



Agenda

Date: October 7, 2025, Time: 5:30 PM
Omak City Hall 2 North Ash, Omak, WA. 98841

Omak Planning Commission

Nature of Application: Long-Plat Application - LP-01-2025

Description of Property Location: Parcel #3426260387

Name of Applicant: 900 Mill Street LLC

Exhibit List:

Agenda

Land Use Application

List of property owners with/in 300 feet of proposal

Affidavits of Property Postings / notice of application and public hearing

Affidavits of mailings / notice of application and public hearing

Arial Map

SEPA Checklist

SEPA determination of non-significance (DNS)

Comments received

Staff Report

- A. Public Hearing called to order
- B. Purpose of public hearing
- C. Building Official present's staff report
- D. Applicant and proponent(s) of project present testimony
- E. Opponent(s) present testimony
- F. Applicant may reply to any issue(s) raised by opponents
- G. Examiner may ask for any other non-repetitive testimony
- H. Public Hearing is closed

All persons appearing before the Planning Commission shall conduct themselves with civility and courtesy to all persons involved in the hearing.

CITY OF OMAK
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE

PROJECT TITLE: Highlands Long Plat **FILE ID#:** LP-01-2025

This application is for (check all that are relevant):

<input checked="" type="checkbox"/> Long Plat	<input type="checkbox"/> Zoning Conditional Use Permit
<input type="checkbox"/> Long Plat Alteration	<input type="checkbox"/> Zoning Variance
<input type="checkbox"/> Short Plat	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zoning Map Amendment

ALSO USE JARPA APPLICATION FOR FLOOD PLAIN AND SHORELINE PROPOSALS

VESTING DATE OF APPLICATION: _____ **BY** _____

APPLICANT: 900 Mill Street LLC
Mailing address: 3999 Saint Joe Ave. Post Falls, ID 83854
Contact person: Jake Barker Phone #: (208) 262-9531

ENGINEER/SURVEYOR OF RECORD: Timothy R. Pecha
Firm name: BDK Engineering LLC Phone #: (509) 826-2800
Mailing address: 1105 Koala Drive Omak, WA 98841

OWNER OF PROPERTY: 900 Mill Street LLC
Mailing address: 3999 Saint Joe Ave. Post Falls, Idaho 83854

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following ordinance sections: Title 17 Subdivisions

Description of the proposal: Create a residential Long Plat with 31 lots

Description of the existing use(s) of the property: undeveloped land

Description of the proposed use(s) of the property: Residential

Street address of the site: Intersection of Wildwood Road / Oleander Street and Cypress Ave in Omak

Legal description of the subject property: Parcel No.s 3426260354, 3426260379
& 3426260352, 3426260351, 3426260355 See attached document for legal descriptions

Current land use designation for the subject property:

Comprehensive Plan: Medium Density Residential
Shoreline Environment: No
Flood Plain Zone: No
Zoning District: Residential Duplex

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: Not at this time

Will the proposal effect the access to the property? If yes, please describe:

We are creating a secondary access road easement to the long plat, off of Shumway / Ironwood.

Will the proposal require work within an existing public right-of-way? If yes, please describe:

Yes, to create an extension from the existing road where Wildwood Road intersects with Cypress Avenue & Oleander Street for access to the newly created lots. Also to extend the City of Omak's water and sewer lines to the new lots.

Will the proposal require additional or changes to the water and or sewer services? If yes, please describe: All 31 Lots will require new connections to the City of Omak's water and sewer lines.

Water service is provided by: The City of Omak

Sanitary sewer service is provided by: The City of Omak

Storm sewer service is provided by: The City of Omak/ To be contained on site

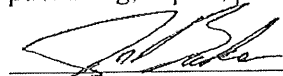
Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service: No

This proposal requires by ordinance the following public notice:

- Publishing Notice of Application 1 times in the Chronicle.
- Publishing SEPA Threshold determination in the Chronicle
- Posting Notice of Application in 2 conspicuous places on the project site.
- Mailing of the notice to the latest recorded real property owners as shown by the records of the County Assessor within at least 300 hundred feet of the boundary of the property upon which the development is proposed.

PLEASE INCLUDE; SUBJECT PERMIT APPLICATION, REQUIRED PLANS AND SPECIFICATIONS, RELATED SEPA DOCUMENTS, LIST OF ADJACENT LANDOWNERS MAILING LIST, AND VESTING FEES.

