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**CALL TO ORDER**

Meeting was called to order at 5:35 pm

**Commissioner & Administrative Personnel:**

Stacey Okland Kurt Danison, Contract Planner

Erin Mundinger Tyler Wells, Building Official

Anne Potter, Chair - Absent Cindy Hicks, Deputy Clerk

Jack Schneider, Vice Chair Barry Hansen

**Others in Attendance:**

Brant Smith – Resident Mady Sandoval, co-director, FYRE

Leeanne Montoya – FYRE Michelle Sandoval, co-director, FYRE

**Approval of Minutes:**

Commissioner Okland moved, seconded by Commissioner Mundinger, to approve the minutes from March 7, 2023, as written. As there were no further comments, the Commissioners voted to approve the motion.

**NEW BUSINESS:**

**Brant Smith – Home Occupation discussion/request – Nano Brewery**

Mr. Smith explained a letter he had sent (on file), regarding his desire for his nano brewery to be eligible for a home occupation due to its small scale and low impact on the surrounding area. Currently it would be categorized the same as a Micro-Brewery, which is defined as producing less than 15,000 barrels of beer per year and selling 75% or more off site. He anticipated that he would produce 50 to 100 barrels per year for the first few years and there is no onsite retail sales. His products are sold at farmers markets and select retailers. The brewery space is less than 25% of the dwelling and no additional traffic coming in and out of residence. He would be compliant with all City, State and Federal requirements. He further shared on other surrounding municipalities that allow this and how their Codes are read.

Commissioner Schneider asked for clarification that his residence is in the City of Omak. Brant stated that it is in the city and that he has 5 others that are in other city locations and are all classified as home occupations. Planner, Kurt Danison stated that he, Tyler and Brant have all met and had a conversation about interpretation. Building Official, Tyler Wells, added that it currently falls under a Beverage Industry in the Use Code and Chart of the Zoning Code and is prohibited. He then read the definition. He then read the definition of a Home Occupation and the regulations 18.16.030, (b) 2 where it states that when activities are not specifically listed, the Planning Commission will make a case by case finding as to whether the business would be allowed.

Commissioners Mundinger and Hansen both asked Brant what the intention would be if he starts exceeding his current plan and growth. Brant explained that it is his desire to launch a retail facing micro-brewery that would bring in new options for the Omak community. Commissioner Okland asked if he had talked to the WA State Liquor Control Board about their requirements. She also asked if he had spoken with the neighbors. Brant stated that he had not spoken with the WSLCB or the neighbors yet. He wanted to start with the Planning Commission first but is totally committed to being compliant and a good neighbor. Commissioner Mundinger stated that although she is in favor of small business, it is important to look at all involved and make the best decision for the community. Planner Danison suggested that it may be worthwhile to look at the bigger picture and table until next month to have further discussion. This would also give Brant a chance to talk with the Liquor Control Board. Brant stated that he would love to be involved and available to give input. It will be placed on the next agenda for further discussion.

**Michelle Sandoval – FYRE – Definition determination for housing/shelter project:**

Co-Directors Michelle and Mady Sandoval of FYRE (Foundation for Youth Resiliency and Engagement), are requesting clarification on permitting requirements for an upcoming facility project they are working on in the CB (Central Business) zone located next to their current facility. They are looking at expanding with a Youth living and Learning Center project where some of the items are not clearly defined in the zoning code and use chart.

This facility will include 1-2 Emergency Beds, an 8-Bed 90-Day Shelter, and 4-bed Transitional Housing. The Emergency beds will be licensed for any youth between the ages of 15-24 who need a place to sleep but will be for no more than 48 hours. These rooms will not be designated rooms but rather offices that can double as a bed for the night.  The 90-Day Shelter Beds will be for youth ages 18-24 and be of a pod style with no more than 8 beds total.  Ideally, the 8 beds would be split across 3 pods (two pods with 3 beds and one pod with 2 beds). A pod will look like 3 (or 2) rooms that have a locking door, but open into a shared living room, with a shared kitchen and shared bathroom. There will be an LGBTQIA+ pod & a 2-bed pregnant/parenting pod (third pod undesignated).  Transitional Housing Beds will be for youth ages 15-18. These beds are intended for a 24-month stay and will also be pod style with two pods (2-beds per pod and a shared space including a junior kitchen and living area). Proposed supportive services include—Providing a safe, inclusive space for unstably housed youth to connect and engage, find camaraderie and support; A kitchen where youth can learn to cook; An education and training center where youth can learn vocational skills; A community living style where youth can build social skills; Advocates on site to help youth navigate and build foundations for success.

The Commission had several questions regarding State licensing, future expansion, and specific operations. Mady explained that the different projects require different licensing. There will be someone on site 24/7 and yes, they do hope that there will be an opportunity to expand. Discussion followed. The Commission will look closer at the zoning regulations and definitions to see if there is a fit for the project, if it is in the appropriate zone and if there is a need to amend the code to reflect the type of facility they are proposing. It will be put on the next agenda for further discussion.

**OLD BUSINESS:**

**Flood Damage Prevention Code – Review**

There were several Commissioners that said their copy of the Flood Damage Prevention Code was not a strike through version. Cindy will resend it and asked them to verify it was received ok when they get it. Tyler stated the he believed Kurt recommended going with all changes that are recommended and required. (Planner, Kurt Danison had to leave the meeting early). It will be put on the next agenda for final recommendation.

**OTHER BUSINESS:**

Commissioner Okland reported that there is a proposed Senate Bill 5363 that pertains to cannabis retailer advertising. She felt that since we are looking at the zoning code, we might want to review our sign regulations as well.

Vise Chair Schneider suggested we talk with the new Code Enforcement Officer, Josiah Lamb, and what trouble areas with the zoning code he may experience, if any.

With no further business before the Planning Commission, Vice Chair Schneider closed the meeting. The next scheduled meeting is set for May 2, 2023. The meeting adjourned at 7:00 pm.

SIGNED:

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Anne Potter, Chair Cindy Hicks, Deputy Clerk