 1) the height and bulk of buildings;
- 2) the percentage of the lot which may be occupied and the size of required yards;
- 3) the density of population; and
- 4) the use of buildings and land for residential, commercial, industrial, and other purposes.

At the present time the city has a zoning ordinance which places all areas of the city with one of several residential, commercial, industrial or public use zoning districts; the County's zoning ordinance zones all unincorporated areas covered by this plan as "Minimum Requirement"; and, the Tribes Land Use Development Code zones all reservation lands within the Planning Area as "Special Requirement". It is important that zoning within the Planning Area be closely coordinated in order to effectively implement this plan.

b. Subdivision: Subdivision regulations are intended to regulate the manner in which land may be divided and prepared for development. They apply whenever land is divided for purposes of sale, lease or transfer. State law specifies that any subdivision of land that results in the creation of a parcel of less than 5 acres in size must comply with state and local subdivision requirements.

There are two basic forms of subdivision: long plats, which contain 5 or more lots; and, short plats, which contain four or fewer lots (although local governments have the option to increase lot to 9 under a short plat). Regulations pertaining to both types of subdivisions are adopted and enforced at the local level in accordance with provisions and statutory authority contained in state law.

The regulations specify methods of subdivision procedures for the developer and the local government, minimum improvements (streets, utilities, etc.) to be provided by the developer, and design standards for streets, lots, and blocks. Subdivision regulations are intended to encourage the orderly development and redevelopment of large tracts in the Planning Area.

Development of subdivisions and subdivision regulations within the Planning Area should be closely coordinated between the City, County and Tribes.

c. Planned Development: Planned development regulations are intended to provide an alternative method for land development which results in a rezone of the subject property and:

- 1) Encourages flexibility in the design of land use activities so that they are conducive to a more creative approach to development which will result in a more efficient, aesthetic and environmentally responsive use of the land;
- 2) Permits creativity in the design and placement of buildings, use of required open spaces, provision of on-site circulation facilities, off-street parking, and other site design elements that better utilize the potential of special features, such as, geography, topography, vegetation, drainage, and property size and shape;
- 3) Facilitates the provision of economical and adequate public improvements, such as, sewer, water, and streets; and
- 4) Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural features such as agricultural lands, steep slopes, and floodplain and shoreline areas.

Planned development regulations may be incorporated into a jurisdiction's zoning ordinance or developed as a separate ordinance. It is also possible for the City, County or

Tribes to use the planned development process for certain uses which due to their nature may be more appropriately reviewed under such regulations.

At present, the city has a very limited planned development section in the zoning code; the County has a well-developed planned development section in code; and, the Tribes do not presently provide for this alternative means of land development. As with zoning and subdivision regulations, the City, County and Tribes will need to closely coordinate and cooperate on development and implementation of planned development provisions.

d. Binding Site Plan: The binding site plan is a method for dividing property for commercial and industrial purposes, and in some cases for residential uses such as manufactured home and recreational vehicle parks where the individual parcels are not to be sold. This method for regulating development is intended to provide a flexible alternative to developers and requires that a specific site plan be developed which shows the layout of streets and roads and the location of utilities required to serve the property. The binding site plan is a legally enforceable document which, when required, can be amended to reflect changing conditions. The plan also must be reviewed to ensure that the cost of providing basic services and the maintenance of those services does not represent an unreasonable burden on residents of the Planning Area.

At present, the City and County have approved binding site plan regulations while the Tribes do not. It is important that whatever regulations are prepared, revised or amended are closely coordinated among the three jurisdictions with interest in the Planning Area.

e. Shoreline Master Programs: The City, County and Tribes have all adopted Shoreline Master Programs (SMP), with the City and County's developed in compliance with the State Shoreline Management Act of 1971 and are presently being updated to reflect requirements adopted by the State in 2005. The Tribes, who are not subject to the SMA, have developed regulations their own Shoreline Management Plan specifically for the shoreline areas of the Reservation. The SMP is, in effect, a special comprehensive plan and zoning ordinance for those areas falling under shoreline jurisdiction. The SMP compliments this Comprehensive Plan.

The city revised the SMP in 1991 which regulates development within 200 feet landward on a horizontal plan from the ordinary high-water mark or floodway boundary, whichever is greater, of the Okanogan River. The City's SMP requires review and approval by a letter of exemption, substantial development permit, variance or conditional use permit all development within the shoreline area. Furthermore, the city designated shorelines within the eastern portion of Omak, which until the new plan was adopted did not fall under the Act.

The County has been working on an updated SMP, but as of the date of the adoption of this plan had not completed the approval process. The major difference between the City and County SMPs is the area of shoreline jurisdiction. The County's plan includes all lands within 200 feet landward on a horizontal plan from the ordinary high-water mark or floodway boundary, or 100-year floodplain, whichever is greater, of the Okanogan River. Furthermore, the County's plan does not regulate any shoreline areas within the reservation.

- f. Grading and Filling Ordinances: Grading and filling ordinances may be used to regulate development that does not involve building, land use or other permits. Such an ordinance may be a useful addition to the tools available to local governments as means of protecting the area's environmental quality.
- g. State Environmental Policy Act (SEPA): While SEPA is not necessarily an implementation tool, local requirements for SEPA review provides land use administrators with useful information on potential impacts and proposed measures to mitigate such impacts. The City, County and Tribes all have similar requirements for environmental review and should continue to use these tools as a means of implementing the goals, objectives and policies of this plan.
- h. Growth Management Act: While not necessarily an implementation tool, the Growth Management Act does provide significant direction for planning and regulation of land use. In accordance with RCW 36.70, by July 1, 1993, all city and County ordinances must be consistent with the Comprehensive Plan. Those ordinances found to be inconsistent may be held invalid.
- i. Conservation Easements and Transferable Development Rights: These implementation tools used primarily for the protection of environmentally sensitive areas and/or wildlife habitat, is not presently used by any of the jurisdictions cooperating on this plan. Such easements or rights may be considered in the future as a means of protecting and preserving open space, critical areas and other unique features as a part of development agreements. Conservation easements and transferable most commonly entail a payment to a private party to offset the cost of leaving part of a project undeveloped or result in the transfer of development rights to another party.
- j. International Building Code: The International Building Code (IBC) is a uniform set of regulations all three jurisdictions use to regulate and enforce construction activities. The IBC may be used in conjunction with other implementation tools to ensure compliance and conformance with the comprehensive plan.
- k. Flood Damage Prevention Ordinance: Flood Damage Prevention ordinances are required for jurisdictions which have areas subject to inundation by 100-year flood events. The purpose of this type of implementation tool is to ensure that new or substantially improvement structures and fills are constructed in a manner which not only will minimize flood damage to the structure but also minimize the potential for increasing the flood hazard on adjacent properties.
- l. Airport Overlay Zone: Okanogan County is encouraged to develop and implement an airport overlay zoning district for the unincorporated area surrounding the Omak Airport. The intent of the overlay is to protect present and future airport operations and expansion from incompatible land uses.

## 10. RECOMMENDATIONS FOR THE LAND USE ELEMENT

### General:

- That changes be initiated to County and Tribal zoning for surrounding unincorporated lands to establish larger minimum lot sizes, provide for cluster housing development and protect and preserve agricultural areas outside of Urban Growth Areas.
- That the County be encouraged to implement policies from the 1964 Comprehensive Plan that favor continued agricultural use of important agricultural land, and to discourage its subdivision.
- Develop and implement educational programs on one or more of the following, and present these programs at schools, community groups, local governments, and the community at large:
  - the multiple values of shoreline areas
  - the potential dangers of building in flood hazard areas and the value of the Omak Levee System
  - the economic advantages of our present environment and the economic costs of environmental degradation.
  - the Growth Management Act, the GMA process and the potential advantages and disadvantages for the Central Okanogan Valley
  - the custom, culture and traditions of the natural resource industries in Okanogan County
- That efforts to expand joint planning efforts between city, county and tribal governments continue.
- That stronger, locally derived, planning, land use and growth-management policies be developed.
- That plans for growth be developed based on the ability of the City, County and Tribes to provide services on a sustainable basis.

### Residential Development:

- Explore the use of housing authorities, trusts and/or other mechanisms to promote home ownership.

### Commercial Development:

- That joint efforts be made to upgrade, including the rehabilitation of existing downtown buildings to provide for a more pleasant, pedestrian oriented shopping environment.

- That a joint City/County/Tribal Planning Committee be charged with the task of developing requirements for pedestrian access, off-street parking and linkages between all parts of the planning area.
- That public and private efforts be made to increase parking availability and convenience in the Central Business District.
- That commercial development be limited to designated lands within the Urban Growth (City Expansion) Areas.
- That commercial developments consider the following items when designing, building and/or upgrading existing or new commercial structures/areas:
  - Elimination of overhanging signs and their replacement with building front flush type signs and/or small overhanging signs.
  - Elimination of flashing signs and moving signs whether illuminated or not.
  - Inclusion of a variety of ground treatments of different materials to give some special emphasis at different places - or even the complete replacement of concrete sidewalks with brick, flagstone or other textured material.
  - Provision of street "furniture" should all be considered in a coordinated way so that their character in some way reflects and/or relates to the materials and design of the area as a whole. Street "furniture" may include:
    - pedestrian bulb-outs
    - flower planters
    - street trees
    - benches
    - garbage containers
    - storm grates
    - tree grates
    - street and parking lot lights and standards
    - manhole covers
    - regulatory, street, business and directory signs
    - store address numbers
    - Provision of sidewalks which can be widened in some areas to create mini parks with street trees, park benches, a drinking fountain or a street kiosk.
- That support be given to efforts to revitalize the downtown Omak

### **Industrial Development:**

- That standards be developed for future industrial uses which will minimize identified impacts.
- That industrial development utilizes best management practices for conservation and efficiency in operations and fire protection.
- That any industrial development be compatible with surrounding land uses.

- That the development of Omak Municipal Airport for compatible industrial uses be encouraged.
- That the city, county and Tribes cooperatively identify and develop new sites for light industry. Consider at least the following sites, develop strategic partnerships between public and private interests and possibly acquire or secure options (if needed):
  - Omak Airport (airport compatible uses)
  - Tribal industrial sites at former mill site in East Omak
  - Northeast Omak in areas designated as Light Industrial or Mixed Use

### **Public Uses:**

- That the public use designation be applied to those publicly owned lands of sufficient size that will remain in public use for the foreseeable future.
- That public use areas provide an example/model of efficient management, intergovernmental cooperation, environmental and cultural awareness and barrier free access.
- That acquisition of land for public uses place a priority on provision of parks and recreation areas, protection of environmental quality, public access to the Okanogan River and preservation of open space.

### **Resource Lands, Critical Areas and Shorelines:**

- That all development in areas identified as Critical Areas and Shorelines be regulated through one or more of the following: the City's Zoning Code (contains regulations for development in Critical Areas), Shoreline Master Program, Flood Damage Prevention Ordinance, Tribal Land Use and Development Code or through SEPA and/or Tribal environmental review if floodplain, shoreline or Tribal zoning regulations do not apply.
- That development within areas designated as Resource Lands, Critical Areas or Shorelines be required to submit a State Environmental Policy Act (SEPA) checklist or Tribal environmental review checklist as part of the development proposal and be required to comply with City, County or Tribal environmental review policies and procedures.
- That the storage, treatment, manufacturing and processing of hazardous materials and hazardous wastes be prohibited or mitigated in the Critical Areas and Shorelines to prevent contamination of soils and ground and surface waters.
- That development within Critical Areas be mitigated to have a minimal impact on the environment.
- That development within Resources Lands be compatible with the current uses in the area.

- That development within Shorelines be subject to strict compliance with City, County or Tribal Shoreline Master Programs.
- That clearing, grading and filling of lands within Critical Areas and Shorelines be the minimum required to accomplish an allowed use.
- That use of Critical Areas and Shorelines for parks, paths, trails and other public uses be encouraged, however, protection of fish and wildlife and fish and wildlife habitats within such areas should be emphasized and any development occurring in these areas should be planned and mitigated to have the least possible impact on fish and wildlife and their habitats.
- That SEPA, NEPA and Tribal environmental review processes be used more effectively as a means to protect critical areas and resource lands.

### **Open Space:**

While many of the open space policies focused on preservation and protection of open spaces, this is not to say that some of these areas should not be developed rather, that any development should be complimentary to the image which the Greater Omak Area seeks to project. Intergovernmental cooperation is the cornerstone if these efforts are to be successful. This plan recommends the following actions to ensure open spaces receive the attention they deserve:

- That the Critical Areas designation, as described in Element A, Section 4, include the steep slopes surrounding the City which lead up to the benches on either side of the Okanogan river and the steep slopes along the northern bank of the Okanogan River. See Steep Slopes Maps in the Map Appendix.
- That as the lands adjoining the Okanogan River are developed, preservation of riparian areas be required to provide needed open space within the urban center.
- That local land trusts be encouraged to work with private landowners and develop programs to receive donations of land for open space, conservation easements, recreational trail easements etc...
- That amendments be initiated to local open-space taxation policies to provide incentives for land preservation which is not directly tied to commodity production or necessarily to provision of public access.

### **Urban Growth (City Expansion) and Fringe Areas and Annexation:**

- That priority for annexation be given to lands wholly or substantially surrounded by existing corporate limits that lie within the Urban Growth (City Expansion) Area.
- That all lands to be annexed lie within the Urban Growth (City Expansion) Area and be required to connect to City services.
- That all extensions of City services to lands outside the corporate limits require annexation into the City, with the exception of those required to serve Tribal enterprises.

- That annexations be done in a coordinated manner taking in as many parcels as feasible in selected areas.
- That growth outside of the Urban Growth (City Expansion) Area be limited to that deemed compatible with the agricultural use of the area.
- That the city/county/tribes formalize cooperation on annexation policies through memorandums of understanding or intergovernmental agreements.

### **Implementation:**

- review and approve this plan and subsequently cooperatively develop and adopt consistent implementation measures.
  - continue to cooperatively plan and regulate land use.
  - cooperatively adopt policies and procedures for the implementation and enforcement of the State Environmental Policy Act (SEPA) or similar environmental review regulations.
  - develop a system of land use regulation that is seamless with respect to which is government processes or enforces permits or violations.
  - work to pass and enforce reasonable shoreline, floodplain and other land use regulations.
-

## PLAN ELEMENT B: TRANSPORTATION/CIRCULATION

The movement of goods, services, and people to and through the Planning Area plays a large role in the quality of life experienced in our community. Traffic congestion and unsafe pedestrian and non-motorized transportation corridors detract from the rural, small town feel that Omak residents value. A well-maintained, safe, and efficient transportation/circulation system, for motorized and non-motorized uses can go a long way towards protecting the rural lifestyle even with increased population growth.

Omak's street system contains roughly 28 miles of roadway within the incorporated city limits (see Table B.1 for inventory data). This total does not include those portions of US 97, SR 155, and SR 215 within the city limits, which comprise approximately another 5 miles of road. Of these 28 miles, approximately 8.3 miles have curb and gutter, and an estimated 4.2 miles have curb, gutter and sidewalk.