I hereby apply for the above noted permit(s). By signing below I hereby certify that I am the above applicant and hereby state that the foregoing information, and all information attached hereto, as true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information may cause delays and/or provide cause to void this application and any subsequent approvals. Further, I understand that in addition to the filing fees, I am responsible for reimbursement to the City for all costs incurred in processing this application, these costs may include, but are not limited to; postage, publishing, copies, peer review and special consultant review and inspection.


Applicant's Signature

7-9-25
Date

Property Owner's Signature
(Mandatory if different from applicant)

Date

***** OFFICE USE ONLY *****

Is the proposal categorically exempt from a threshold determination in accordance with the State Environmental Policy Act? (YES) or (NO X) Basis of exemption:

By: _____

Date: _____

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Mailing Address: 24 CRESTVIEW
OKANOGAN, WA 98840
Parcel Number: 3426264014

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
COUNTY OF OKANOGAN)

Tyler Wells, being first duly sworn on oath, deposes and says he is the Building Official for the City of Omak, acting for the owner, 900 Mill Street LLC, for a proposed 31-lot long plat in the City of Omak, Washington, and that on this 22nd day of August 2025:

In accordance with the Omak Municipal Code, Section 19.05.040 Public Notice, he posted at three separate locations on the subject property.

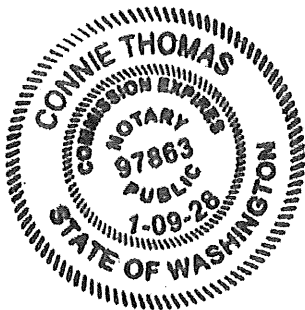
The attached is a true copy of said notices, and all notices were posted as stated above.

SIGNED:



Tyler Wells

SUBSCRIBED AND SWORN TO before me this 22nd day of August, 2025.



Connie Thomas
NOTARY PUBLIC in and for the State of
Washington, residing at Omak.
My term expires 1/9/2028

Notice of Application

NOTICE IS HEREBY GIVEN THAT 900 Mill Street LLC of Post Falls, Idaho has submitted an application for preliminary approval for a 31-lot long plat to the City of Omak. The applicants have completed a boundary line adjustment to create 5 newly configured parcels. According to the documents submitted, the purpose of long-plat application is to create 31 individual lots for single family residences and/or duplexes. Currently the properties are accessed from Wildwood Drive and Quassia Street. An additional access road is proposed that will connect through the existing Wildwood development and continue through down the hill to Shumway Rd./Ironwood St. The proposal is located within the Northwest Quarter of Section 26, Township 34 N., Range 26 E, W.M.

A State Environmental Policy Act Checklist was completed with the responsible official issuing a determination on non-significance. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 AM and 4:00 PM Monday through Friday. Written comments must be submitted to the City of Omak, P.O. Box 72, Omak, WA 98841, no later than 4:00 PM September 10, 2025.

The City of Omak Planning Commission will hold an open record public hearing on October 7, 2025, at 5:30 PM in the City of Omak Council Chambers, located at 2 North Ash St., to take relevant testimony and establish the record.

For further information contact Tyler Wells, City of Omak Building Official/Permit Administrator at (509) 826-1170.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City of Omak Planning Commission will hold an open record public hearing on Tuesday, October 7, 2025, at 5:30 PM in the Omak City Hall Council Chambers. The purpose of the hearing is to take testimony and establish the record on the application for preliminary approval of a 31-lot long plat, submitted by 900 Mill Street LLC of Post Falls, ID. The project is located within the Northwest Quarter of Section 26, Township 34 N., Range 26 E, W.M. and just North of the development known as Wildwood.

All interested persons are invited to attend and be heard. Those requiring assistance are requested to contact City Hall a minimum of 24 hours prior to the scheduled hearing to notify the city of the type of assistance required. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 am and 4:00 pm Monday through Friday. For further information contact Tyler Wells, Building Official/Permit Administrator at (509) 826-1170.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
COUNTY OF OKANOGAN)

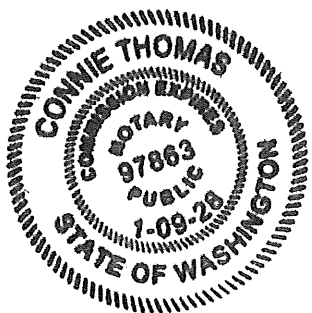
Tyler Wells, being first duly sworn on oath, deposes and says that he is the Building Official for the CITY OF OMAK, Washington, and that on the 18th Day of August 2025:

In accordance with Omak Municipal Code, Section 19.05.040, Public Notice, he did cause to be mailed the attached Notice of Application for a proposed 31-lot Long-Plat to the City of Omak to the attached list of recipients.

