

# SEPA ENVIRONMENTAL CHECKLIST

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

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

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

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

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

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

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

2023 amendments to Omak Zoning Code, Title 18 OMC.

2. Name of applicant: [\[help\]](#)

City of Omak

3. Address and phone number of applicant and contact person: [\[help\]](#)

Todd McDaniel, City Administrator  
PO Box 72  
Omak, WA 98841  
(509) 826-1170

4. Date checklist prepared: [\[help\]](#)  
October 3, 2023

5. Agency requesting checklist: [\[help\]](#)  
City of Omak

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
The Planning Commission will hold a Public Hearing on November 7, 2023 then prepare a recommendation to the City Council. It is anticipated that the City Council will act to adopt the amendments in December 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
The City's zoning code and other land use regulations and plans are subject to periodic review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Previous amendments to the zoning code, implemented projects and other City planning documents have all been subject to SEPA review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
Yes, the proposed amendments have been driven by organizations or individuals that desire to pursue development or a home business presently not allowed or is unclear in the existing code. Neither has identified a specific property and subsequent development or business permitting will include environmental or other review.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
The City Council of Omak has the sole authority for approval and adoption of amendments to the zoning code. Other local, state and federal agencies may comment on the proposed amendments, but such comments are not necessarily approvals or permits. Projects developed following adoption of the amendments will require approvals and permits from other government agencies.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)  
Amendments to Chapter 18.08 OMC to add new definitions, Chapter 18.11.050 OMC District Use Chart to add new uses and Chapter 18.16.030 Omak to add a new Section (b)(3) with conditions for picobreweries as a home occupation. See Attachment A.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, Cityship, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The incorporated City of Omak is located on the Okanogan River approximately 45 miles south of the Canadian border. The City is about 140 miles northwest of Spokane and 240 east of Seattle. A portion of the City is located within the Colville Indian Reservation. The elevation is 850' at City Hall.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

The City is generally flat, although has some steep slopes along the northwest to southwest edge and along the Okanogan River.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slopes exceed 45% and are limited to several small areas on the western edge of the City and a small area along the Okanogan River in the center of the city.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Many different types of soils are found in Omak and the immediately adjacent area. Generally these soils are not conducive to agricultural pursuits. For the most part soils are permeable and erosion is low to moderate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no surface indications or history of unstable soils within the present corporate limits. However there is a history of slope failure along the bluff that forms the northern edge of the City's Urban Growth Area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Adoption of the proposed amendments is a non-project action and does not involve any filling or grading. However, actions taken pursuant to adoption could involve grading and site preparation. As these projects commence, further review will be required and this information will be provided. Until that time, it is difficult to estimate the exact need for fill and grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The amendments will not have a direct impact on erosion, although the improvements they contemplate may involve clearing and construction. At the time such actions are proposed, further review will be required.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

As a non-project action, adoption of the amendments does not change the amount of impervious surface. Improvements subsequent to adoption may introduce new impervious surfaces to the community, but the amount cannot be estimated at this time. Further review will be required.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Approval of amendments is a non-project action and does not require any such measures.

## 2. Air [\[help\]](#)

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

No emissions to the air will result from adoption of the amendments. If emissions should result from improvements to adoption, these impacts will be identified under additional review prior to development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

As a non-project action, the adoption of the amendments does not require measures to address emissions.

## 3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The only major body of water within the affected area is the Okanogan River, which runs north to south through the center of the City on its way to joining the Columbia River approximately 20 miles downstream. Omak Creek, an important tributary to the Okanogan River, lies just outside the city limits on the Colville Indian Reservation. There is also small area of wetlands near the southwest corner of City limits.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The amendments do contain improvements within 200' of the Okanogan. Such improvements will require shoreline permitting and specific environmental review prior to any construction/improvements.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No filling or dredging of wetlands or surface water will result from adoption of the amendments.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Omak is protected by a Corps of Engineers approved levee, however there are several areas in the southern portion of the City that lie outside of the levee and within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

The non-project action will require no discharge of waste materials into surface water.

b. Ground Water:

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

This non-project action requires no withdrawal of discharges of waste material into ground water.

However, development pursuant to adoption could require additional withdrawals of ground water

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials will enter ground or surface waters as a direct result of the adoption of the amendments.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, non project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

\_X\_deciduous tree: alder, maple, aspen, other

\_X\_evergreen tree: fir, cedar, pine, other

\_X\_shrubs

\_X\_grass

\_X\_pasture

\_crop or grain

\_X\_Orchards, vineyards or other permanent crops.

\_X\_wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_X\_water plants: water lily, eelgrass, milfoil, other

\_X\_\_other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The adoption of the amendments is a non-project action and will not involve removal of vegetation. As development occurs subsequent to adoption, vegetation may be altered or removed. These impacts will be reviewed prior to development.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known federal or state listed plant species within the City or its UGA.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

All noxious weed species common to North Central Washington can be found in Omak.