It should be noted that throughout the city, there are many streets with a “mix and match” combination of improvements. For example, Douglas Street going northerly from Central Avenue on the south side of the Omak Middle School has curb and sidewalk on both sides of the street to Apple Avenue, and then only sidewalk on the west side to Bartlett Avenue. On Bartlett Avenue, there is curb and sidewalk between Main and Ash on both sides; between Ash and Birch, there is still curb and gutter on both sides, but only sidewalk on the north side; then at its intersection with Elm Street, there is still curb and gutter on both sides, and a sidewalk along the northerly and westerly side of the street that goes southerly to a point just north of 2<sup>nd</sup> street. (At or about West Apple Avenue, Bartlett Ave. becomes Granite Street). From 2<sup>nd</sup> Street southerly, Granite/Jasmine has curb and gutter only to 6<sup>th</sup> Street. Fourth Avenue westerly from Cedar Street to Jasmine has curb only on both sides but no sidewalks. In the Wildwood neighborhood in northwest Omak, there is curb and gutter throughout, but sidewalks on only one side of the streets, and only in select places.

While most residential access streets are BST surfaced, the City had been striving to upgrade approximately 2.0 miles of streets with asphalt surfacing each year before budget constraints and the need for matching funds for significant street improvements (e.g. Jasmine, Engh Road, Ross Canyon and Oak Street) resulted in the dollars allocated for asphalt overlays on local major and minor collectors to be used as match for the larger projects. State routes and new streets and roads are primarily paved with asphalt.

Comprehensive planning seeks to link transportation/circulation improvements with current and projected land uses. The transportation/circulation system in the Greater Omak Area has changed significantly in the past three decades, especially given the tremendous growth in commercial and residential development in the northeastern portion of the city and residential development in the unincorporated areas to the north and west on the “flats”. While the existing system is almost exclusively bound to motorized modes of transportation, there is a growing demand for safe and convenient pedestrian and bikeways in the area.

**Table B.1 – Street Inventory**

<b>Functional Class</b>	<b>City Miles</b>	<b>UGA Miles</b>
Major Arterial (US 97)	1.8	1.1
Minor Arterial (SR 155 & SR 215)	3.9	0.8
Major Collector	0.7	2.2
Minor Collector	1.8	5.0
Local Major Collector	6.4	2.0
Local Minor Collector	4.9	4.7

Several studies and planning efforts have impacted the development and updating of this plan element and the transportation system in the Omak Area. These include: the North Central Regional Transportation Plan (1998); Okanogan County Transportation Element (1996); Northwest Omak Transportation Study (1997); Central Okanogan Valley Transportation Study (1994); Okanogan County Transit Authority Comprehensive Transit Plan (1997); Omak-Okanogan Greenway Trail Concept and Analysis (1994); SR-215 Corridor Study (1998); Omak Airport Layout Plan (2007); Engh Road and US 97 Traffic Study (2009); NCRTPO Okanogan County Transit Study (2012); TRANGO Transit Development Plan 2019 -2024 (2019); and, US 97 Omak Area Transportation Study, WSDOT (2019). The implications of these studies for comprehensive planning are summarized below.

The North Central Washington Regional Transportation Plan examined the transportation network in the entire region mainly addressing routes of regional significance. This regional plan was developed using Okanogan County's Transportation Element (1996) as a building block; its goals and policies were broad since the intent was to incorporate the interests of the entire region. The Okanogan County Transportation Element was the first plan to address a coordinated transportation system that included all jurisdictions and unincorporated rural areas in the county. Omak's transportation planning seeks to be consistent with regional and county standards.

The Central Okanogan Valley Transportation Study (COVTS) examined existing and future traffic conditions for the Omak/Okanogan area transportation facilities. While, at the time of completion, the study found few problems with existing levels of service and accident histories, the projections for 2000 and 2010 raised concerns about several roadways and intersections within Omak's planning area. SR-215 (Riverside Drive) from US 97 to Downtown Omak; SR-215 between Omak and Okanogan; and SR-155 west of US 97 were identified in 1994 as likely to exceed acceptable levels of service by 2010. Intersections at SR-215 and Omache Drive, SR-215 and Quince, SR-215 and Euclid, SR-215 and Ross Canyon Road, and US 97 and Dayton were all projected to exceed acceptable levels of service by 2000.

Fortunately, a combination of improvements (signal at Dayton/US 97, pedestrian signal at Oak St/SR 215 and realignment of Ross Canyon Rd/SR 215 and projections that overstated the potential increases in traffic volumes resulted in most of the listed intersections still functioning within desired levels of service. It is important to note that these intersections should continue to be monitored and steps taken when needed to address transportation related impacts.

The Northwest Omak Transportation Study (NWOTS), completed in 1997, was conducted to anticipate changing transportation needs resulting from development of Wildwood and Eagle View in northwest Omak. The study involved cooperation by City of Omak, City of Okanogan, Okanogan County, WSDOT, Colville Confederated Tribes, North Omak Partnership, and other private development interests. Recommendations stemming from the study include, signalization of three intersections with SR-215--Quince, Dewberry, and Robinson Canyon Road-by the year 2000, and channelization to restrict southbound left turns from Omache Drive to SR-215 and widening of SR-215 to five lanes from Highway 97 to Downtown Omak by the year 2015. Fortunately, as with the COVTS, most of the recommended improvements have not been necessary to date, but will merit continued consideration as the community grows.

Phase I of the SR-215 Corridor Study was completed in November of 1998. This plan addressed the particular significance of SR-215 as the main arterial and intercity connection for the cities of Omak and Okanogan. Many of the improvements recommended in the above studies are along the SR-215 corridor. Comprehensive planning and improvements along this corridor are vital to the long-term ease of travel in the Greater Omak area.

The flurry of transportation planning and studies in the late 1990's led to several significant improvements being completed. Two WSDOT funded projects have provided a sidewalk along the length of one side of SR 215 from the vicinity of Mid Valley Hospital on the south to the intersection of SR 215 and Quince in the north; Ross Canyon Road has been reconstructed and realigned to facilitate future signalization and improve turning movements; Oak Street/Robinson Canyon Road has been rebuilt from SR 215 north to the top of the grade; signalization and improvements to Engh and Omak River Roads (resulting from WalMart Supercenter and Home Depot); improved signage directing northbound traffic to US 97 via Koala and Shumway; installation of a traffic signal and pedestrian crossing at US 97 and Dayton Street; installation of sidewalks along SR 155 adjoining Eastside Park from the Visitor Center to the Central Avenue Bridge; and, installation of a pedestrian activated crossing signal at Oak Street/SR 215.

Beyond the noted projects, efforts to improve motorized transportation over the last 25+ years have focused on three primary areas: the intersection of US 97 and SR 215 and the adjoining street system; replacement of the Central Avenue Bridge; and, completion of a sidewalk linking East Omak Elementary with the Middle/High School Campus.

In 2009, the City retained USKH to analyze and provide options for addressing increasing traffic issues in the vicinity of Engh Road and US 97. The resulting study contains detailed options with preliminary cost estimates for a range of improvements including increasing the profile of SR 215 and Engh Road up to 5 lanes from Quince Street east of the Omak River Road, extension of turn pockets on Engh Road and improvements (signalization or roundabouts) at the intersections of US 97 and Shumway and US 97 and Sandflat. The intent behind the study was provide a foundation for the development of a SEPA mitigation program or adequacy of public facilities ordinance that could be used to collect fees from developers as a means to begin financing needed improvements.

Replacement of the Central Avenue Bridge has been an important issue to the City for over two decades with repeated attempts to secure funding through both the State and Federal governments. Very little study had been devoted to analyzing potential locations for a new

bridge. This changed in 2010 when the Tribes secured funding from the federal government to conduct a feasibility and site alternatives analysis. The result of the effort, which is described later in this Element, determined the best, most efficient and most cost-effective solution was to replace the existing bridge at the current location in the heart of downtown Omak.

Completion of a safe pedestrian facility linking East Omak Elementary to the Middle/High School campus has been the subject of two attempts to secure funding through the Safe Routes to Schools Program. Unfortunately, those efforts were not successful but the city did secure a grant from the Transportation Improvement Board in 2010 to design and construct sidewalks from East Omak Elementary to Second Avenue near the Omak Visitors Center. The balance of the project will be pursued as funding becomes available.

In 1996, the County Commissioners created the Okanogan County Transit Authority (OCTA), which includes all but 432 square miles of Okanogan County. A citizen's advisory committee was formed to undertake a survey to assess the need for public transportation. Survey results illustrated strong support for a countywide public transportation system. In its comprehensive plan, OCTA details policy and funding recommendations for this service. Despite the apparent support for public transportation, voters rejected special election proposition 1 on May 20, 1997, which would have funded a public transportation system in the Okanogan Public Transportation Benefit Area by instating a .04% sales tax.

The question of forming the OCTA was placed before the voters again in 2013 and this time public transit prevailed and Transportation for the Greater Okanogan (TRANGO) was established. TRANGO began providing service between Omak and Okanogan communities in 2015, and expanded service to Winthrop, Twisp, Pateros, Brewster, Tonasket, Riverside, Crumbacher and Oroville in 2016. The transit provider is in the process of locating and installing bus stops along its routes through Omak.

In 2019, the Department of Transportation retained Perteet, an engineering firm, to conduct a study of 5 intersections along US 97 from the Twelve Tribes Casino north to Sandflat Road. The effort also included an examination of the need for a pedestrian crossing on SR 155 at East Omak Elementary and options for improvement to the Quince Street intersection with SR 215 (Riverside Drive). The results of this study informed this update of the Transportation Element.

In an effort to plan for non-motorized transportation, Okanogan County Office of Planning and Development undertook a study in 1994 to identify the scope, public support, funding, feasibility, and potential routes for a Greenway Trail that would link Omak and Okanogan. The resulting document included background and context for a trail, land use specifics for the study area, route alternatives, and future connections. Although the idea still has support, there has been no sustained leadership and opposition from property owners along proposed routes has essentially stopped further exploration. Nonetheless, the analysis is useful as Omak works to provide more routes for pedestrians and bicycles. A renewed effort with determined citizen backing could bring a Greenway Trail under consideration again.

Two other forms of transportation are available in the Omak area: rail and air. The Cascade and Columbia River Railroad (CCRR), a subsidiary of the Genesee & Wyoming Railroad, operates the short haul line from Wenatchee to Oroville. The CCRR provides an important

means of transporting wood products, wood chips and formerly calcium carbonate out of and concrete into the Okanogan Valley. Recently the line has been hauling concrete from Seattle to Oroville for reloading onto trucks for export into Canada. Several businesses in the northern part of the County owe their existence to the ability to ship by rail and the access to this important means of transport is one of the attractive features of the Tribes planned industrial park. The designation of a Heavy Haul Corridor from the Border into Oroville has also provided continued business to the CCRR.

The Omak Municipal Airport, owned and operated by the city provides the second longest runway in north central Washington for general aviation aircraft, charter services and during the fire season, a base for SEAT bombers. The Omak Municipal Airport, an essential public facility, provides vital community services through air freight, air ambulance, charter flights and wildland fire fighting aviation (Helicopters and fixed wing aircraft). The facility has been the focus of millions of dollars of federal and state grant funds used to maintain a high quality, 24/7 airport. The city has explored options for developing an airport related business and industry park on City-owned land adjoining the facility, with the biggest obstacle being water for fire flow.

In 2016, the Department of Natural Resources approached the City with the idea of developing a “fire base” on city property adjoining the airport. As a result of the partnership, a well has been drilled, plans prepared and funding pending to construct a reservoir and the DNR’s planned facility.

The above plans and studies anticipate that there will be further changes in vehicle travel and the bulk transport of materials to and through the Greater Omak Area as well as throughout the Okanogan Valley. Additionally, public support for public transit and non-motorized travel along bike paths and pedestrian ways indicates a need to incorporate planning for such alternatives. These are the issues that inform the goals and policies for transportation/circulation in the Greater Omak Area.

### **Goals, Policies, and Objectives for Transportation/Circulation**

The types of transportation considered in this plan include public transit, vehicular circulation, pedestrian, and non-motorized circulation. The following goals and policies are intended to guide decision-making regarding the transportation/circulation system in the Greater Omak Area.

**Goal 1 Establish a safe, efficient, and environmentally sensitive road system that supports desired development pattern.**

#### **Policies**

- Policy 1.1: Encourage provision of a safe, efficient, and environmentally sensitive transportation/circulation system for the movement of goods, services and people to places of employment, shopping, education, recreation and residence within the area and region.
- Policy 1.2: Encourage development of an overall transportation/circulation system in the Greater Omak Area which is responsive to the Land Use Element, land ownership patterns, the Okanogan County Transportation Element, Colville Tribes Transportation Plan and the

Okanogan Regional Transportation Plan, prepared by the Okanogan Council of Governments.

### Objectives

- Obj 1.1 That storm drain grates throughout the City be raised level to road surface to eliminate bicycle hazards.
- Obj 1.2 That major construction or reconstruction of most existing or new streets and roads include provisions for pedestrian and non-motorized access.

**Goal 2: Utilize the existing vehicular, non-motorized, and pedestrian transportation systems and provide for upgrading and extension of these systems to serve future development and increased volumes.**

### Policies

- Policy 2.1: Encourage the provision of a vehicular, pedestrian, and non-motorized transportation/circulation system that connects land uses within the Greater Omak Area and other outlying areas and promotes efficient land use.
- Policy 2.2: Cooperatively evaluate existing and planned arterial and collector routes to meet State and Federal requirements and to provide guidelines for priority street improvement programs.
- Policy 2.3: Encourage the consideration of traffic control, turn lanes and other traffic channeling/calming devices as part of planning for new developments or improvements to existing transportation systems.
- Policy 2.4: Coordinate the development of standards for off street loading, parking and delivery service standards for new or substantially improved developments.
- Policy 2.5: Agree to cooperatively evaluate subdivision, binding site plan and Planned Development standards with respect to arterial and collector streets, access to public transit and pedestrian access combined with local access loops and the inclusion of alleys in new designs.
- Policy 2.6: Encourage the maintenance and development of vehicular transportation systems that operate at level of service D or above except during peak periods.
- Policy 2.7: Utilize state access management standards as a means to maintain safety and capacity on local state routes.

### Objectives

- Obj 2.1 Continue efforts to construct an east leg to the US 97/Shumway intersection with a connection to Sandflat and Engh Roads.

- Obj 2.2 Identify and encourage development of a frontage road along the east side of US 97 from Engh road via Enterprise Drive northward to Sand Flat Road in the vicinity of US 97.
- Obj 2.3 Continue efforts to develop and implement a design for improvements to the intersections of SR-215 with Grape Avenue, including eventual signalization of the adjacent intersection of SR 215 and Oak Street and SR 215 and Quince Street.
- Obj 2.4 Continue to study options and warrants for traffic controls at SR-215 and Ross Canyon Road.
- Obj 2.5 Continue efforts to identify options for improving the safety and efficiency of the Jasmine Street - SR-215 intersection.
- Obj 2.6 Develop a motorized access that connects Copple Road to Epley Road and provides a direct, low-grade route to Conconully Highway.
- Obj 2.7 That the potential of acquiring right-of-way to develop a bridge over US 97 to connect Dewberry with the Omak River Road (formerly Dewberry extension prior to the construction of US 97) be examined. This new facility may mean the upgrade of the eastern portions of Dewberry from a minor collector to major collector. Development of this facility should be tied to future growth and annexation.