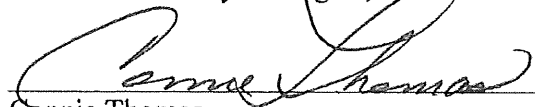
The attached is a true copy of said notice, list of recipients, and all notices were mailed as stated above.



Tyler Wells, Building Official



SUBSCRIBED AND SWORN TO
ME THIS 18th day of August, 2025



Connie Thomas
Notary Public in and for the State of Washington
Residing in Omak.
My commission expires 1/9/2028

Notice of Application

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A State Environmental Policy Act Checklist was completed with the responsible official issuing a determination on non-significance. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 AM and 4:00 PM Monday through Friday. Written comments must be submitted to the City of Omak, P.O. Box 72, Omak, WA 98841, no later than 4:00 PM September 10, 2025.

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OKANOGAN, WA 98840
Parcel Number: 3426264014

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
COUNTY OF OKANOGAN)

Tyler Wells, being first duly sworn on oath, deposes and says that he is the Building Official for the CITY OF OMAK, Washington, and that on the 15th Day of September 2025:

In accordance with Omak Municipal Code, Section 19.05.040, Public Notice, he did cause to be mailed the attached Notice of Public Hearing for a proposed 31-lot Long-Plat to the City of Omak to the attached list of recipients.

The attached is a true copy of said notice, list of recipients, and all notices were mailed as stated above.

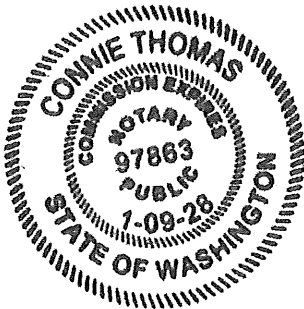


Tyler Wells, Building Official

SUBSCRIBED AND SWORN TO
ME THIS 15th day of September, 2025



Connie Thomas
Notary Public in and for the State of Washington
Residing in Omak.
My commission expires 1/9/2028



Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City of Omak Planning Commission will hold an open record public hearing on Tuesday, October 7, 2025, at 5:30 PM in the Omak City Hall Council Chambers. The purpose of the hearing is to take testimony and establish the record on the application for preliminary approval of a 31-lot long plat, submitted by 900 Mill Street LLC of Post Falls, ID. The project is located within the Northwest Quarter of Section 26, Township 34 N., Range 26 E, W.M., Parcel #3426260387, and just North of the development known as Wildwood.

All interested persons are invited to attend and be heard. Those requiring assistance are requested to contact City Hall a minimum of 24 hours prior to the scheduled hearing to notify the city of the type of assistance required. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 am and 4:00 pm Monday through Friday. For further information contact Tyler Wells, Building Official/Permit Administrator at (509) 826-1170.

Property Owners Within 300 feet of Proposed Highlands Addition to Omak

1. Name: JESUS HERNANDEZ
Mailing Address: 804 Surry Road
Wenatchee, WA 98801
Parcel Number: 9100027380
2. Name: JEFFERY & EMILY GURNARD
Mailing Address: 900 Wildwood Drive
Omak, WA 98841
Parcel Number: 9100027370
3. Name: CARMEN & RUFINA IBARRA
Mailing Address: 387 Omak River Road
Omak, WA 98841
Parcel Number: 9100027360
4. Name: ROBERT SR & JANNENE BUCSKO
Mailing Address: PO Box 612
Omak, WA 98841
Parcel Number: 9100027350
5. Name: ROSAURA VARGAS HERNANDEZ ETAL
Mailing Address: PO Box 3696
Omak, WA 98841
Parcel Number: 9100027340
6. Name: 900 MILL STREET LLC.
Mailing Address: 3999 SAINT JOE AVE
POST FALLS ID 83854
Parcel Number: 9100031000, 3426260379, 3426260354,
3426260355, 3426233002 3426260352, 3426260351
7. Name: JOSE ZARATE & VANESA GARCIA
Mailing Address: PO Box 1111
Bridgeport, WA 98813
Parcel Number: 9100031320
8. Name: QUINTIMILIANO & MARINA PACHECO
Mailing Address: PO Box 763
Omak, WA 98841
Parcel Number: 9100031310 & 9100031300
9. Name: JOHN & MINDY UNTALAN
Mailing Address: PO Box 297
Okanogan, WA 98840
Parcel Number: 9100031290
10. Name: KIMBERLY LOPEZ & LUIS GUITRON BERNAL
Mailing Address: 2454 ELMWAY #D
Okanogan, WA 98840
Parcel Number: 9100027280

