

**FEBRUARY 4, 2020  
OMAK PLANNING COMMISSION  
PUBLIC WORKSHOP-MEETING MINUTES**

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**Call to Order:**

Chairwoman Harrison called the meeting of the Omak Planning Commission to order at 5:30 PM and a quorum was established.

**Commissioner & Administrative Personnel:**

Sheila Harrison, Chair	Kurt Danison, Contract Planner
Stacey Okland, Vice Chair	Tyler Wells, Building Official
Pat Davisson	Amber Scott, Deputy Clerk
Erin Munding	
Barry Hansen	
Anne Potter-absent	

**Approval of Minutes – January 7, 2020 Meeting**

Commissioner Munding moved, seconded by Commissioner Davisson, to approve the January 7, 2020 meeting minutes. Motion carried.

**Public Comment**

Kurt Danison, Contract Planner addressed the public that were present and explained they are welcome to comment and ask questions regarding the topics on the agenda, as that is the purpose of the workshop. He thanked them for coming.

**Workshop**

***Nightly Rentals***-Mr. Danison reviewed Town of Twisp's Administrative Permit for nightly rentals. Town of Twisp, does require a business license, an impact assessment checklist, and several other requirements to be approved as a nightly rental. It should be noted that nightly rentals are regulated differently than a Bed and Breakfast. A nightly rental is associated with Air B&B's VRBO and Home Away, as examples. Currently we do not have any within the City Limits. The commissioners discussed the following. Commissioner Munding is partial for the regulations, she is concerned over parking and does endorse the Business License requirement. Commissioner Okland is concerned over complaints from neighbors, and asked if the Air B & B have their own regulations to be part of the association. Tyler Wells, City Planner doesn't feel we are in need of the regulations, as we are not a destination except for Omak Stampede time.

**M. Anderson, 225 Hillcrest Circle** asked who collects the Hotel/Motel taxes that are paid when renting? That is unknown at this time.

**J. Watson, 611 Kenwood Street** states the VRBO's per se collects the taxes and sends them to the state, the homeowner doesn't collect.

**R. Anderson, 225 Hillcrest Circle**-stated he is neutral regarding Nightly Rentals.

The commissioners decided to hold off at this time further discussing nightly rentals, as we don't have any to regulate at this time. Will revisit at a later date.

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**Duplexes-** Mr. Danison referred to the map in the Commissioner's packet, as it shows duplexes in the City limits marked with a red star. They are in the R-1 zone. He continued to explain the recent information received that the Legislators are currently working on Multifamily housing in single-family zones. The bill SB 6535 before legislation is as follows:

- Requires all cities with a population of 15k or more in GMA counties allow duplexes through sixplexes, stacked flats, townhouses and courtyard apartments in single-family zones;
- Specifically allow triplexes on each single-family lot or parcel
- Cities under 15k must allow duplexes on all single-family lots or parcels.
- A provision also prohibits generally any regulations that discourage the development of such housing including unreasonable costs, fees or delays.

Association of Washington Cities have asked for feedback regarding this potential bill. Mr. Danison expressed he felt this should be a local decision on whether to allow duplexes outright in a single-family zone. The commissioners agreed, and suggested if anything change the use charts with footnotes, and not change the map. To review the CUP or Condition Use Permit, and also the lot sizes.

**J. Watson, 611 Kenwood Street**-expressed his concern over the increased traffic that duplexes create and also crime. He has three in his area off Hale and Grape Street. He thought is, the homeowners are out of sight out of mind, and feels they have very little concern for the other neighbors. He did ask regarding the conforming agreement regarding the fence of the existing duplex and the one that is currently being built. Tyler Wells stated he will investigate this, as this was a project before he came on board at the City.

The commissioners decided to table this discussion until a later time, due to it is being looked at during our current legislation.

**Standards for Development for Residential Zones-** Mr. Danison explained this is in regard to setbacks in commercial zones for residential houses. Commissioner Hansen recommended having footnotes for commercial zones for single family residents. The Commissioner's concurred. Mr. Danison will bring back some recommendations. No public comment was made regarding this item.

**Off Street Parking Standards for Residential Use in Central Business Zoning District-** Tyler Wells stated it wasn't necessary to discuss as it is already in our Municipal code.

Kurt Danison, thanked the public for their time and concerns.

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**Other Business**

Mr. Danison and Mr. Wells updated the Commissioners on projects throughout the City.

Harbor Freight Inc. remodel should be complete in 5-6 weeks.

The City is working with a local citizen to tie Enterprise Drive to Highway 97, this is in the preliminary stage at this point. They will keep the Commissioners updated as needed.

Meadow Point Development is still under plan review,

Kurt is still working on the Capital Facilities Plan. Will bring to Commissioner's soon.

Will need to work on Transportation Element Plan next month and will hold off on the items discussed tonight, due to the legislators currently working on it.

Will ask the City Administrator to come and update Commissioner on abatement issues within the City.

As there was no further business, the meeting was adjourned at 7:00 p.m.

**SIGNED:**

  
Sheila Harrison, Chair

  
Amber Scott, Deputy Clerk