**Goal 3: Provide safe and convenient pedestrian and non-motorized transportation routes.**

**Policies**

- Policy 3.1: Recognize the importance of pedestrian and non-motorized travel in contributing to the physical health of residents and the economic wellbeing of the Greater Omak community.
- Policy 3.2: Provide standards and alternatives for road widths that include pedestrian routes and other non-motorized transportation/circulation corridors.
- Policy 3.3: Encourage development of street systems and standards that complement new utility, non-motorized, and pedestrian pathways with a “neighborhood” approach so that the service patterns can be coordinated and therefore serve more than one purpose in the most economical way.
- Policy 3.4: Agree to explore options for constructing trails and pathways, such as the proposed Okanogan-Omak Greenway, which would provide connections among recreation sites and community features.

**Objectives**

- Obj 3.1 Require all substantially improved or new developments to provide sidewalks or other forms of pedestrian and non-motorized transportation.

- Obj 3.2 Strive to provide sidewalks or other off-street pedestrian ways on both sides of identified roadways within the city.
- Obj 3.3 Strive to provide bike lanes on all arterial and collector classified roadways.
- Obj 3.4 Provide alternative standards so that while concrete sidewalks are preferred, walkways that use other types of surfacing can satisfy the demand for safe pedestrian circulation routes.
- Obj 3.5 Continue efforts to develop the Cariboo Trail (Greenway) as a pedestrian and non-motorized link between Omak and Okanogan.
- Obj 3.6 Assign top priority to development of pedestrian and non-motorized transportation links between public facilities.
- Obj 3.7 Initiate amendments to city, county and tribal land use codes to increase requirements for pedestrian and non-motorized access in new developments.
- Obj 3.8 That new construction, reconstruction, or overlay projects include smooth shoulders wherever possible to facilitate safer, more convenient bicycle travel.

**Goal 4: Participate in cooperative transportation/circulation planning efforts and provide for an equitable distribution of new development costs, services and maintenance between local governments and developers.**

#### Policies

- Policy 4.1: Continue to support and participate in the Okanogan Council of Governments (OCOG) comprised of representatives from Okanogan County, its Cities and Towns, Colville Tribes, and other interested agencies.
- Policy 4.2: Engage developers in cooperative transportation planning efforts to meet the needs of existing and new residential, commercial, or industrial development.
- Policy 4.3: Ensure that developers fund an equitable share of vehicle, pedestrian, and non-motorized transportation improvements, service, and maintenance necessary to accommodate development.

#### Objectives

- Obj 4.1 Continue work with WSDOT, qualified engineers/transportation planners, and land owners to implement improvements to ease current and projected traffic flow problems at the intersections of US 97, Omache Drive and Quince Street with SR 215.
- Obj 4.2 Continue efforts to refine and implement recommendations of SR215 Corridor Study.

**Goal 5: Encourage public transportation (air, rail, and bus) and the provision of central facilities for these uses.**

**Policies**

- Policy 5.1: Continue to support and cooperate with TRANGO in the implementation of the public transportation system serving Omak and Okanogan County.
- Policy 5.2: Support the periodic efforts to establish passenger air service at the Omak Municipal Airport.
- Policy 5.3: Encourage continued operation of the railroad as an important means of transporting goods into and out of the valley.

**Objectives**

- Obj 5.1 Work with TRANGO on an agreement for the placement and maintenance of bus stops within city-owned rights-of-way.
- Obj 5.2 Continue efforts to upgrade and expand facilities at the Omak Airport, specifically completion of a fire flow system for the DNR Fire Base and potential industrial development at the site and projects described in the adopted Airport Layout Plan.
- Obj 5.3 Coordinate with Okanogan County on implementation of zoning regulations to protect the Omak Airport from incompatible land uses.

**Goal 6: Improve recognition and alignments of the main access points to US 97, and explore possibilities for new access points.**

**Policies**

- Policy 6.1: Continue cooperation with the WSDOT on identifying and implementing improvements to intersections along US 97.
- Policy 6.2: Perform on-going evaluations of the SR-215/US 97 intersection for safety improvements.

**Objectives**

- Obj 6.1 Continue efforts to improve the intersection of US 97 and SR 215/Eng Road to create a safe, attractive, and functional entrance to the community.
- Obj 6.2 Coordinate with WSDOT on traffic management and improvements.
- Obj 6.3 Work with WSDOT, business owners, Omak Tree Board, and Chamber of Commerce to develop a portal park at southwest corner of the intersection.

## 1. PUBLIC TRANSPORTATION

### Surface Transit:

Empire Buslines formerly supplied regional public transport. This service was discontinued in 1995.

In March 2000, a demonstration Intercity Bus Service, the Appleline, funded by WSDOT began providing public transportation throughout Okanogan County with connections to Wenatchee. The program represented a coordinated effort between Okanogan County Public Transportation Benefit Area (PTBA), Okanogan County Transportation (operated by Okanogan County Senior Citizens Association), and Northwestern Trailways. The project was short lived but did document the public transportation needs of Okanogan County.

At present, the Appleline, a state subsidized service, operates 7 days per week. Their website is <http://www.appleline.us/>.

### Okanogan County Transportation & Nutrition:

The Okanogan County Transportation & Nutrition organization has contracts through OCTA, the CCTDOT, and the WSDOT Consolidated Grants Program. Sometimes that means federal funds, sometimes just state funds. The current federal authorization is the FAST Act and other state and federal sources to provide door to door transportation for seniors throughout most of Okanogan County. Their services can be found at <https://www.octn.org/what-we-do/transportation/>

### TranGO:

The mission of TranGO is to provide safe, reliable and cost-effective public transportation services that promote citizen access to work, recreation, commerce and public services. TranGo is the result of the passage of a Transportation Benefit Area which provides tax dollars for the operation and maintenance of a public transit system serving the Okanogan and Methow Valleys. Buses run 6 days per week with scheduled inter-city bus service. Bus schedules and fares can be found at [www.okanogantransit.com](http://www.okanogantransit.com).



### Tribal Van Pool:

The Colville Confederated Tribes run a van each day from East Omak to Nespelem that provides Tribal employees with an alternative to driving their own vehicles. The pool is utilized by an average of 27 people per day and has been in operation since 1993.

## 2. AIR TRANSPORT

The Omak Municipal Airport was built in 1942 as the Okanogan Flight Strip, and served as an Army Air Force alternate landing field for B-17 and B-26 bombers during World War II. Its construction consisted primarily of a 4,654-foot long, 150-foot wide paved runway running

generally north/south, with 175-foot wide graded shoulders and graded overrun areas 1,675 feet long at each end. The runway was reconstructed in 2002 with the main runway width reduced to 75 feet.

In 1954 the airport was turned over to the City of Omak, which has since made a variety of improvements to the facility, most with the assistance of the Federal Aviation Administration, and the Washington State Department of Transportation Aviation Division. A major improvement was made in 1974, including runway end turnaround loops, an aircraft parking apron pavement overlay, 3.5 acres of new apron, Visual Approach Slope Indicators, and an airport beacon. An administration and terminal building were constructed in 1978.

Today, the airport serves a vital transportation need providing for emergency medical evacuations, access for executives and officials from government and private industry doing business in Okanogan County, air freight services and firefighting.

The airport has a 75-foot wide (150-foot total width) north/south runway, designated as Runway 17/35 with four taxi-ways connecting to a parallel taxi-way constructed in 1991. The runway has a listed weight bearing capacity of 75,000 pounds for single-wheel aircraft, 200,000 pounds for dual-wheel aircraft, and 400,000 pounds for dual-tandem wheel aircraft.

The facility has runway end identifier lights (REILS), a visual approach slope indicator (VASI U22/U22) on both ends of Runway 17/35, and runway edge lights. All lights are pilot activated using the airport code.

The airport is located at an elevation of 1,301 feet above sea level on 325 acres of open bench land, approximately 400 feet above the Okanogan River. The facility lies approximately 3 miles north of the city on Robinson Canyon Road. The site is bounded on north, west and south by growing low-density residential and agricultural uses. Immediately east of the hangar is one airport related business. This business is located on private property and has unrestricted access to the airport. A former Forest Service air tanker base is located on the southeast edge of the runway just off the turn-around. The base, which is leased seasonally to the Bureau of Indian Affairs and Department of Natural Resources, has an office, a trailer, four fire retardant tanks, and two sheds.

In addition to the improvements listed above, the airport has a card lock fueling facility, supplying both 100LL and Jet A. The fueling apron and facilities are located south of the terminal building; there are two above ground tanks, each holding 10,000 gallons. The Airport's apron areas have 25 aircraft tie-downs. There are nine hangers for aircraft storage and maintenance, all are privately owned. A city employee serves as manager on an as needed basis with oversight provided by the Public Works Director, and an Airport Committee.

An updated Airport Layout and Improvement Plan was prepared and adopted in 2023.

Another portion of the layout plan is the planned addition of an industrial park to be located on the southeast corner of the airport property (parcel lies east of Robinson Canyon Road). The City, using a mix of grants and city funds, has developed a conceptual master plan for the proposed business and industry park. One major obstacle has been the lack of fire flow available to the property. The only existing well has been used by the DNR and BIA, but was

determined to be insufficient for the proposed industrial park. In 2016, the Department of Natural Resources approached the City with the idea of developing an operations center on city property envisioned for the industrial park. As a result of the partnership, a well has been drilled and a reservoir has been constructed. The DNR's planned facility is still in the planning stages.

Increased community awareness and support of the Omak Airport is necessary to allow continued growth and improvement to services provided by the airport, and to further enhance the growth of the City of Omak and Okanogan County.

### 3. VEHICULAR CIRCULATION

The Greater Omak Area, particularly the northeast part of Omak, has experienced significant surges of growth in the past three decades. Growth and projections for continued activity have resulted in an increased need to plan for both vehicular and non-motorized transportation/circulation. COVTS, NWOTS, the SR-215 Corridor Study and the Engh Road/US 97 Intersection Study each identify areas where reduced levels of service and increased congestion are expected in coming years.

The State highway system incorporates US 97/SR 20 as the major north-south route through North Central Washington; SR 155 as access to the Colville Reservation, Coulee Dam, Spokane, and other points to the east and south; and SR 215 as the main business thoroughfare for both Okanogan and Omak. The area is further served by a network of collector streets and roads maintained by the tribes, county and city. As growth continues and fuel costs fluctuate, and as more people explore non-motorized or public transit options, uses of the vehicle transportation system can be expected to fluctuate.



*Photo by: Michelle Miller*

The Central Avenue Bridge is a 96-year-old bridge – construction was completed in 1924. The bridge is known to the WDOT as Bridge 155/111SP because it is a part of SR 155 spur that connects SR 155 along Omak Avenue and Central Avenue to the Junction with SR 215. And the present bridge is identified as needing replacement, under the Subprogram I1 Mobility 20-year Strategies, in the Washington State Highway System Plan (HSP).

The bridge is essential to the community for transportation circulation. It is the only pedestrian access across the Okanogan River between west and east Omak. The bridge is a transportation bottleneck – too narrow for today’s safety standards. It is an accident risk for vehicles and pedestrians. It is an important pedestrian route for school children.

The bridge is slated for a significant improvement in the next few years with the first step construction of a standalone pedestrian bridge north of the existing structure. The bridge itself will see the sidewalk along one side removed, the area reinforced and the roadway surface widened.



*Photo by: Michelle Miller*

The State and County use five “functional classifications” for roadways, and in the interest of maintaining consistency, Omak has used these categories in addition to its own categories of local major and local minor collectors to describe the vehicular transportation system. Where appropriate, roadways should be considered for reclassification in order to ensure consistency between this plan and other city, county, regional, or state transportation plans. The seven functional classifications, as they apply to Omak, are:

- Other Freeway Expressway - Highways which contain the greatest portion of through or long-distance travel. Such facilities serve the high-volume travel corridors that connect the major generators of traffic. The selected routes provide an integrated system for complete circulation of traffic, including ties to the major rural highways entering the urban area. Generally major arterials include high traffic volume streets.

In the Greater Omak Area, US 97/SR 20 is classified as an Other Freeway Expressway.

- **Minor Arterial** - Streets and highways which connect with remaining arterial and collector roads that extend into the urban area. Minor arterial streets and highways serve less concentrated traffic-generating areas such as neighborhood shopping centers and schools. Minor arterial streets serve as boundaries to neighborhoods and collect traffic from collector streets. Although the predominant function of minor arterial streets is the movement of through traffic, they also provide for considerable local traffic that originates or is destined to points along the corridor. Minor Arterials in the Omak area include SR-215 (Okoma Drive, Fourth Avenue, Main Street and Riverside Drive), SR-155 (Omak Avenue) and the SR 155 Spur (Dayton Street) exit off of US 97.
- **Major Collector** - These routes should provide service to the county seat if not on an arterial route or Other Freeway Expressway, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent inter-county importance, such as consolidated schools, shipping points, county parks, important agricultural areas, etc. In addition, these routes should link larger towns and/or cities with routes of higher classification, and should serve the more important inter-county travel corridors. Major collectors in the Greater Omak Area include, Conconully Highway, Oak St/Robinson Canyon Road, Cherry St/Kermel Road and the Old Riverside Highway.
- **Minor Collector** - These routes should be spaced at intervals, consistent with population density, collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. In addition, these routes should provide service to the remaining smaller communities, and link the locally important traffic generators with their rural hinterland. Minor collectors in the Greater Omak Area include, Ross Canyon Road, Duck Lake Road, Engh Road, Sandflat Road, Eighth Avenue East, Jackson Avenue, Rodeo Trail Road and the Columbia River Road.
- **Local Major Collector** - These routes should provide service from higher classified roads and to other traffic generators, such as schools, shipping points, commercial areas, developed residential areas, parks, important agricultural areas, etc. In addition, these routes should link larger towns and/or cities with routes of higher classification, and should serve the more important inter-county travel corridors. Local Major collectors in the Greater Omak Area include, Copple Road, Shumway Road/Ironwood St., W. Bartlett/Jasmine St., Ash St., Omache Drive, Koala Drive, Quince St., Oak St., Dewberry Ave., Locust St./Hopfer Road, Fourth Ave. and Garfield St./Fifth Ave./Edmonds St.
- **Local Minor Collector** - These routes should be spaced at intervals, consistent with population density, collect traffic from local access roads and bring all developed areas within a reasonable distance of minor collectors and local and major collectors. Local Minor collectors in the Greater Omak Area include, W. Apple Ave., Central Ave., First Ave., Second Ave., Third Ave., W. Sixth Ave. Emery St., Ridge St/Ridge

Drive, Columbia St./Fifth Ave./Benton St., N. Ash St./Grape Ave./Ironwood St., Grape Ave.