11. Name: GABRIELA GONZALEZ
Mailing Address: PO Box 1364
Omak, WA 98841
Parcel Number: 9100027270
12. Name: JOVITA MEJIA
Mailing Address: PO Box 3692
Omak, WA 98841
Parcel Number: 9100027260
13. Name: GALE & LINDA WILSON
Mailing Address: PO Box 3611
Omak, WA 98841
Parcel Number: 9100027250
14. Name: MARK RAYMOND
Mailing Address: 603 Aspen Avenue
Omak, WA 98841
Parcel Number: 9100027240
15. Name: BETTY DAUGHERTY
Mailing Address: 603 Aspen Avenue
Omak, WA 98841
Parcel Number: 9100027230
16. Name: NOLBERTO & GUILLERMINA RODRIGUEZ
Mailing Address: 616817 North Highland Lane
Colbert, WA 99005
Parcel Number: 9100027220
17. Name: DIANA L. ALLEN
Mailing Address: 609 Aspen Avenue
Omak, WA 98841
Parcel Number: 9100027210
18. Name: KEVIN & CRYSTAL NEWPORT
Mailing Address: 611 Aspen Avenue
Omak, WA 98841
Parcel Number: 9100027200
19. Name: FELIX ALVELO & SONIA DIXON
Mailing Address: 6535 53RD Avenue North Apart. 49
Kennith City, FL 33709
Parcel Number: 9100027390 & 9100027400
20. Name: CADE & ARAYA ROY
Mailing Address: 804 QUASSIA ST
Omak, WA 98841
Parcel Number: 9100027410
21. Name: JESUS & YESENIA ARCINIEGA
Mailing Address: PO Box 1501
Omak, WA 98841
Parcel Number: 9100027420

22. Name: CITY OF OMAK
Mailing Address: PO Box 72
Omak, WA 98841
Parcel Number: 3426260353 & 3426260156
23. Name: ROBERT & CRYSTAL CLICK
Mailing Address: 701 Cypress Ave
Omak, WA 98841
Parcel Number: 9100027610
24. Name: KOLEEN NEARENTS
Mailing Address: 901 Wildwood Road
Omak, WA 98841
Parcel Number: 9100027600
25. Name: OSCAR & NOHEMI ESCAMILLA
Mailing Address: 801 Wildwood Road
Omak, WA 98841
Parcel Number: 9100027570
26. Name: HAILEY & JOSEPH VALDEZ
Mailing Address: 803 Wildwood Road
Omak, WA 98841
Parcel Number: 9100027560
27. Name: DORIS ROWE
Mailing Address: PO BOX 1714
Omak, WA 98841
Parcel Number: 9100027530
28. Name: APRIL TURNER & CAROL TURNER
Mailing Address: 703 Shady Lane
Omak, WA 98841
Parcel Number: 9100027540
29. Name: NOLBERTO RODRIGUEZ
Mailing Address: 16817 N HIGHLAND LN
Colbert, WA 99005
Parcel Number: 9100027550
30. Name: RAMON & MARIA LOPEZ
Mailing Address: PO BOX 1364
Omak, WA 98841
Parcel Number: 9100027580
31. Name: EDDIE PARADO
Mailing Address: 703 Willow Lane
Omak, WA 98841
Parcel Number: 9100027590
32. Name: ISMAEL & CARLOTA ORTIZ
Mailing Address: 703 Cypress Road
Omak, WA 98841
Parcel Number: 9100027620