#### 5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, eagle, songbirds, quail, and variety of other birds, other:

mammals: humans, domestic pets, deer, coyote, moose, bear, raccoons, and variety of rodents, other:

fish: bass, salmon, trout, herring, shellfish, other Steelhead,

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened or endangered species that reside, nest or spawn within the City or it's UGA, however several endangered fish species run up and down the Okanogan River and

decisions related to restoration of such species have direct and indirect impacts on the City. Species of birds, which are “threatened”, or “endangered” by Federal or State status are Aleutian Canada Goose, American Peregrine Falcon, American White Pelican, Common Loon, Bald eagle, Golden Eagle, Steelhead and Summer/Fall Chinook Salmon.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The Okanogan River provides passage for several species of anadromous fish that spawn in the upper reaches of the Okanogan River and several smaller tributaries.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The City has Critical Areas, Shorelines and Floodplain regulations adopted to preserve and enhance wildlife that will be used to review improvements prior to development.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

## 6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Adoption of the amendments does not involve use of energy resources. As improvements occur to implement the plan, these impacts will be reviewed in further SEPA checklists.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Approval of the updated plan elements will not affect solar energy use within the planning area.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None.

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

No, approval of the amendments will not directly result in any environmental health hazards.

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

[\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None.

4) Describe special emergency services that might be required. [\[help\]](#)

None.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

b. Noise [\[help\]](#)

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

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Adoption of the amendments will not directly result in increased noise, however improvements developed to implement the elements may result in short term construction related noise and longer term noise generated by facility usage.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None.

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The planning area consists of numerous commercial, industrial, single and multi-family residential homes along with City, Tribal, School and other public uses. Adjacent properties include rural businesses, homes, agriculture and open space.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No land within the City and its UGA are presently used for agriculture, although portions have been used for tree fruit production in the past.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.



c. Describe any structures on the site. [\[help\]](#)

The planning area consists of numerous commercial, industrial, single and multi-family residential homes along with City, Tribal, School and other public uses. Adjacent properties include rural businesses, homes, agriculture and open space.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

The City presently contains eleven zoning classifications –Airport Industrial, Light Industrial, Heavy Industrial, Commercial-Industrial, Highway Business, Planned Shopping, Central Business, Residential Multi-family, Residential Duplex, Residential Single-Family, and Public Use. See Attachment B for Zoning Map.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The areas covered by the amendments include designations for Airport Industrial, Mixed Use, Heavy Industrial, Commercial Auto, Planned Shopping, Central Commercial, Residential High Density, Residential Medium Density, Residential Low Density, and Public Use.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Shoreline Designations within the City include High Intensity, Shoreline Residential, Shoreline Recreation, Urban Conservancy, Aquatic and Natural.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, portions of the community include one or more critical areas and any development within areas so designated are subject to further review.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Non project action.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Non project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

As a non-project action, adoption of the amendments has no direct impact on the number of people residing or working in the City.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The amendments do not call for any structures exceeding that permitted under the zoning and shorelines codes.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The adoption of the amendments is a non-project action, however improvements resulting from implementation of the elements could potentially alter existing views with the addition of new facilities.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Implementation of projects will be reviewed in compliance with applicable codes and regulations.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This non-project action will not directly result in additional light or glare. As development occurs subsequent to adoption, any potential light and glare will be addressed in further SEPA review.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The City of Omak has eleven city parks covering 110 acres, which include a public swimming pool, recreational vehicle and spectator sports facilities. The City also has two movie theaters and

a bowling alley. There is also a 9-hole golf course and Bingo-Casino nearby.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
None.

### 13. Historic and cultural preservation [\[help\]](#)

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

Presently the City has no properties listed in the National Register of Historic Places, State Register of Historic Places, nor listed as eligible for listing in the National Register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Currently there are no designated archaeological sites within Omak's planning area that have been identified by the Washington State office of Archaeology and Historic Preservation (OAHP) as having historic interest.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The non-project action does not require such review, however implementation of projects will require specific cultural resources surveys prior to development.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
A qualified monitor will be present on the site for any development that may uncover remains.

### 14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The City has a comprehensive street system with US 97, SR 215 and 155 providing the primary travel corridors.

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

Yes, TRANGO provides daily service to Tonasket and Okanogan where connections can be made to other Okanogan County cities and towns. There are numerous transit stops in City.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The non-project action does not designate a specific number of parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Implementation of the amendments will not require new motorized and non-motorized improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Omak has access to rail and air transportation although there is no scheduled passenger service on either.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This non-project action does not designate how many vehicular trips would be generated by the the various projects identified for implementation. Projects will be evaluated prior to development for any such impacts.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Projects will be evaluated prior to development for any such impacts.

#### 15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Non project action.

#### 16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other telecommunications

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable.



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

The action entails adoption of amendments to the zoning code.

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

Not applicable, non-project action

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

The action entails adoption of amendments to the zoning code.

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

Not applicable, non-project action

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

Public and agency review and comment periods.

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

No conflicts.