- Local Access (Rural Unclassified) - Streets not selected for inclusion in the arterial or collector classes. They allow access to individual homes, shops, and similar traffic destinations. Direct access to abutting land is essential, for all traffic originates from or is destined to abutting land. Through traffic should be discouraged by appropriate geometric design and/or traffic control devices. The remainder of Omak's streets that are not classified above are designated as local access.

Tables B.2 and B.3 describe the design standards for roadways by these functional classifications. Maps B.1 and B.2 in the Map Appendix illustrate Omak's vehicle transportation system according to functional classifications.

**Table B.2 - Design Standards – State and Federal Classified Roads**

<b>Functional Classification</b>	<b>Right-of-Way Width</b>	<b>Roadway Width</b>	<b>Access Conditions</b>	<b>Design and Location Features</b>
<b>Other Freeway Expressway</b>	80 – 100 ft.	4 lanes desirable; 2 lanes acceptable with 12 ft lanes and minimum 4 ft shoulders.	Intersection at grade with direct access to adjacent property.	Generally high-volume travel corridors that provide for through travel and serve as connection to lower roadway functional classifications. Direct private access is typically not permitted. The city of Omak adopted Ordinance 1234, dated 09/07/1993 to implement RCW 47.50.030(3) for access permitting on state managed access highways that meet or exceed WSDOT's standards; as codified in WAC 468-51 and 468-52.
<b>Minor Arterial</b>	84 ft.	4 lanes desirable; 2 lanes acceptable with 12 ft lanes and minimum 4 ft shoulders.	Intersection at grade with direct access to adjacent property.	Generally located to continue access from the County's arterial system into the City, providing access to major developments. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
<b>Major Collector</b>	60 – 80 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Generally located to provide access to the community's major developments, schools, parks, and shopping areas. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
<b>Minor Collector</b>	60 – 66 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide.	Intersection at grade with direct access to adjacent property.	Located so as to channel traffic between residential areas and higher traffic areas such as downtown and arterials. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.

**Table B.3 - Design Standards – Locally Classified Roads**

Functional Classification	Right-of-Way Width	Roadway Width	Access Conditions	Design and Location Features
<b>Local Major Collector</b>	60 – 80 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide or 2 10-12 foot travel lanes, 10-12 foot center turn lane and 4 foot shoulders	Intersection at grade with direct access to adjacent property.	Generally located to provide access to the community’s major developments, schools, parks, and shopping areas. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
<b>Local Minor Collector</b>	60 – 66 ft.	2 lanes, 10 - 12 ft wide and 2 parking lanes 8 ft wide. wide or 2 10-12 foot travel lanes, 10-12 foot center turn lane and 4 foot shoulders	Intersection at grade with direct access to adjacent property.	Located so as to channel traffic between residential areas and higher traffic areas such as downtown and arterials. Surfacing should be asphalt, concrete or a mixture of the two. Provisions should be made for pedestrian and bicycle access along the route.
<b>Local Access</b>	40-50 ft. At less than 500' long, need 50-60' and 100' cul-de-sac over 500' long.	Over 500 ft long: two 10 ft lanes, and two 8 ft parking lanes. Less than 500 ft long and not extendable: two 10 ft lanes and one 8 ft parking lane.	Intersection at grade with direct access to adjacent property.	Traffic control measures as warranted to provide adequate sight distance and safety. Should be designed and located to prevent continuous or unobstructed flow of traffic through residential areas. Provisions should be made for pedestrian and bicycle access along the route.

**Level-of-Service Standards**

Roadway and bridge operations are typically classified using national or state standards which measure a roadway’s level-of-service (LOS). In general, Level-of-Service for two lane highways is determined by both mobility and accessibility. The primary measure of service quality is percent time delay, with speed and capacity utilization used as secondary measures. For state owned transportation facilities, level of service standards for highways, as prescribed in chapter 47.06 and 47.80 RCW, gauge the performance of the system.

- WSDOT sets LOS standards for state highways and ferry routes of state wide significance (HSS) per RCW 47.16.140(2).
- LOS standards for Highways of Statewide Significance (HSS) and non-HSS facilities are identified in the WSDOT 2007-2026 Highway System Plan.
- US 97 and SR 20 are classified as Highways of Statewide Significance (HSS).
- RTPO’s and WSDOT jointly develop and RTPO’s establish LOS standards for regionally significant state highways and ferry routes per RCW 47.800.030(1)(c).

Level of Service is general graded one of six levels--A, B, C, D, E, or F. LOS A and B represent the best traffic operation. LOS C represents acceptable traffic operation. LOS D is unacceptable. LOS E means the roadway is at capacity while LOS F represents total breakdown or gridlock. The Central Okanogan Transportation Study (1994) determined the LOS for major roadways. That information is presented below in Table B.4.

**Table B.4 - Level of Service**

Roadway	LOS
SR 97	C
SR 20	C
SR 215	B-C*
SR 155	B-C*
* Isolated segments approach volumes normally associated with LOS C.	

**Level-of-Service Standards - Bridges**

*Central Avenue Bridge (Bridge Number 155/111SP) Details*

Location: State Route 155 Spur-Omak at MP 80.40 to MP 80.48 crossing the Okanogan River in the City of Omak.

State Route: Rural Minor Arterial Classification

Posted Speed: 25 MPH

Construction: 443 ft. long concrete arch bridge completed 1924. 2 – 10 ft. wide lanes, with 5 ft. sidewalks on each side (In an effort to protect pedestrians, steel posts and rails were installed 1960 on the north sidewalk narrowing the walk to 3 ft. 2 in. wide)

Bridge Approaches

West Approach: Central Avenue is 223 ft. long from the signalized intersection with SR 215 – Main Street – to an angle point at the west end of the bridge. Central Avenue is 54 ft. wide between Main Street and the west bridge end, with two 13.5 ft. lanes, an 11 ft. left turn, and 8 ft. parking lanes both sides. At the angle point on the west end of the bridge, two 13.5 ft. lanes, and the 11 ft. left turn lane, narrow to two 10 ft. wide bridge lanes.

East Approach: Omak Avenue transitions in 321 ft. from the same 54 ft. wide roadway width as Central Avenue to the two 10 ft. bridge lanes, with an angle point in the middle of the transition.

Operational Uses:

The bridge is the only pedestrian access across the Okanogan River that bisects residential and commercial areas of the City of Omak. It is used by children walking to Omak High School located four blocks west of the bridge and to East Omak Elementary School located .5 miles east of the bridge.

The bridge is the principal city access across the river for police, fire trucks, and other emergency vehicles.

Besides passenger vehicles, the bridge is used by school buses, logging trucks, freight trucks, RVs, and snow plows. At the angle at the west end of the bridge, an eastbound vehicle, with a long wheelbase, will occasionally ride up over the sidewalk as the driver tries to avoid oncoming vehicles – a hazard to pedestrians.

Located at the east end of the bridge, the Eastside Park and Stampede Grounds hosts the famous Omak Stampede rodeo and Suicide Race – a cultural and historical event important to the region and local economy. Pedestrian and vehicle traffic across the bridge is greatly increased during this annual event.

The WSDOT Annual Traffic Report records a year 2002 average annual daily traffic volume of 7,900 across the bridge – an increase of 6.8% over the 1999 volume, however this declined to an average annual daily traffic volume of 6,100 in 2019. This volume is based on an actual traffic count that is averaged across 24 hours a day for the entire year. Community residents know that the traffic volumes are much higher during start and end times for schools, for daily work start and end times, and during the Omak Stampede.

The WSDOT Accident History Report, for a ten-year period beginning in 2010, records thirteen reported accidents– from Benton Street east of the bridge to the SR 215 Junction at Main Street.

The bridge also carries a 12-inch City water main across the river from wells in east Omak.

#### **4. PEDESTRIAN/NON-MOTORIZED CIRCULATION**

Presently, pedestrian access ways are limited to sidewalks in and/or near the downtown core and along one side of SR 215. The Greater Omak Area generally suffers from a lack of safe and convenient pedestrian routes, as evidenced by accidents and fatalities. Some high traffic areas, such as segments of Quince, Koala Drive and Shumway lack sidewalks. The fact that there are limited sidewalks connecting downtown and residential areas to Omak Schools raises particular concern about the safety of children. Striped and designated bike lanes are notably absent on frequently traveled routes. This plan calls for improvements and additions to the existing sidewalks, and the development of new routes for pedestrians, bicycles, and other forms of non-motorized transportation. Maps B.3 and B.4 in the Map Appendix depict existing pedestrian and non-motorized circulation routes.

Walking and bicycling serve both transportation and recreation purposes. In the course of a day, virtually everyone is pedestrian. In fact, 40 percent of the population of the United States does not drive. There is significant evidence to indicate that pedestrian and non-motorized trail systems can bring economic revitalization to a community. Walking and biking routes help create a livable community for residents as well as attracting visitors.

The *Pedestrian Facilities Guidebook* for the state of Washington identifies a need to increase the level of pedestrian facilities that serve communities. The guidebook also notes that pedestrian travel increases where pedestrian facilities are available. The “Washington State Bicycle Facilities and Pedestrian Walkways Plan” and AASHTO Guide for the Development of Bicycle Facilities also provide valuable references for non-motorized

improvements. An increase in pedestrian and non-motorized routes in the Greater Omak Area would lead to improved safety, as well as contribute substantially to the health of residents and the economic well-being of the area.

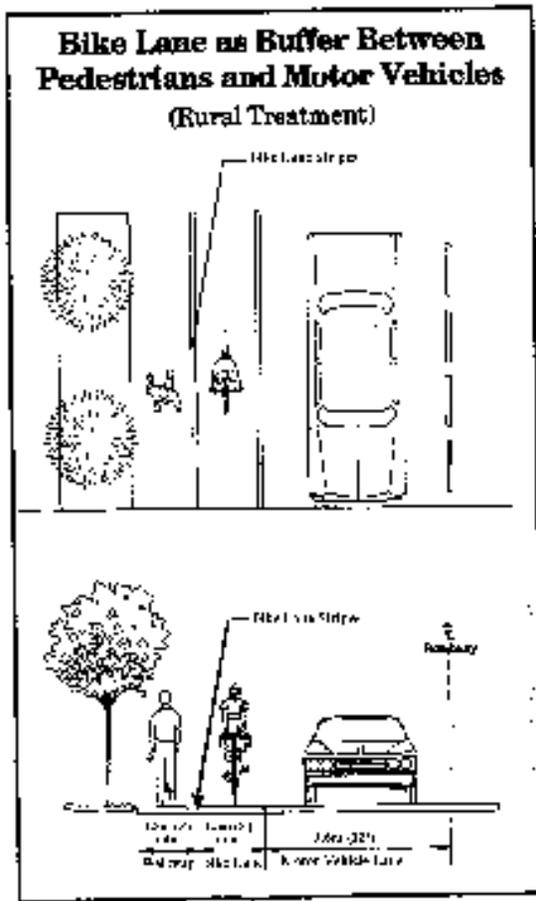
**Table B.6 - Recommended Dimensions for Sidewalks and Walkways**

Road Type	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local Residential	Commercial Access
<b>Sidewalk Widths</b>						
No buffer						
Desirable	8 ft	8 ft	6 ft	6 ft	5 ft*	6 ft
Minimum	6 ft	5 ft	5 ft	5 ft	5 ft*	5 ft
With planting strip/buffer	6 ft	5 ft	5 ft	5 ft*	5 ft*	5 ft*
With street trees, no buffer	10 ft	10 ft	8 ft	8 ft	-----	-----
Central Business District	10 - 12 ft	8 - 12 ft	Varies	-----	-----	-----
<b>Location</b>						
Desirable					5	Both sides
Minimum	Both Sides	Both Sides	Both Sides	Both Sides	One Side**	One Side**
					or***	
<b>Planting Buffer Width</b>						
<b>When Used</b>						
Desirable	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Minimum	4 ft	4 ft	4 ft	4 ft	4 ft	4 ft
* If mailboxes or other obstructions are located within sidewalk, make sure a clear width of 5 ft is provided.						
** In areas where residential densities exceed 4 dwelling units per acre and where regular pedestrian access to commercial services is anticipated, sidewalks on both sides are recommended. For densities of 1 to 4 dwelling units per acre or less, sidewalks on both sides are preferred, but one side is the minimum recommendation.						
*** If no sidewalk, provide delineated/stripped walkways or shoulder						

Sidewalks and paths/trails within right of way are the key to pedestrian circulation. Table B.6 above details WSDOT recommendations for sidewalk and path/trail dimensions. Sidewalks are typically constructed of concrete and are raised and located adjacent to curbs or separated from curbs by a linear planting strip. Paths/trails are usually constructed level with the street or road, with separation by a planting buffer or ditch.

Non-motorized transportation, typically by bicycle, is facilitated by adding bike lanes between motor vehicle lanes and sidewalks or paths/trails. This provides a buffer between pedestrians and motor vehicles. Figure B.1 illustrates a possible configuration for pedestrian walkways (sidewalks, paths and trails), bike lanes, and motor vehicle lanes. Pedestrian and non-motorized circulation can be further enhanced by trails and pathways that are independently aligned and allow safe travel along routes and not typically located parallel to streets or within road rights-of-way.

Figure B.1 - Pedestrian, Bicycle, and Motor Lanes.

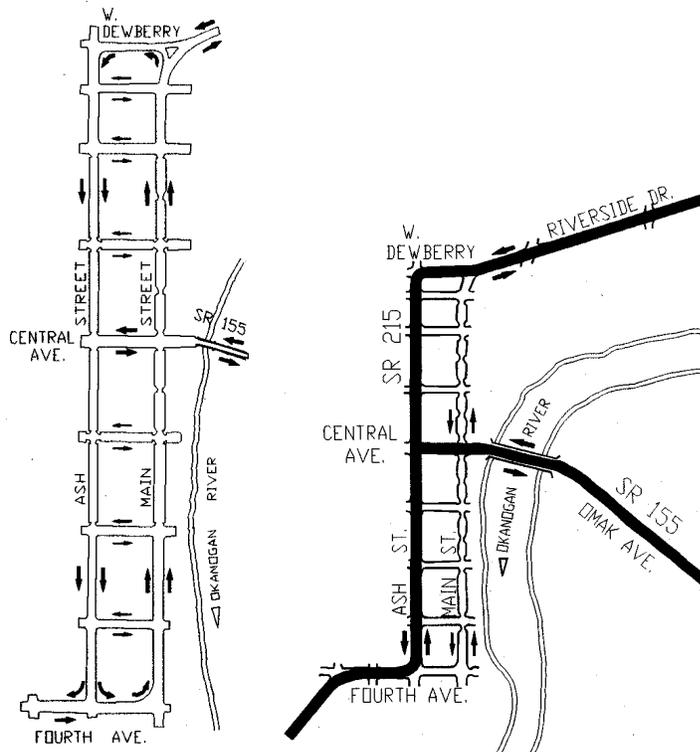


## 5. RECOMMENDATIONS FOR TRANSPORTATION/CIRCULATION

### Vehicular Transportation

Continue to examine alternatives for relieving congestion in Downtown area through the following possibilities (see potential schematics in Figure B.2 below):

- One-way couplets along Main and Ash streets.
- Designate Ash Street as SR215, eliminate center lane on Main Street and provide for diagonal parking on both sides from Third north to Bartlett.
- Maintain Main Street as SR 215 but eliminate center lane on Main Street and provide for diagonal parking on both sides from Third north to Bartlett, route southbound traffic off Main to Ash via Barlett if desire is to head east on SR 155, route northbound traffic off of Fourth onto Ash if desire is to travel to High/Middle School Campus (no left turns at traffic signal at Main and Central).