33. Name: MICHAEL & JENNIFER BALDWIN
Mailing Address: PO BOX 1833
Omak, WA 98841
Parcel Number: 1890030000
34. Name: KATHLEEN & SCOTT HIGH
Mailing Address: 809 Ironwood St
Omak, WA 98841
Parcel Number: 1890020000
35. Name: BRIAN & DANIELLE LOWARY
Mailing Address: 805 Ironwood St
Omak, WA 98841
Parcel Number: 1890010000
36. Name: FRANK & LINDA ZABREZNIK
Mailing Address: 12845 STATION BASIN RD N
EDWALL, WA 99008
Parcel Number: 1900022801
37. Name: DONALD & LONNI COPPOCK
Mailing Address: 23 Green Road
Omak, WA 98841
Parcel Number: 1900022701
38. Name: SHANE & MARTINA HOBART
Mailing Address: 737 SUNRISE DR
Omak, WA 98841
Parcel Number: 1900022600
39. Name: SHELIA HARRISON
Mailing Address: 735 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900022500
40. Name: STEVEN ALLENBY
Mailing Address: 805 Ironwood St
Omak, WA 98841
Parcel Number: 1900022400
41. Name: MICHAEL & PATRICIA GARIANO
Mailing Address: 731 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900022300
42. Name: GAGANDEEP BAINS
Mailing Address: 2042 Elmway
Okanogan, WA 98840
Parcel Number: 1900022200
43. Name: VICTORIA LEDGER
Mailing Address: 727 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900022100

44. Name: BRIEN & TYLA BOWLING
Mailing Address: 725 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900022000
45. Name: SHELLE NOEL
Mailing Address: PO BOX 3506
Omak, WA 98841
Parcel Number: 1900021900
46. Name: MARIAN & JOHN SHERMAN
Mailing Address: 717 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900021700 & 1900021600
47. Name: BOBBY BOWLING
Mailing Address: PO BOX 1586
Omak, WA 98841
Parcel Number: 1900021500
48. Name: BRANDON RUSSELL
Mailing Address: 703 Sunrise Drive
Omak, WA 98841
Parcel Number: 1900021300
49. Name: NICKOLAS BOETTGER
Mailing Address: PO BOX 504
Okanogan, WA 98840
Parcel Number: 1900021200
50. Name: GARI STANLEY
Mailing Address: 26 Jonathan Ave. W
Omak, WA 98841
Parcel Number: 1900021100
51. Name: KARA JO THORTON
Mailing Address: 30 Jonathan Ave. W
Omak, WA 98841
Parcel Number: 1900021000
52. Name: JOHN SACKMAN
Mailing Address: PO BOX 92
CONCONULLY, WA 98819
Parcel Number: 3426260369, 3426260370, 3426230129
53. Name: SHASTA & JOSEPH STIDMAN
Mailing Address: 1001 OLEANDER ST
Omak, WA 98841
Parcel Number: 3426260327, 3426230128
54. Name: GARY & SALLY AZZANO
Mailing Address: 24 CRESTVIEW
OKANOGAN, WA 98840
Parcel Number: 3426264014

SEC. 26, T 34 N., R 26 E., W.M.

FROM WOODSHAMWAY RD

QUASSIA ST

CYPRESS AVE

WILLOWOOD DR

[illegible]

SEPA¹ 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

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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

Section A: Background

1. Name of proposed project, if applicable:
Highlands Long Plat
2. Name of applicant:
900 Mill Street LLC
3. Address and phone number of applicant and contact person:
Jake Barker
3999 Saint Joe Ave. Post Falls, ID 83854
(208) 262-9531
4. Date checklist prepared:
7/7/2025
5. Agency requesting checklist:
The City of Omak
6. Proposed timing of schedule (Including phasing, if applicable):
Project will commence immediately upon receiving approval.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, ultimately we would like to do three phases. However, at this time it is uncertain whether or not it will happen, so the time frame is unknown.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Nothing that I am aware of at this time.
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.
Not at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.
The City of Omak: Plat approval, including streets and utilities. Building permits once the plat is approved.
11. Give a 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.) **PLEASE SEE ATTACHED PROJECT DESCRIPTION.**

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, township, and range, if known. If a proposal occurs 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.

All work relating to this project shall occur within the Northwest Quarter of Section 26, Township 34 North, Range 26 East. This project will be located Northerly of and adjacent to an earlier project known as Wildwood Planned Development No.1 and will connect on to an existing right of way road known as Cypress Ave.