# ATTACHMENT A

**Add the following new definitions to Chapter 18.08 zoning, Omak Municipal Code:**

**Youth Residential Facility.**

“Youth residential facility” means a full-time or temporary residential use providing supervised housing for a group of persons under eighteen years of age; and/or for persons between eighteen and twenty-four years of age; and where required is licensed by the State to provide such services to non-adult persons; and provides supportive services. Supportive services include meal service, cleaning service, health services, counseling, vocational training, or similar. This facility would not include facilities which persons are assigned to pursuant to a criminal conviction or those where residents, individually or by their legal guardian, are not free to terminate their residency at will.

**Adult Residential Facility.**

“Adult residential facility” means a full-time or temporary residential use providing supervised housing for a group of persons over eighteen years of age; and where required is licensed by the State to provide such services to adult persons; and provides supportive services. Supportive services include meal service, cleaning service, health services, counseling, vocational training, or similar. This facility may include facilities which persons are assigned to pursuant to a criminal conviction or those where residents, individually or by their legal guardian, are not free to terminate their residency at will.

**Nanobrewery.**

"Nanobrewery" means a manufacturing business that brews beer in batches of 3 barrels or less on premises and sells canned, bottled or kegged beer off the premises.

**Picobrewery.**

"Picobrewery" means a manufacturing business that brews beer on premises and sells canned, bottled or kegged beer off the premises. Picobreweries shall have a production capacity less than 100 U.S. barrels per year.



**Amend 18.11.050 District Use Chart, Omak Municipal Code to add new uses (with footnotes), where permitted, and what type of permitting required:**

**18.11.050 DISTRICT USE CHART**

**Abbreviations:**

**blank = Allowed Use**

**SPD = Single Use Planned Development**

**CUP = Conditional Development**

**X = Prohibited Use**

**BSP = Binding Site Plan**

Type of Use	RS Residential Single Unit	RD Residential Duplex	RM Residential Multi-Unit	CB Central	PS Planned	HB Highway	AI Airport	CI Commercial	LI Light Industrial	HI Heavy Industrial	PU Public Use
Youth Residential Facility	X	CUP	CUP		X	CUP	X		X	X	X
Adult Residential Facility	X	CUP	CUP	CUP	CUP	CUP	X		X	X	X
Microbrewery <sup>1</sup>	X	X	X				X		X	X	X
Nanobrewery <sup>1</sup>	X	X	X				X				X
Picobrewery <sup>1</sup>	2	2	2				X				X

<sup>1</sup> -- subject to licensing and requirements of the WSLCB.

2 – subject to conditions listed in 16.18.030(b)(3).

**Amend 18.16.030 Home Businesses to add new (b)(3) conditions for picobrewery permitted as a home business (new text in red):**

**18.16.030 Home businesses.**

(a) Home businesses are allowed in all districts unless restricted otherwise and must obtain a business license issued under Chapter [4.20](#).

(b) Allowed Businesses. Home businesses may include personal specialty business (including professional services), offices, repair shops for household items, manufacture or assembly of small items, and similar uses.

(1) Prohibited Home Businesses. Businesses such as veterinary offices and clinics, hospitals, mortuaries, major and/or minor automobile repairs, restaurants, stables and kennels are prohibited.

(2) Activities not specifically listed in subsection (B) of this section will be addressed on an individual basis as to suitability, impact and conformity with the neighborhood. The planning commission will make a case by case finding as to whether or not the business will be allowed.

(3) Picobreweries allowed as a home business shall be subject to the following conditions:

- No deliveries that require pallets or freight trucks
- No additional parking or traffic that wouldn't be normally expected from a household.
- No display of merchandise or signs.
- Maintain the appearance that no business is being operated from the premises.
- No sales being made on the property.
- All operations and storage must have space separate (with no shared door) from the dwelling space.
- No outdoor storage of equipment or supplies.

- Must provide a waste plan with estimated quantities and place of disposal.
- Use must comply with licensing and permitting requirements of the Washington State Liquor and Cannabis Board.
- Any violation of the conditions may result in revocation of home occupation permit.

(c) Exterior Modifications. There shall be no exterior modification of the building in order to accommodate the business nor shall there be any outside manifestation of the fact that a business is being conducted within the premises. The primary use of the premises shall be for dwelling and at no time shall the home business be the principal use of the home.

(d) Employees. One assistant or employee in addition to the residing homeowner/operator may engage in the business on the premise. Family members residing within the home are exempt from this requirement.

(e) Retail Sales. The retail sales of goods are prohibited unless allowed as a conditional use as identified in the District use chart (Chart 1.0) or as approved by the planning commission.

(f) Thirty-five Percent Maximum Floor Area. The gross floor area for the business activity shall be no more than thirty-five percent of the dwelling and accessory building it shares.

(g) Parking. The administrator shall determine the number of parking spaces required when granting approval for a home business, unless the approval of the home business requires a conditional use permit, in which case the hearings examiner shall determine the number of required parking spaces. (Ord. 1891 § 15, 2020; Ord. 1667 § 20, 2010; Ord. 1344 § 1 (part), 1997; Ord. 1286 (part), 1995).

# **ATTACHMENT B**