**Figure B.2 - Schematics for downtown traffic control alternatives**

- Adopt Level of Service D as the standard for area streets and roads.
- Update NWOTS study and begin planning for new road providing direct, reduced grade access from US 97 to Conconully Highway.
- Extend left- hand turn pocket on Engh Road at signalized intersection with US 97.
- Widen SR 215 (Riverside Drive) to 5 lanes from Quince to US 97 and Engh Road from US 97 to Omak River Road.
- Signalize the intersections of Oak St and Ross Canyon with SR 215 (Riverside Drive) when warrants are met.

Improve, construct, and/or reclassify the following roadways to Major Collector standards:

- Engh Road from US 97/Riverside Drive intersection east then north to intersection with US 97.
- Ross Canyon Road from Riverside Drive north and west to the Conconully Highway.
- Duck Lake Road from Ross Canyon to Nichols Road.
- Sand Flat Road from intersection with Engh Road north to intersection with US 97.

Improve, construct, and/or reclassify the following roadways to Minor Collector standards:

- New road connecting US 97 (Tribal Trails fueling station) with Rodeo Trail.

- Bartlett, Granite, Jasmine from Main St (SR 215) to Okoma Drive (SR 215).

Improve, construct, and/or reclassify the following roadways to Local Major Collector standards:

- Entire length of Shumway Road from US 97 to Ironwood Street and Ross Canyon Road.
- East leg of US 97/Shumway intersection.
- Cople Road from Robinson Canyon Road east to US 97.
- New road from Engh Road north to proposed frontage road along east side of US 97 northward to Sandflat with intersections with the east leg of Shumway and to Sandflat Road.
- Koala Avenue east from Locust/Hopfer Road to Koala Drive.
- Quince Street from Koala Avenue to Shumway.
- Extension of Eighth Avenue to new road connecting with Tribal Trails Travel Plaza.

Improve, and construct the following roadways to Local Access standards:

- All residential streets in downtown/central Omak.
- New road providing access from Shumway to Wildwood.
- Jonathan Avenue from Oak Street east to Quince Street.
- Koala Avenue from Kenwood Street east to Oak Street.
- New street running from Oak Street east connecting with Elderberry and proposed extension of Quince Street.
- Extension of Quince Street south from Riverside Drive (SR 215) to Dewberry.

**Major Intersections:**

During 2019 the WSDOT retained Perteet Consultants<sup>1</sup> to conduct a review and prepare recommendations on improvements for five intersections along US 97 and one of SR 215 and pedestrian access across SR 155 at East Omak Elementary. Five of intersections are within the City Limits. Perteet's work included involvement of Omak, WSDOT, Tribal and County staff in site visits and meetings as well as several opportunities for the public to discuss and weigh in on various factors and options.

As part of this update to the Transportation Element, the Planning Commission reviewed the study, discussed the strategies proposed by the consultants and developed the following recommendations to set forth the City's vision for improvements at these vital state-owned, operated and maintained intersections.

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<sup>1</sup> - US 97 Omak Area Transportation Study, Perteet Engineers, June 28, 2019

**1. US 97/Sandflat**

The study contained the following strategies for this intersection:

- Extend 50-mph speed zone north of intersection
- Add single-lane roundabout
- Add traffic signal

After reviewing the report’s findings, and considering the proposed large manufactured home park, and plans for the school district both on Sandflat Road, the recommendations for this intersection are:



Near Term 2-5 years:

- Extend 50-mph zone to north City Limits

Mid Term 5-10 years:

- Complete improvements to east leg of intersection
- Begin planning/design work for single-lane roundabout or traffic signal

Long Term 10-20 years:

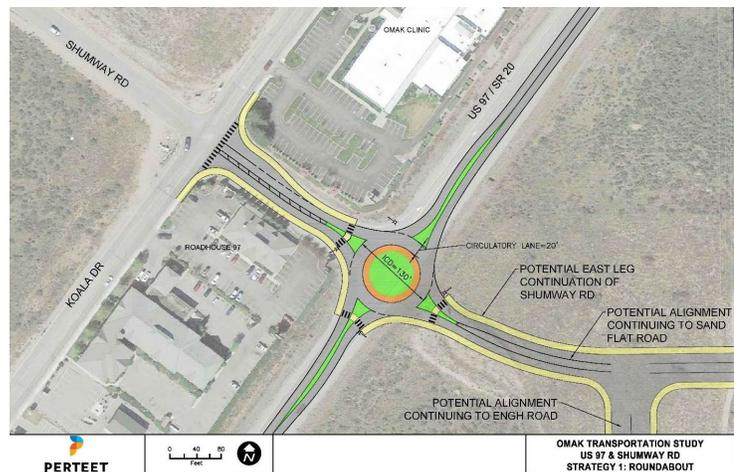
- Construct roundabout or install traffic signal

**2. US 97/Shumway**

The study contained the following strategies for this intersection:

- Add single-lane roundabout
- Add traffic signal
- Add east leg with 2-way stop control and RRFB

After reviewing the report’s findings, and considering the proposed large manufactured home park, and plans for the school district both on Sandflat Road, the recommendations for this intersection are:



Near Term 2-5 years:

- Construct east leg of intersection with stop controls on both east and west bound Shumway, left, straight and right turn lanes and rapid flashing beacon pedestrian crossing

Mid Term 5 – 15 years:

- Construct single-lane roundabout – depends on increases in traffic volumes generated by residential and school development along Sandflat

Long Term 15-30 years:

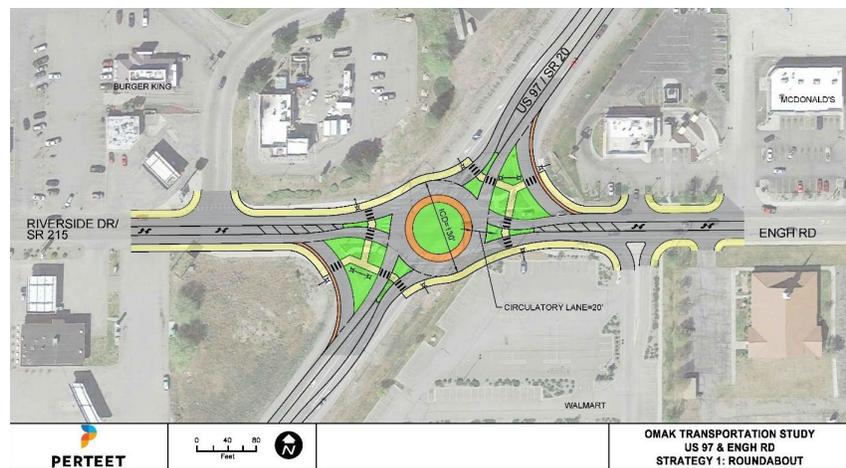
- Construct single-lane roundabout – depends on increases in traffic volumes generated by residential and school development along Sandflat

The overall recommendation is that the preference for improvement of the intersection, when warranted, includes a roundabout rather than a signal.

### 3. US 97/SR 215/Engh

The study contained the following strategies for this intersection:

- Add single-lane roundabout
- Optimize traffic signal timing
- Extend eastbound right-turn pocket



After reviewing the report's

findings, and considering the proposed large manufactured home park, and plans for the school district both on Sandflat Road, the recommendations for this intersection are:

Near Term 2-5 years (in addition to the project planned for 2021/22):

- Extend eastbound right-turn pocket on SR 215
- Extend westbound left-turn pocket on Engh Road

Mid Term 5 – 15 years:

- Construct single-lane roundabout – depends on increases in traffic volumes generated by residential and school development out Engh Road

Long Term 15-30 years:

- Construct single-lane roundabout – depends on increases in traffic volumes generated by residential and school development out Engh Road

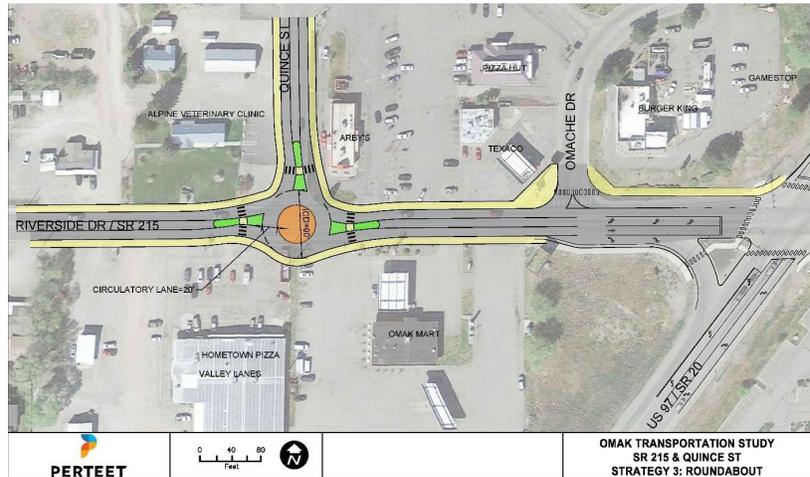
The overall recommendation is that the preference for improvement of the intersection beyond the currently planned and identified near term improvements would be a roundabout. Whether the roundabout would be single or double lane will be dependent on projected traffic volumes. However, due to the close interaction of traffic between the intersection of

SR 215/Quince and SR 215/US 97/Engh, improvements to the US 97 intersection should be coordinated with improvements at Quince.

**4. SR 215/Quince**

The study contained the following strategies for this intersection:

- Add traffic signal for three-leg intersection
- Add traffic signal and 4th leg of intersection
- Add single-lane roundabout
- Add sidewalks along Riverside along with RRFBs for marked crossing



After reviewing the report’s findings, and the need to include some improvements to the SR 215/US 97/Engh Road intersection at the same time the following recommendations are made:

Near Term 2-5 years (in addition to the project planned for 2021/22):

- Add sidewalks on south side of SR 215 along with RRFBs for marked crossing
- Extend eastbound right-turn pocket on SR 215

Mid Term 5 – 15 years:

- Construct single-lane roundabout

The overall recommendation is that the preference for improvement of the intersection would be a roundabout. However, due to the close interaction of traffic between this intersection and SR 215/US 97/Engh any changes must be closely coordinated.

**5. US 97/Dayton (SR 155 Spur)**

The report provided the following strategies for this intersection:

- Modify existing signal from protected left to protected/permissive left turns with flashing yellow arrow
- Optimize signal timing
- Add sidewalks to community center



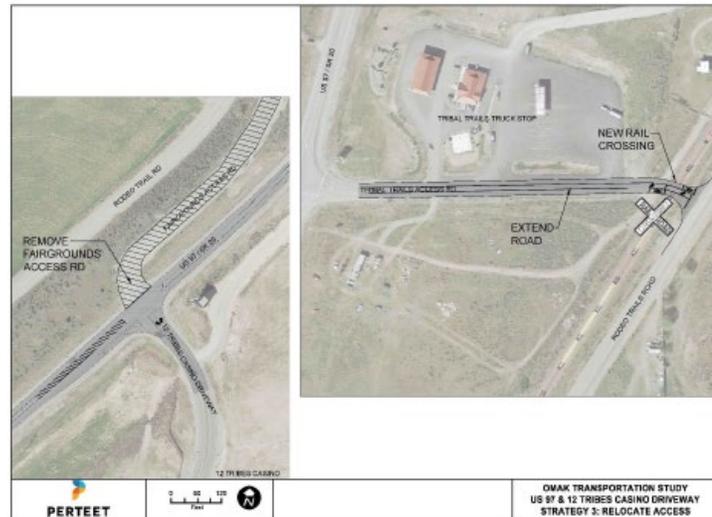
After reviewing the report's findings, the following recommendations are made:

Near Term 2-5 years:

- Modify existing signal from protected left to protected/permissive left turns with flashing yellow arrow
- Optimize signal timing
- Add sidewalks to community center and along Dayton to Omak Avenue

## **6. US 97/Twelve Tribes Resort**

While outside the City limits, one of the strategies identified in the 2019 report has potential implications on traffic within the City. Extension of the road accessing Tribal Trails to cross the railroad and tie into Rodeo Trail as a means to mitigate for the closure of the Fairgrounds Access Road has positive and negative features. The route would provide an alternative for northbound US 97 traffic looking to go east on SR 155 which would route them through the edge of East Omak. This diversion of traffic would reduce the amount of left-hand turn movements from northbound US 97 at Dayton Street.



This plan recommends that the City continue to coordinate with WSDOT, Tribes and County on improvements proposed on US 97 both north and south of the City limits.

Maps B.5 and B.6 in the Map Appendix depict proposed motorized transportation improvements.

### **Pedestrian and Non-Motorized Circulation:**

That the following priorities for improvements to pedestrian circulation be pursued to provide safe and efficient access throughout the Planning Area. It is important to note that the priority for pedestrian and non-motorized circulation is related to the functional classification of the adjoining street or road, e.g. top priorities are facilities along arterials and major and minor collectors followed by local major and minor collectors.

- That the following design standards be adopted by the City and implemented through planning and regulatory programs:
  - Bike Paths Within the Right of Way. Bike lanes with a minimum width of five feet should be developed in conjunction with all new and substantial upgrades to state highways, community arterials, and collectors. Surfacing for bike lanes should be comparable to that used on adjoining roadway.
  - Pedestrian Ways within the Right of Way. Sidewalks and pedestrian ways within the right of way should be constructed to a minimum width of five feet. Wherever

possible sidewalks should be located along both sides of new or substantially improved streets/roadways. Surfacing should be constructed of asphalt or concrete, and must meet ADA guidelines for accessibility.

- Bike Paths and Pedestrian Ways out of Right of Way (if connecting to other existing or planned pedestrian ways). Wherever possible and practical, development of bike paths and pedestrian ways with a minimum width of six feet one way or ten feet two way should be developed adjacent or in close proximity to community arterials, and community collectors, and residential access streets. Surfacing should be comparable to that used on roadways, but can be compacted gravel or other low maintenance surface.
  - Bike Path and Pedestrian Ways Not Tied to Vehicular Routes. Wherever possible and practical, development of bike paths and pedestrian ways with a minimum width of six feet one way or ten feet two way that are not tied to vehicular routes should be developed to provide linkages between public uses, residential and commercial areas. Such paths should be developed to provide alternative transportation routes for recreation and commuting. Surfacing should be compatible with the intended use, but at a minimum should be compacted gravel or other low maintenance surfaces.
- Identify, prioritize and replace existing deficient ADA ramps on all sidewalks.
  - Identify, prioritize and install new ADA ramps where none presently exist.
  - Review and amend City Code to require pedestrian improvements as part of all substantial improvements to existing development and all new development.
  - Pedestrian Bulb-outs at the intersections of Ash with First, Central and Apple.
  - Pedestrian bridge parallel to SR 155 (Central Avenue) Bridge
  - Sidewalks from the downtown core up Ross Canyon (both sides) from Ironwood west to the City Limits.
  - Sidewalk on the south side of Shumway from Ironwood to Koala Drive.
  - Sidewalk along south and east sides of West Bartlett, Granite, and Jasmine Streets.
  - Sidewalk along west side of Central and Omak Avenue (SR 155) from Okanogan River east to corporate limits.
  - Sidewalks along both sides of Sandflat from Engh Road north to US 97.
  - Sidewalk along the south side of Riverside Drive (SR 215) from downtown to US 97.
  - Sidewalks along both sides of Quince from Riverside to Koala and north to Shumway when street is extended.
  - Sidewalks along both sides of Omache Drive from SR 215 (Riverside Drive) to Koala.
  - Sidewalk along the south side of Okoma Drive from Fourth Ave to city limits.
  - Sidewalks along both sides of Koala Drive.
  - Sidewalk along south side of Dayton Street from US 97 to SR 155 (Omak Avenue).