Section B: Environmental Elements

1. Earth

- A. General description of the site: Mostly flat with some hills that level out on top.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- B. What is the steepest slope on the site (approximate percent slope)?

Most of the site is less than 10% slope. The hill side to the east side of this project has slopes that reach up to 50% but is not included in this plat or the plans for residential lots.

- 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.

Sandy loam with coarse to medium textured soil including some small gravel size pebbles.

- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known of

- 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.

There will be typical grading done for the purpose of creating lots and extending the roads.

The excavation materials will be used as fill in areas where it is necessary and there is an existing stockpile of gravel and crushed rock already on the site from previous development projects that can be utilized in this project if necessary. Left over materials from grading will be contained on site. This project will require the import of crushed rock, asphalt and other basic construction materials used in lot preparation and what is necessary for extending the existing roads from the neighboring Wildwood development.

- F. Could erosion occur because of clearing, construction, or use? If so, generally describe.
No more than is typical of the site at this time.
- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 25% - 30%**
- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
If an issue should arise, we shall take appropriate actions and follow standard requirements and procedures relating to the issue as necessary .

2. Air

- 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. **It is possible that there will be an increase of dust flying around in the area during the grading and resurfacing process, but no more than what is typical of this type of project.**
- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**
- C. Proposed measures to reduce or control emissions or other impacts to air, if any:
If an issue should arise, we shall take appropriate actions and follow standard requirements and procedures relating to the issue as necessary.

3. Water

Surface:

- A. 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.
No
- B. 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. **Does not apply**

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. **Does not apply**
- C. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. **No**
- D. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- E. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

Ground:

- A. 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 a general description, purpose, and approximate quantities if known. **No**
- B. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. **No waste material shall be discharged. The sewer and water lines for this project will be connected to the City of Omak's water and sewer lines.**

Water Runoff (including stormwater):

- A. 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. **Any storm water shall be contained on site. The proposed method will include Infiltration trenches and retention ponds and are included in the project design.**
- B. Could waste materials enter ground or surface waters? If so, generally describe. **No**
- C. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The design plans for this project will be consistent with the flow of existing storm water drainage at the site. The storm water shall function independently and be contained within the site itself yet remain compatible with the existing flow of storm water already in place within the surrounding area.**
- D. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Infiltration trenches and retention ponds**

4. Plants

- A. Check the types of vegetation found on the site:
- ☒ deciduous tree: alder, maple, aspen, other: **Elm**
 - ☐ evergreen tree: fir, cedar, pine, other
 - ☒ shrubs

- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation: **Baby's Breath, Sage brush, Cheat Grass**

B. What kind and amount of vegetation will be removed or altered?

Sparce brush type plants: Baby's Breath, Sage brush, Cheat Grass, typical plants that grow in the area in common undeveloped field type parcels. A couple of small older elms that show signs of decay. Only what is necessary for the creations of the planned lots and necessary roads will be removed.

C. List threatened and endangered species known to be on or near the site.

None that are known of.

D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None proposed at this time.

E. List all noxious weeds and invasive species known to be on or near the site.

5. Animals

A. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

B. List any threatened and endangered species known to be on or near the site.

None

C. Is the site part of a migration route? If so, explain.

No

D. Proposed measures to preserve or enhance wildlife, if any.

This project shall follow the local and state guidelines. Necessary steps will be taken to reduce the impact on the environment and its animals. All plans for this project will remain within the designated safety standards.

- E. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

- 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.

The Plat will be served by the Okanogan County Public Utility District's. This project includes plans to add connections for 31 lots extending from the existing lines nearby.

If a future homeowner should decide to have solar panels installed they can do so at their own expense.

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- 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.

None at this time

7. Environmental health

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Not to my knowledge

- B. Describe any known or possible contamination at the site from present or past uses.

Not to my knowledge

- C. 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.

None

- D. 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.

None

- E. Describe special emergency services that might be required.

Does not apply

- F. Proposed measures to reduce or control environmental health hazards, if any.

Does not apply

Noise

- A. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

- B. 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)?

One can expect typical construction noise, traffic, construction, heavy equipment operation to take place during regular working hours throughout the initial phase while constructing roads, resurfacing and grading the lots and installing utilities and power lines. After that phase is complete noise would be limited to construction of single-family homes after lots have been purchased.