- Pedestrian connection north from Omak Avenue north to Engh Road/US 97 including improvements to existing or construction of a new bridge over the Okanogan River.
- Pedestrian connection south from Omak Avenue to the Tribal Trails Casino.
- Sidewalks as shown on Maps B.7 and B.8 in the Map Appendix.

That the following routes for bicycle circulation be pursued (combination of street widening and/or signage) to provide a readily identified safe and efficient access for bicycles throughout the Planning Area:

- Bike lanes along Rodeo Trail from Omak to Okanogan.
- Bike lanes from US 97 east and north along Engh Road to northerly intersection with US 97.
- Bike lanes along both sides of Central Avenue and SR 155 Omak Avenue) from Cedar Street east to corporate limits. Where practical and feasible, bike lanes may be combined with paths/trails.
- Bike lanes along Shumway from eastern city limit to northern city limits at Ironwood.
- Bike lanes along Copple Road from US 97 west to Robinson Canyon Road.
- Bike lanes along West Bartlett, Granite, and Jasmine Streets.
- Bike lanes along the length of Okoma Drive (SR 215).
- Bike lanes along the length of Riverside Drive (SR 215).
- Bike lanes along SR 215 from south City Limits to downtown Okanogan and beyond.
- Bike lanes along Ash Street from Fourth north to Cherry.
- Bike lanes along Fourth Ave from Ash to Granite.
- Bike lanes from Ross Canyon Road north along Duck Lake Road and up Ross Canyon to Conconully Highway, up Hendricks Rd to Dalton.
- Bikes lanes along Dalton from Hendricks to Kernal.
- Bike lanes along Cherry from Main Street (SR 215) west up Kernal to Conconully Highway.
- Bike lanes along Oak St/Robinson Canyon from Riverside Drive (SR 215) northward to the Omak Airport.
- Bike lanes along Quince (existing and proposed) and Koala Drive from Riverside Drive (SR 215) north to and including the Old Riverside Highway.
- Bike lanes along Engh Road from US 97 in the south to US 97 in the north.
- Bike lanes along Sandflat Road from Engh Road north to US 97.
- Bike lanes along Omak River Road from Engh Road to Orchard View Road then north to Engh Road.

- Bike lanes along Benton Street from SR 155 (Omak Avenue) south to the Omak Community Center.
- Bike lanes along the Hanford St, Fifth Ave, Edmonds St, Eighth Ave and Jackson St loop connection with SR 155.
- Bike lanes on Grape Avenue from Ross Canyon east to Riverside Drive (SR 215).
- Bikes lanes on Locust Street north from Grape to Shumway.

That the following priorities for development of paths/trails be pursued to provide safe and efficient access throughout the Planning Area. Where practical and feasible paths/trails may also serve bicycles, equestrians, etc...

- Omak/Okanogan Greenway linking Eastside Park with the County Fairgrounds, Okanogan Sports Plex and Alma Park.
- Path/trail along Ross Canyon from city limits north to Duck Lake Road and beyond to the Conconully Highway.
- Path/trail along north and west side of Shumway from city limits at Ironwood to city limits near Apple Springs.
- Path/trail along the south side of Copple Road from Koala west to Robinson Canyon.
- Path/trail connecting Cherry Street with Ross Canyon up the old road through the canyon along the western edge of the Harrison Addition.
- Path/trail between Eastside Park and Omache shopping center area along US 97 and via bridge under US 97 bridge at Eastside Park.
- Path/trail from East Omak Community Center along flood control levee north to Eastside Park and US 97 bridge.
- Path/trail along Robinson Canyon from Riverside Drive north, with special priority being access to the school.
- Path/trail between Omak and Okanogan (Greenway).
- Path/trail along Cherry and Kermel Grade from Main Street.
- Path/trail along the top of the levee on west side of Okanogan River linking Pioneer Park and Aston Island Park.

Maps B.7 and B.8 in the Maps Appendix depict proposed pedestrian and non-motorized circulation routes.

## 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 are also important as the City considers expansion into Urban Growth Area.

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 and eastern portions 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 over 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 outside 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 and treatment system.
- 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.

The City of Omak's domestic water system presently serves 2,126 accounts, with 100% of the connections metered. Meters were installed in 1994, and a rate system based on meter readings was established in 1995 after preliminary readings.

The existing potable water system currently consists of seven wells, one steel reservoir, five concrete reservoirs, three booster pumping stations and one small booster, two PRV's, and

approximately 42 miles of water distribution lines. Complete inventory information and details about the system are available in the City of Omak Water System Plan Update prepared by Gray & Osborne, Inc and adopted by the City Council in January 2018.



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. See Map C.1 in the Map Appendix.

#### 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 reduction of the 1993 UGA was 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.

#### 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 were with a population of 4,750- and 3,840,000-gallons peak use or 808 gallons per capita per day. In 2018, these figures with a population of 4,806-, and 3,060,000-gallons peak use amounted to 636 gallons per capita per day. Table C1 below contains data on consumption by customer class. Please refer to the 2018 Water System Plan Update for more detailed data on current and future demand.

**Table C.1 – Water Consumption by Customer Class**

2012-2015 Water Consumption (gal)				
Customer Classification	Water Consumption by Customer Classification			
	2012	2013	2014	2015
Apartment	24,642,000	26,347,000	27,097,000	29,773,000
Commercial	42,651,000	41,702,000	43,830,000	46,974,000
Grocery	5,403,000	5,306,000	2,079,000	2,224,000
Irrigation	17,821,000	11,584,000	53,024,000	61,056,000
Medical	14,517,000	14,090,000	18,008,000	18,110,000
Mobile Home Park	9,884,000	10,348,000	10,574,000	11,865,000
Motel	4,339,000	3,498,000	5,574,000	6,857,000
Multi Rental	7,775,000	7,665,000	9,016,000	8,680,000
Out of City	2,935,000	3,398,000	3,655,000	3,102,000
Residential <sup>(1)</sup>	198,689,000	206,114,000	207,076,000	221,822,000
Restaurant	11,642,000	11,722,000	9,398,000	10,585,000
School	5,593,000	7,175,000	6,944,000	8,547,000
<b>12 Tribes Casino</b>	----	----	----	<b>9,243,000</b>
<b>Total</b>	<b>345,891,000</b>	<b>348,949,000</b>	<b>396,275,000</b>	<b>438,838,000</b>

Values rounded up to the nearest 1,000 gallons

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 2018 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 Interties

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 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 water supply sources. 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.

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 a water system improvement program. Through the analysis of existing system demands, capabilities, and deficiencies and by projecting future system growth, the Comprehensive Water Plan has identified needed and future improvements. Deficiencies in the 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 2020 Capital Facilities Plan provides details on project priorities and funding mechanisms.

Scheduling improvements beyond this 6-year period contained in the adopted Capital 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 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.

Prior to the extensive sewer upgrade projects undertaken over the past decade, it was estimated that over 110,000 feet of the city's gravity sewer system consisted 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 have mostly been upgraded 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 1977 and 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. See Map C.2 in the Map Appendix.

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 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<sub>5</sub> 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. With the upgrade of old concrete lines with PVC, the amount of inflow and infiltration into the system has been dramatically reduced. 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 and implemented a plan for a replacement effort that entailed 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 III and IV and portions of V. As this plan was being updated the contract for construction of the final phase is underway

#### 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, Omak is not specifically designated under the program requirements, but the city is growing, and has adopted storm water regulations 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 planning area where the roadway is without curb and gutter. See Map C.3 in the Map Appendix.

#### 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<sup>1</sup>.

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 2018 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

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<sup>1</sup> - with the exception of services supplied to Tribal economic development projects

management. That vision is presented in the 2015 Washington State Solid and Hazardous Waste Management Plan as follows:

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*“We can transition to a society where waste is viewed as inefficient, and where most wastes and toxic substances have been eliminated. This will contribute to economic, social and environmental vitality.”*

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 improvement planning program be continued as reflected in the 2021 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.
- Those 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.

## **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, agricultural and tourism 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."*

Another 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. A 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.

Another piece drawn on for a previous 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 most recent examinations of the area's economy are summarized in the 2021 Economic Development and Recovery Strategy prepared for the Economic Alliance by E.D. Hovee and the Retail Recruitment Plan prepared by Retail Strategies in the fall of 2022. The following pages provide a profile of the Central Okanogan valley excerpted from the strategy prepared by Hovee and a summary of the work prepared by Retail Strategies.

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.

The next two pages provide an excerpt from a current economic development recover plan prepared for the Economic Alliance.

### Central County Profile

With an estimated 13,800 residents, the Central area represents the most populated region of Okanogan County. The county’s two largest cities – Omak and Okanogan – are located here as well as the smaller incorporated communities of Conconully and Riverside. Highway 97 access and central location make this a good location for retail, service and governmental functions that serve the entire county.

**Demographics.** Despite its larger existing population, the Central area has experienced **population growth** of only 3% over the last decade, well below county and NCW-wide rates of increase. An estimated 18% of residents are Latino, below the county-wide average of 22%. With proximity to the Colville Reservation on the east side of Omak, 7% are Native American.

At 41-42 years of age, the **median age** of Central area residents is slightly younger than the county median, slightly older than the greater NCW region. The area has somewhat higher proportions of both younger (less than 25) and older (75+ year) residents than the county.

At an estimated \$57,400, annual **median household income** is above the county-wide but below the NCW-wide median figures. About 15% of families have below poverty-level incomes, just above the county-wide proportion of 14%.

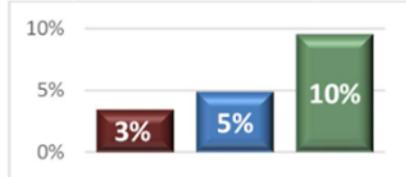
**Employment.** Of persons age 16+, the area’s **labor force participation rate** is at 55%, on par with the county but below the NCW figure of 60% labor force participation. This reflects a relatively high rate of non-wage income, both in the form of retirement savings and transfer payments.

About 28% of residents employed have jobs in local, state or federal government positions – somewhat above the county-wide proportion of 25%. An estimated 56% of workers have *white collar* positions, the 2<sup>nd</sup> highest rate of the five Okanogan County sub-regions.

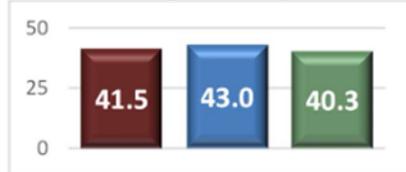
### The Central County Region



#### % Population Growth (2010-20)



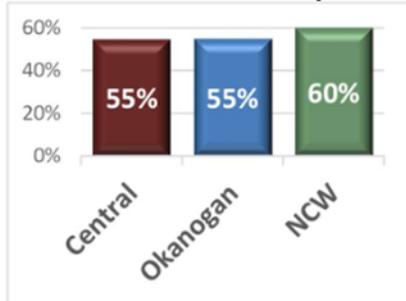
#### Median Age of Population



#### Median Household Income



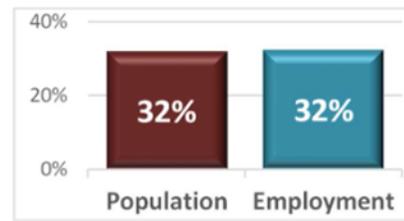
#### % Labor Force Participation



Sources: WA-OFM, Envirionics/Claritas

For this sub-county region, employment appears to be **roughly in balance** with population. With 32% of Okanogan County’s population, the Central County area accounts for an equivalent 32% of the county’s job base, as illustrated by the chart to the right. The Central area has also experienced the strongest job growth, accounting for an estimated 86% of net wage and salary job growth across Okanogan County from 2009-18, especially for governmental positions.

**Central County Population & Employment as % of County**



Sources: Environics/Claritas, Census OTM. Data does not include self-employed.

For wage and salary workers, Census *On-The-Map (OTM)* information indicates that those working in the Central area tend to be in higher paying education and public sector jobs – albeit partially offset by the county’s highest proportion of lower paid retail workers.

Workers are predominantly White with relatively low Hispanic/Latino workforce – with the 2<sup>nd</sup> highest proportions of adult workers county-wide having educational attainment beyond high school (just below the Methow Valley). Approximately 56% of Central area wage and salary workers are female (highest of the five sub-county areas) – as compared to a roughly 50/50 female/male workforce balance county-wide.

**Community Assets & Priorities.** Based on survey results and interview conversations, key Central region assets include land for development, tourism potential, and the area’s central location for governmental, retail, and health care services. The biggest challenge may be lack of a coherent vision for future growth. There is interest in diversifying the local economy including for industrial and downtown area development but with need for expanded county-wide and regional involvement as for business recruitment. Most frequently mentioned priorities are to:

- Attract new business, grow tourism and welcome newcomers
- Stabilize and improve health care services
- Better engage the community and improve tribal coordination
- Expand workforce training and business technical assistance
- Provide support for grant writing and administration (here and county-wide)

**Summary Notes.** Of the five sub-county regions, the Central area comes closest to fitting the overall residential demographic profile of Okanogan County. The Central area also appears to achieve the best overall population-employment balance. However, a couple of points of divergence are noted – a below average rate of population growth in recent years and higher than average dependence on governmental and retail employment.

Due to its central location, there is opportunity and interest to diversify beyond the current mainstays of the local economy – predicated on ramped up community engagement and opportunities for regional partnerships. As a survey respondent noted, a “thriving economy” would look like an “unemployment rate below 3%, new store fronts downtown, happy people.”

The following two pages provide a summary of the retail strategy for the City.

# OMAK, WASHINGTON Market Guide

omakcity.com

## City Contact Information

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## Demographics

(Custom Trade Area)



## Peer Analysis

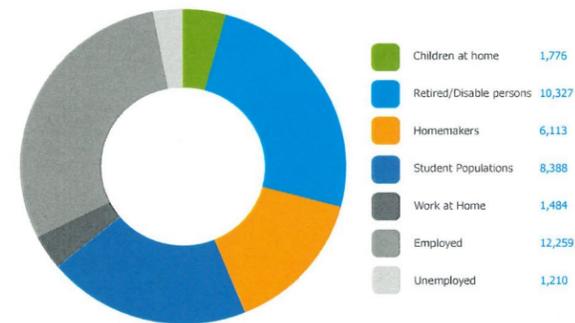
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

### Peer Trade Areas

Woodland WA	1486 Dike Access Rd
Ephrata WA	1399 Nat Washington Way
Chelan WA	108 Apple Blossom Dr
Colville WA	810 North Highway
Smelterville ID	583 Commerce Drive
Richfield UT	10 E 1300 S
Ephraim UT	777 N Main St

## Daytime Population 41,556

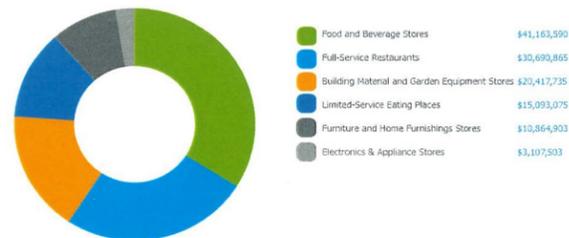
(Custom Trade Area)



## GAP Analysis \$121,337,671

(Custom Trade Area)

The Gap Analysis is a summary of the primary spending Gaps segmented by retail category. It measures actual consumer expenditures within the City's trade area and compares it to the potential retail revenue generated by retailers in the same area. The difference between the two numbers reflects leakages, or the degree to which consumers travel outside the community for certain retail goods and services. The Gap analysis is a useful tool to gauge retail supply and demand within the community.



## Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

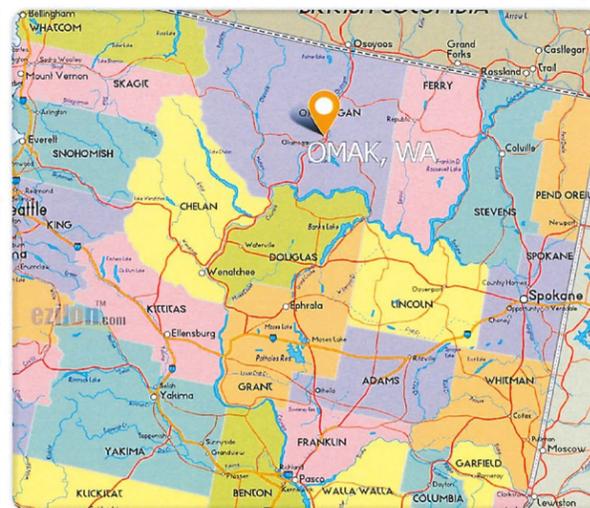
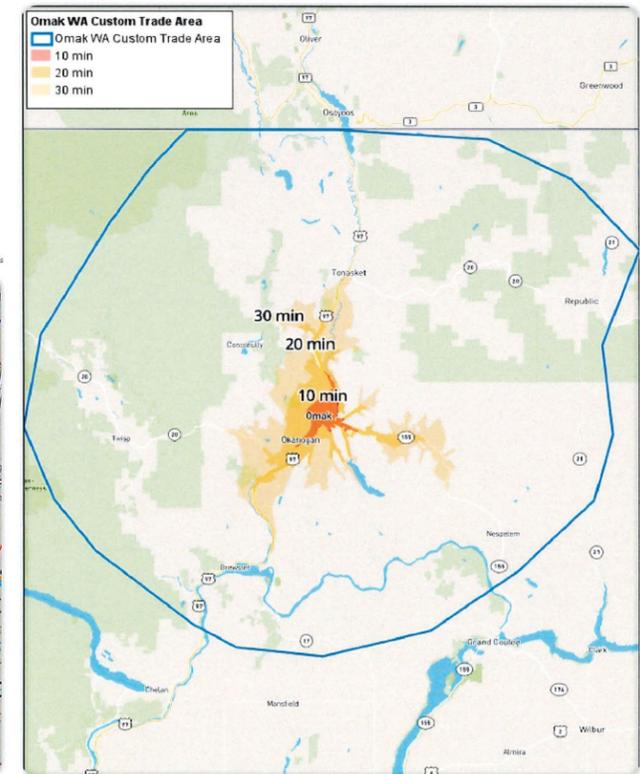
Let us know how we can help you find a site!



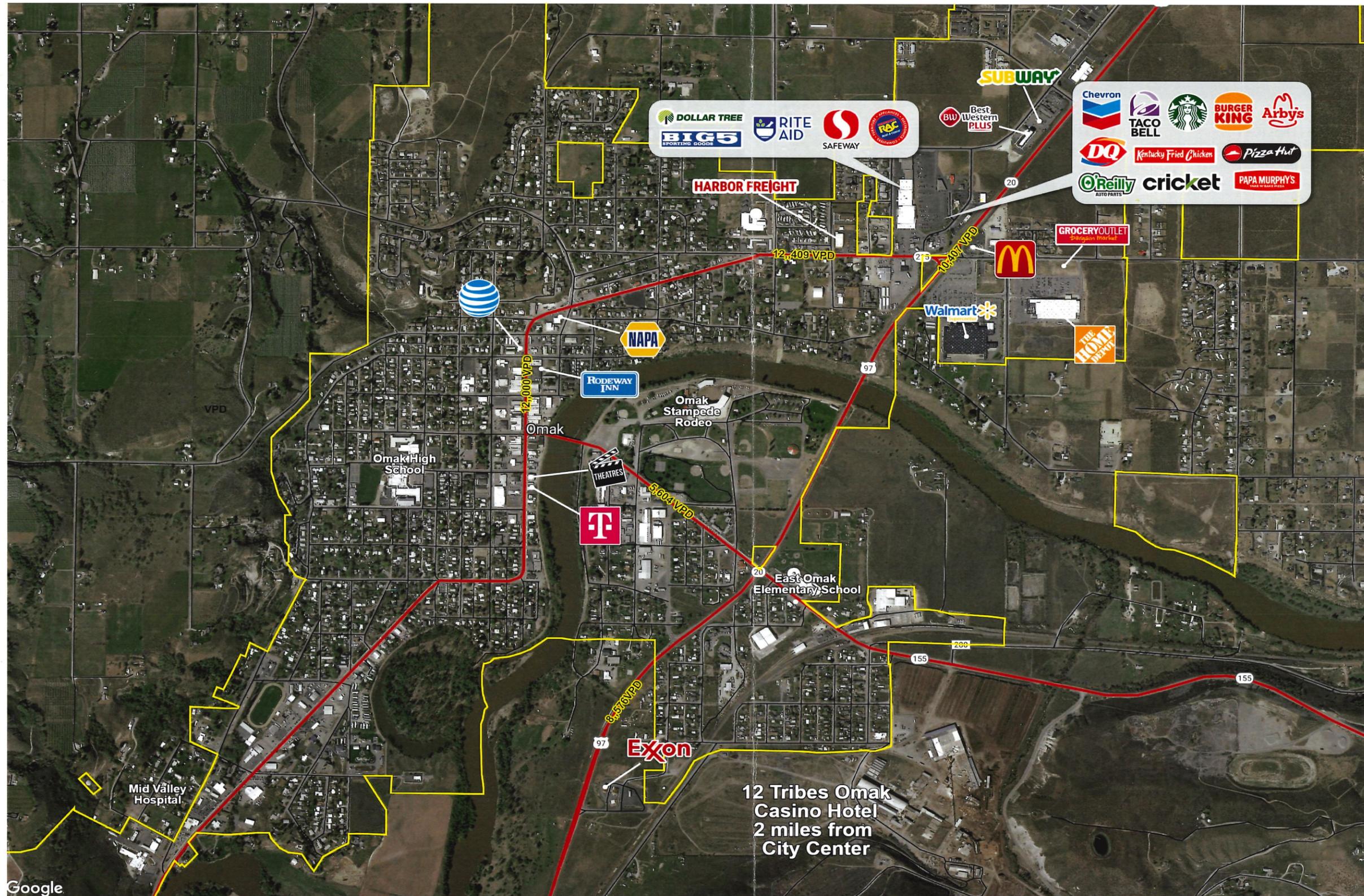
	3 Mile Radius	5 Mile Radius	10 Mile Radius
2021 Estimated Population	8,228	10,612	13,887
Daytime Population	8,830	11,066	13,951
Median HH Income	\$48,768	\$50,099	\$48,958
Number of Households	3,298	4,167	5,512

	10 Minute DT	20 Minute DT	30 Minute DT
2021 Estimated Population	10,278	14,267	18,131
Daytime Population	11,268	14,016	17,688
Median HH Income	\$48,954	\$49,228	\$48,229
Number of Households	4,111	5,658	7,142



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OMAK, WASHINGTON

## **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, broadband, stormwater, 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 healthcare and mental health 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 specialty wood products industries.

Policy 11: support and encourage industries that maintain sustainable use of natural resources.

Policy 12: continue development of the Omak Municipal Airport as an important transportation link and site of future business and industry park.

Policy 13: cooperate with and encourage community organizations in the implementation of this element.

Policy 14: prepare contingency plans or addressing future health emergencies.

Policy 15: encourage and support development of mid-range housing for fully employed persons.

Policy 16: encourage the expansion of broadband throughout the community.

Policy 17: encourage public/private partnerships in the Central Business District to improve aesthetics and economic viability of this important community asset.

### **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 Omak Stampede Inc., Omak Rodeo and Native American Center Association, the Tribes and other stakeholders on completing 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
  - Horseback 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, Okanogan County Tourism Council 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 recognizes 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 the City participate in development and maintenance of an information database created by the Economic Alliance 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.
- That the City actively engage with the business community on improvements to the public infrastructure in downtown.

## PLAN ELEMENT E: CULTURAL PRESERVATION

### 1. 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, Jamaican and other ethnic agricultural workers<sup>1</sup> 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 must consider that the Greater Omak Area will most likely see significant growth by the year 2040. 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, Nespalem, 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.

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<sup>1</sup> - a significant change over the last decade has been an increasing reliance on Federal H2A visa workers for seasonal agricultural work.

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.

**Other Races and Ethnic Groups:**

Over the last decade there has been an increasing reliance on Federal H2A workers brought into the County to provide seasonal agricultural labor. Recently, a significant number of the workers are coming from Jamaica adding to the cultural diversity of the community. In addition, there are growing communities of Filipinos, Sikhs and other races and ethnic groups. The following table provides a historical perspective on the demographics of Omak.

**Table E-1 Demographics of Incorporated Area 2000, 2010 and 2020**

	2000		2010		2020	
<i>One Race</i>	4233	96.4%	4649	95.95%	4317	88.83%
White Alone	3230	67.4%	3447	71.15%	2992	61.56%
Black or African American	0	0.2%	27	0.56%	46	0.95%
Native American and Alaska Native	469	19.9%	841	17.36%	899	18.50%
Asian Alone	0	0.8%	27	0.00%	50	1.03%
Native Hawaiian and Other Pacific Islander	0	0.1%	2	0.00%	5	0.10%
Some Other Race Alone	534	8.2%	305	6.30%	325	6.69%
<i>Two or More Races</i>	367	3.6%	196	4.05%	508	10.45%
<b>Total Population</b>	<b>4600</b>	<b>100%</b>	<b>4845</b>	<b>100%</b>	<b>4860</b>	<b>100%</b>



*Photo by: Kurt Danison*

### **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.



*Photo by: Kurt Danison*

## 2. RECOMMENDATIONS

- 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.

## PLAN ELEMENT F: COMMUNITY FACILITIES

### 1. BACKGROUND

An important consideration for the future of the Greater Omak Area is the quality of community facilities, both public and private, provided in and around the area. This quality affects not only the health, safety, and welfare of residents, but also the economic attractiveness of the area as a location for business and industry.

In addition, community amenities such as libraries, parks, museums, indoor recreation facilities, community centers, clubs, theaters, sports fields, trails, parks, golf courses, etc., whether public or private, all serve as benefits to a more attractive and interesting social and cultural environment.



*Photo by: Michelle Miller*

Community facilities in the Greater Omak Area include public schools (North and East Elementary Schools, and the Middle and High Schools), the Omak Alternative High School, a Montessori School, the Okanogan County Early Childhood Education Program's Head Start Center, North Cascades Athletic Club, Bowling Alley, a video arcade, many churches, the Tribes' East Omak Community Center, Central Okanogan Valley Sports Complex, the City's many parks, the Omak Senior Center, the Senior Citizens Transportation Office, Mid-Valley Hospital, several private medical clinics, the City Hall and Police/Fire Station complex, Lifeline Ambulance, the Omak Cinema and Mirage Triplex Theater, Stampede Museum, the Omak Performing Arts Center, Wenatchee Valley College – Omak, , the Omak Public Library, the offices of the State Departments of Employment Security and Social and Health Services, Okanogan County Behavioral Health , FYRE, Advance, the Omak Chamber's Visitors Information Center, the Omak Stampede Arena and Headquarters and others.



*Photo by: Michelle Miller*

### **Policies for Community Facilities**

The following policies are intended to guide decision making regarding implementation of this plan.

- Policy 1: encourage provision of common services such as hospitals, libraries, schools, and other public/private financed institutions as well as those of purely private organizations such as churches, recreation facilities etc.
- Policy 2: encourage community facilities of a regional nature which enhance the Greater Omak Area's central position in Okanogan County and the region.
- Policy 3: recognize and support the Omak School District's objectives for development of new facilities and play grounds in areas planned for residential expansion.
- Policy 4: encourage and support tourist-oriented activities such as the Omak Stampede and World-Famous Suicide Race and Indian Encampment and the provision of additional tourist accommodations not only in Omak but also in the surrounding trade area.
- Policy 5: encourage the evaluation of city, county and tribal land use regulations to ensure provisions are made for the location of community facilities and service agencies in compatible land use zones.
- Policy 6: work to improve ADA accessibility to community facilities throughout the Planning Area.

Policy 7: recognize the existence of and agree to work towards coordinated implementation of City, County and Tribal Park and Recreation plans.

### **Public Parks and Recreation Facilities**

The City, County and Tribes are all involved in parks and recreation to some extent. The City and Tribes have had ongoing efforts to plan and seek funding for parks and recreation projects while the County has only recently begun to expand its recreation efforts. For Omak, park planning is an ongoing effort represented by the 2018 update of the City's park plan. For detailed information on each jurisdiction's park and recreation facilities, please seek the appropriate park and recreation plan.



*Photo: Park Plan*

Map XXVI found in the Map Appendix depicts the City's park system.

The goals and objectives from City, County and Tribal Park and Recreation plans are restated below.

#### **City of Omak Park Plan Goals and Objectives:**

Goal 1: Provide recreational opportunities for all ages and for the diverse population of the community and its visitors.

##### **Objectives:**

- Recruit Park Board membership representing the age and cultural diversity of the Planning Area.
- Strengthen involvement, coordination and support from the Colville Tribes and membership particularly regarding the Eastside Park.
- Assess and balance the provision of facilities which invite participation from the full range of ages and abilities.

Goal 2: Maintain and improve parks facilities to provide positive recreational experiences for residents and visitors.