- C. Proposed measures to reduce or control noise impacts, if any. **None at this time.**

8. Land and shoreline use

- 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.

The current use is undeveloped land and medium density residential on the comprehensive plan and zoned as residential duplex.

- 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 because 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 non-farm or non-forest use? **No**

- a. 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? **No**

- C. Describe any structures on the site. **None**

- D. Will any structures be demolished? If so, what? **No**
- E. What is the current zoning classification of the site? **Residential Duplex**
- F. What is the current comprehensive plan designation of the site? **Undeveloped, medium density residential**
- G. If applicable, what is the current shoreline master program designation of the site?
Does not apply
- H. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- I. Approximately how many people would reside or work in the completed project?
31 lots = 31 homes with an average of 4 persons per household 124 give or take.
- J. Approximately how many people would the completed project displace? **None**
- K. Proposed measures to avoid or reduce displacement impacts, if any. **Does not apply**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. **None are necessary**
- M. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None are necessary**

9. Housing

- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **31 units with a mix of middle-class single-family residences and possibly some duplexes.**
- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- C. Proposed measures to reduce or control housing impacts, if any: **None are necessary**

10. Aesthetics

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **No proposed structures at this time**
- B. What views in the immediate vicinity would be altered or obstructed? **None, just sage brush and weeds.**
- C. Proposed measures to reduce or control aesthetic impacts, if any: **None are necessary**

11. Light and glare

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur? **That lighting and or glare which is typical of single family residential housing.**
- B. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- C. What existing off-site sources of light or glare may affect your proposal?
None
- D. Proposed measures to reduce or control light and glare impacts, if any: **None are necessary**

12. Recreation

- A. What designated and informal recreational opportunities are in the immediate vicinity?
None
- B. Would the proposed project displace any existing recreational uses? If so, describe.
No
- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None are necessary**

13. Historic and cultural preservation

- 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. **None known of**
- 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. **NO**
- 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.
None are necessary
- 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.
None are necessary

14. Transportation

- 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.

We are creating a secondary access road easement for the long plat, off of Shumway/Ironwood (see attached details of easement exhibit A). Also, we will be extending the roads out from the Wildwood development and creating a couple of new roads within the plat see plat for details.

- 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?

No, the closest bus site would be the AT&T store.

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).

Yes, we are creating a secondary access road easement for the long plat, off of Shumway/Ironwood (see attached details of easement exhibit A). Also, we will be extending the roads out from the Wildwood development and creating a couple of new roads within the plat see plat for details.

- C. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**

- D. 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 non-passenger vehicles). What data or transportation models were used to make these estimates? **After construction is completed, you could expect regular passenger cars and trucks associated with residential housing districts. Peak hours being normal business and school hours during weekdays.**

- E. 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. **No**

- a. Proposed measures to reduce or control transportation impacts, if any:

None are necessary

15. Public services

- 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. **None out of the ordinary.**

- B. Proposed measures to reduce or control direct impacts on public services, if any.

None are necessary

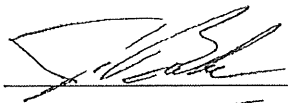
16. Utilities

- A. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- 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.

All 31 Lots will require new connections to the City of Omak's water and sewer lines and each lot will require the addition of power lines to be serviced by Okanogan County PUD. All connections to all utilities and power lines will be installed at the same time during the initial phase of construction, before the lots will be sold.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Printed name of signee: Jake Barber
Position and agency/organization: Owner
Date submitted: _____

WAC 197-11-970 Determination of Non-Significance (DNS).

DETERMINATION OF NON-SIGNIFICANCE

August 12, 2025

Description of proposal: An application has been submitted for preliminary approval of a 31-lot long plat to the City of Omak. The proposal entails development of a 12.69 Acre parcel into 31 individual lots for single family residences/duplexes.

Proponent: 900 Mill Street, 3999 Saint Joe Avenue, Post Falls, ID, 83854

Location of proposal, including street address, if any: Intersection of Wildwood Drive, Oleander Street, and Cypress Avenue in Omak, WA. Within the Northwest Quarter of Section 26, Township 34 North, Range 26 East.