**Objectives:**

- Maintain park facilities and open space in excellent condition.
- Upgrade or replace facilities at end of service life or when appropriate to improve public benefits or reduce maintenance and operational cost.
- Carry out an assessment of the swimming pool and study to develop a plan and schedule for its replacement.



*Photo by: Michelle Miller*

Goal 3: Encourage involvement by residents and partnerships with other organizations in the development and management of parks.

**Objectives:**

- Coordinate with the Colville Tribes, Omak School District, other public agencies and other entities in planning for parks and recreational facilities.
- Encourage and foster partnerships to maintain and improve Omak's neighborhood parks.
- Recruit and support an active, ambitious Park Board to assist in collecting public input and developing ideas supporting the implementation of this plan.



*Photo by: Michelle Miller*

Goal 4: Balance provision of facilities for organized sports and events with neighborhood parks and trails.

**Objectives:**

- Improve linkage between parks with pedestrian and bicycle friendly pathways.
- Install signage or other manner of identifying each park and open space and welcoming use appropriate to each park's setting.
- Continue redevelopment of the Eastside Park guided by its master plan and continued evaluation of community recreational needs.

Goal 5: Increase water access to and enjoyment of the Okanogan River.

**Objectives:**

- Provide/improve trails which utilize the River Overlook and Aston Island open space areas.
- Increase the length of flood control levee accessible to public trail use.
- Develop two or more access points to the Okanogan River.

Goal 6: Broaden and increase sources of funding for recreational features and programs.

**Objectives:**

- Encourage and honor contributions by volunteers, local organizations and businesses.
- Search for and connect with grant agencies and foundations with goals matching the City's recreational goals and objectives.
- Evaluate the formation of a parks and recreation district to build additional capacity supporting recreation within the Planning Area.

## **Okanogan County Outdoor Recreation Plan Goals:**

### **Goals**

- Provide recreational opportunities to meet the diverse needs of residents and visitors
- Protect history, environment, culture, and agriculture
- Promote economic stability within Okanogan County
- Promote public awareness of the economic, environmental, interpretive and natural resource management values of recreation and leisure activities
- Facilitate the development, maintenance, expansion and improvement of socially, economically and environmentally relevant public policy that supports recreation, parks and leisure programs and services
- Promote the development and dissemination of information about the economic value of recreation in Okanogan County
- Develop and implement ongoing partnerships for resource sharing and cooperation among all entities with a stake in parks and recreation
- Monitor, evaluate and revise the Capital Improvements section of this plan on an annual basis
- Identify a county agency or organization as the lead entity for implementation of this plan and the objectives herein

During the preparation and update of local plans, extensive efforts were made, including surveys to determine the needs and desires of city and County residents. The resulting plans accurately reflect the results of these efforts and the plans should be consulted by persons interested in parks and recreation development.

As plans are adopted by each respective government, they are hereby incorporated into this Greater Omak Area Comprehensive Plan by reference. The purpose of adopting them in such a fashion is to encourage interested persons to obtain a copy of either plan for detailed examination rather than repeating much of what the documents contain in this plan.

### **Community Facilities and Services**

The following text describes the publicly owned and operated community facilities in the Greater Omak Area.

#### a. City Hall

The City Hall, which houses the administrative headquarters for the City is located at Central and Ash in downtown Omak. The 8,900 sq. ft. building, constructed in 1999, is one story with slab on grade floor, brick veneer and metal roof. The total site area is 21,700 sq. ft. and includes 23-space parking lot and landscaping. The present facility provides office space for the Clerk/Treasurer and staff, Municipal Court, Mayor, Building Official, Public Works Director and staff, and the Council Chambers that will seat 100 individuals.

The facility also provides a lobby and public counter, large conference room that will seat 14, an office that has been converted to a small conference room that will seat 6, a copy and mail center, employee break room, and a records storage area including a vault for essential records. As a result of the COVID Pandemic, the Council Chambers and large conference room were wired with cameras and large screens to facilitate remote meetings via the internet. The existing City Hall should provide adequate room for the staffing and equipment needed to provide for the needs of area residents well into the future.

b. Fire Protection

The City Fire Department is located immediately north of City Hall on Ash Street in downtown Omak.

The Fire Hall, which shares the building and office space with the City Police Department, houses the City Fire Department (3 trucks, extra fire hose, firefighting equipment and a scba air compressor for filling air bottles, etc.) as well as Fire District #3 (4 trucks, etc.). Both the City and Fire District #3 provide emergency fire response through mutual aid agreements to all of the Planning Area.

The existing Fire Hall/Police Department has exceeded its limits for the staffing and equipment needed to provide for the needs of area residents. The central location of the facility allows adequate response time to most parts of the Planning Area however, it is possible that during the life of this plan that the existing facility needs to be expanded and/or a satellite station developed. Also, additions to personnel and equipment may be required to serve the increased population, calls for service load and construction and the increased length of runs required to respond to emergencies in the north and northeast portions of the Planning Area.

Legal requirements for custodial interrogation recording, victim interviews, and proper detention facilities will require improvement to the Police Department facilities. The department evidence and found property rooms are currently beyond capacity. The evidence room will require additional freezer space for the length of retention of sexual assault kits preservation. Backup power capacity, electronic monitoring, and alarm systems are needed. In addition, a facility for large item capacity is needed for securing vehicles while officers prepare search warrants, or await the Washington State Patrol Crime Laboratory for processing violent felonies. Covered parking should be evaluated for better protection of Police Department vehicles with weather protection. With the increased expectation to provide social services the present facilities are not equipped to handle those support services such as behavioral health detention, substance abuse, homelessness and requirements to store property for at a minimum of 60 days. A warehouse type building may be required for legal compliance.

At present, in addition to the mutual aid agreement with district #3, the Fire Department also cooperates on a mutual backup basis with the City of Okanogan Fire

Department to serve not only the individual cities but also the urban area around the cities in emergencies.

Medical emergency services, formerly provided by the Omak Ambulance Association, were privatized several years ago. These services are now offered by Lifeline, a private company that maintains emergency vehicles in a new facility in the northeast part of the city at the intersection of Koala and Shumway.

c. Law Enforcement

Law Enforcement in Omak is the responsibility of the City of Omak Police Department. The city has mutual aid agreements with the Okanogan County Sheriff's Department and the Colville Tribal Police Departments. The Department also have some cross-deputization to ease the ability to jointly respond when needed and requested.

Omak Police:

The Department is housed at the Firehall/Police building on N. Ash St. The building has increasing limitations and the combined fire/police building is presently the subject of an analysis to determine future needs for both departments. The Department, up until 2004, operated a shooting range on City property. The range was closed down due to safety reasons and the Police Department now leases the Okanogan County Shooting Range for officer training on a yearly basis.

The Police Department is made up of eleven commissioned police officers, one Code Enforcement officer and two office staff. The primary function of the police department is to enforce all city ordinances and applicable state and federal laws. Jail and dispatch services are provided through contract by Okanogan County. In 2022 the City of Omak also received grant funding for an Outreach position to assist the Police Department with behavioral health and substance abuse disorder individuals.

County Sheriff:

The County Sheriff maintains headquarters in the Okanogan County Grainger Administrative Building near the County Courthouse in Okanogan, which is approximately 4 miles south of Omak. The Grainger Building was renovated in 2001 to provide space for the Sheriff's office staff, along with the County Commissioners, Building Department, Planning Department, Water and Human Resources offices. The Sheriff presently employs 33 full-time deputies, sheriffs, under sheriffs, and detectives, which provide 24-hour law enforcement coverage to the entire county.

Tribal Police:

The Colville Tribal Police Services operates a sub-station within the Omak Tribal Housing area. There are four officers assigned to this area full-time. The Tribe is part of the Inter-Agency task force with Omak and the Counties;

the departments are cross-deputized and have law enforcement authorities within each other's jurisdictions. The Tribal Police have conducted joint investigations with the Omak Police Department and will continue to do so. The Tribal officers primarily patrol the East Omak area, and the detectives investigate all felony crimes reported within the reservation boundaries. As with most departments, the Tribal Police Services can always use more officers to effectively patrol and service the Omak community; however, other officers from the tribal police do assist the Omak district officers when necessary. The working relationship with the City and County is good.

Budget restrictions cause inadequate coverage in East Omak. Additional manpower and equipment will obviously be indicated in keeping with the growth projected.

d. East Omak Community Center

The East Omak Community Center was developed to deliver services to the local community that were not normally delivered on the reservation to Indian people. The purpose of the center is to maintain a good public image and to develop a public relations program that would contribute to the entire community, to sponsor activities and remain open Monday through Sunday, to encourage outreach services to utilize the space available at the centers, to encourage group activities that range from the very young to the elders of the Tribes, and to insure that the Indian people of the community are receiving all of the services and care possible.

e. Mid-Valley Hospital

Omak Mid-Valley Hospital is a 35,000 square foot facility sitting on nearly eleven acres at the south end of Omak. The hospital district covers approximately thirty square miles and serves approximately 14,000 people. The current facility was built in 1966 with additions in 1974, 1977, 1999 and 2002. In 2002 a 1.3 million surgery project completed. The hospital purchased the Family Medical Center building. The hospital owns and operates Mid Valley Medical Group physician clinic since 2003. The hospital is licensed 44 beds served by a staff of 170 professionals and a medical staff of 23 active physicians and 80 courtesy staff, and 11 allied health care providers. Numerous medical specialists as well as support and administrative staff are employed. Diagnostic, clinical, and therapeutic services are provided by Mid-Valley Hospital as well as specialized services such as childbirth classes, restorative services, and nutritional counseling. With improving medical technology and the acquisition of more diagnostic equipment, the hospital is exploring plans to expand the current facility on adjacent land it now owns within city limits. Expansion plans include provisions for additional parking and upgraded emergency room and outpatient facilities. The hospital is staffed 24 hours a day to ensure round-the-clock care and treatment. Lifeline transport and MedStar serve the hospital for moving patients to Spokane, Wenatchee, and Seattle via helicopter, fixed-wing aircraft, and land transport.

f. Omak Performing Arts Center

Built by the Omak School District in 1989, the Omak Performing Arts Center (PAC) is a state of the arts facility that presents quality professional singing, dancing, and acting. The private, non-profit Omak PAC Foundation was organized at the same time. The PAC is the premier location for presentation of artistic talents as well as an ideal setting for seminars and ceremonies. The PAC has auditorium seating for 560 people, a spacious stage, orchestra pit, full fly loft and sophisticated lighting and sound systems. There are two costume rooms located off the wings, and extra rooms available if needed.

The Performing Arts Center is available to accommodate all manner of bookings - dance, concerts, theater, civic meetings, trade shows, conferences and seminars.

g. Omak Visitor Center

Centrally located at 401 Omak Avenue next to Omak's East Side Park, which provides visitors with information on all Okanogan County, the Pacific Northwest and southern British Columbia.



*Photo by: Michelle Miller*

h. Stampede Arena

The Omak Stampede Arena was replaced with a new 7,500 seat aluminum grandstand in 1999. This project required the cooperative efforts of the Omak Stampede Inc., the City of Omak, the Omak Rodeo & Native American Center Association, the Colville Tribes and the Suicide Race Owners and Jockeys Association and the state legislature.

The arena, in Omak's East Side Park, can accommodate many types of celebrations of local history and culture in addition to the Omak Stampede and World-Famous

Suicide Race. The tradition of the Stampede and Suicide Race is celebrated in the Stampede Museum, also located within Eastside Park.



*Photo by: Michelle Miller*

i. Omak Public Library

The Omak Library is located at 30 South Ash Street, at the south end of Civic League Park. The library is located in a 5,150 square foot building, which also includes a public meeting space and the Pioneer Room. The building has a replacement value of around \$600,000, and received a significant energy upgrade and improvements during 2010.

j. General Community Facilities

- North Cascades Athletic Club
- Okanogan County Fairgrounds
- Schools, colleges
- DSHS and Employment Security, etc...

## 2. RECOMMENDATIONS FOR COMMUNITY FACILITIES

- That support group(s) be formed to collect information and to raise money for advertising and promotion of fund raising, bond issues or other financing needed for expansion of community facilities that directly relate to quality of life and economic development.
- That the County Commissioners be encouraged to appoint a county-wide Parks and Recreation Commission, as outlined in the County's Park and Recreation Plan, with area committees from each region of the County. Participate in the Central Okanogan area committee.
- That a performing arts institute (dance, acting, music, art) be created in the Central Valley centered on use of public facilities (schools, PAC, Centennial Band Shell, Stampede Arena, Fairgrounds) for classes and performances.

- That the utilization and diversification of activities be increased in all public facilities (e.g. Fairgrounds, PAC, Stampede Arena, schools, etc...)
- That a fully equipped conference facility be developed, preferably by private enterprise, in the Central Okanogan Valley.
- That private and public RV parks be expanded in the Central Valley.
- That a community-based support group be developed to help Wenatchee Valley College - North Campus leadership meet the need for classroom and meeting space.
- That the following outdoor recreation facilities be considered for further development:
  - greenway (Cariboo Trail) between Okanogan and Omak
  - biking/walking/equestrian lanes or trails throughout the area
  - activity-oriented facilities for all age groups in existing parks
  - year-round and additional river access including a new boat launch in the Omak area
  - sports complex (Master Plan for Eastside Park in Omak).
  - additional golf facilities including possible new course, driving range
  - continued improvements to the Loup Loup Ski Bowl
  - continued improvements to Sno-Parks and snowmobile trails
  - continued improvements to nordic skiing trails at the Loup Loup Summit area
- That efforts be made to expand available classroom space.
- That efforts are made to encourage, support and assist in the expansion of Mid-Valley Hospital (both the physical plant and improved services).
- That programs be developed for ongoing educational and training opportunities based on year-round use of public educational facilities.



Photo by Michelle Miller

## **PLAN ELEMENT G: CITIZEN PARTICIPATION**

### **1. BACKGROUND**

The ultimate success of this comprehensive planning program for the Greater Omak Area will be measured by the degree of acceptance and support it receives from: the residents of the City and County, both on and off the Reservation; and, the elected and appointed officials for the four governments involved in planning in the Central Okanogan Valley.

The recommendations of the Comprehensive Plan can be implemented as the expression of the combined will of the community, or they can merely disappear into a bookshelf. It is hoped that because the public had ample opportunity to shape the document and its many updates, that the former rather than the latter will be the case.

#### **Policies for Citizen Participation**

The following policies are intended to guide decision making regarding citizen participation.

Policy 1: encourage the participation of all segments of the population in the Greater Omak Area in planning for future growth.

Policy 2: encourage the participation of citizen groups when the City, County and Tribal are formulating and/or updating objectives for land use.

Policy 3: encourage the discussion of community and area wide planning policies at the committee, commission, council and board levels in all three governments.

Policy 4: encourage the formation of citizen groups on the East and West side of Omak and other parts of the Planning Area to assist and comment at City Council, County Commission or Tribal Council hearings with respect to future planning for the Planning Area.

Policy 5: encourage consideration of educational programs or discussions at the upper secondary school level which would develop an interest in City, County and Tribal activities with which many will later be acquainted through their livelihood in one way or another, and their potential residence in the area.