Lead agency: City of Omak, 2 North Ash Street, P.O. Box 72 Omak, WA, 98841.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request at Omak City Hall, 2 North Ash Street, Omak, WA. 98841, during normal business hours.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 21 days from the date below.

Comments must be submitted by September 10, 2025. To Omak City Hall, P.O. Box 72 Omak, WA. 98841

Responsible official: Tyler Wells

Position/title: Building Official / Permit Administrator

Phone: 1-509-826-1170

Address: 2 North Ash St. P.O. Box 72 Omak, WA. 98841

Date: August 12, 2025 Signature: Tyler Wells

Tyler Wells

From: P Bennett <PandJoonieBennett@hotmail.com>
Sent: Saturday, August 23, 2025 9:37 AM
To: Tyler Wells
Subject: Wildwood Expansion

|| [External Email]

Hello. I am Patty Bennett and I live on W. Hale. The Ross Canyon road is next to my backyard. I am concerned about the development of 31 lots in the Wildwood subdivision. Ross Canyon is already a busy, noisy road. There is NO speed limit enforcement and vehicles come down at all speeds. The little electronic warning signs are ignored. I walk and bicycle along the road and have had a few close calls, enough to make me stay off my bicycle for a day or two.

That's not all. There is what I call The Intersection Of Death. It's a horribly planned intersection where Ironwood meets Ross Canyon. Sight distance assumes that a 25mph speed is the norm, while in real life it would be more like 35mph or more. In a car, one looks carefully, maybe has window rolled down to hear, inches out, looks again, and then puts the pedal to the metal to get across. On a bicycle, it is trickier. It's a crazy intersection and having more cars coming down Ross Canyon means more accidents, unless the city can get the speed limit enforced daily.

While we're at it, I see more people walking and bicycling that stretch of road each year. How about a bike/walking lane. The proliferation of E-bikes in our town makes riding up Ross Canyon easy, except for contending with the car traffic, and should be encouraged. Then maybe the car traffic might not increase so much.

As you can see, I have concerns. I've talked to one neighbor and plan to go around, maybe with some kind of a petition? talking to more residents. I'm not against providing housing, but I am concerned about traffic increasing, with no enforcement of speed limits, and quality of life here.

That's it.

Oh, I hope to hear from you but for some reason my computer won't let city hall e-mail through. My phone number is 509-429-5555 and you can leave a voice mail or text, as I am bad about carrying my phone everywhere.

Thanks and hope you take this seriously.

Sent from Outlook



Outlook

[Draft] (No subject)

From PandJoonieBennett@hotmail.com

Draft saved Wed 9/3/2025 10:02 AM

I have comments on the upcoming Wildwood development.

My concerns have to do with the increase in traffic, access for pedestrians and cyclists, and the dangerous intersection at Ross Canyon and Ironwood streets.

Ross Canyon is increasingly used by walkers and bicyclists. Walkers use a dirt path when the sidewalk ends, alongside the busy road which is adequate for a hundred yards and then narrows down. Cyclists are in the roadway. The road is narrow, has no shoulders, and has a problem with speeding traffic. That leads up to another safety factor. The speed limit is NOT enforced. Off the top of my head, I'd say the average speed in 35mph in a 25mph zone. There are faster vehicles on it. I've had a few close calls while riding my bicycle on it. I don't know why police aren't enforcing traffic laws, but they aren't on Ross Canyon. This development will add more speeders to the road, increasing the chance of an accident.

Next, the intersection. I call it the intersection of death. When one is trying to pull out of the south Ironwood road to cross Ross Canyon, sight distance is not adequate. One pulls slowly ahead, looks both ways, again, says a Hail Mary and tromps on the accelerator hoping that a vehicle coming down Ross Canyon road is not speeding too much. I've enclosed pictures of the sight distance. Perhaps a roundabout or some kind of traffic calming device can be installed before this project takes place? Oh, and getting across on a bicycle can be dangerous too, due to the speed on the road and again, the sight distance.

A new road is planned to bring traffic down to Ironwood/Shumway. There is an opportunity to be had. Could the city also build the road wide enough for safe walking and bicycle use? It would be an alternative or bicycle route and we wouldn't have to risk the blind curves of Ross Canyon Road. I'd love to see that happen.

Take care of the transportation issues and this project might be looked upon more favorably. Speed limit enforcement would be a great start.

Sent from Outlook

Thanks,

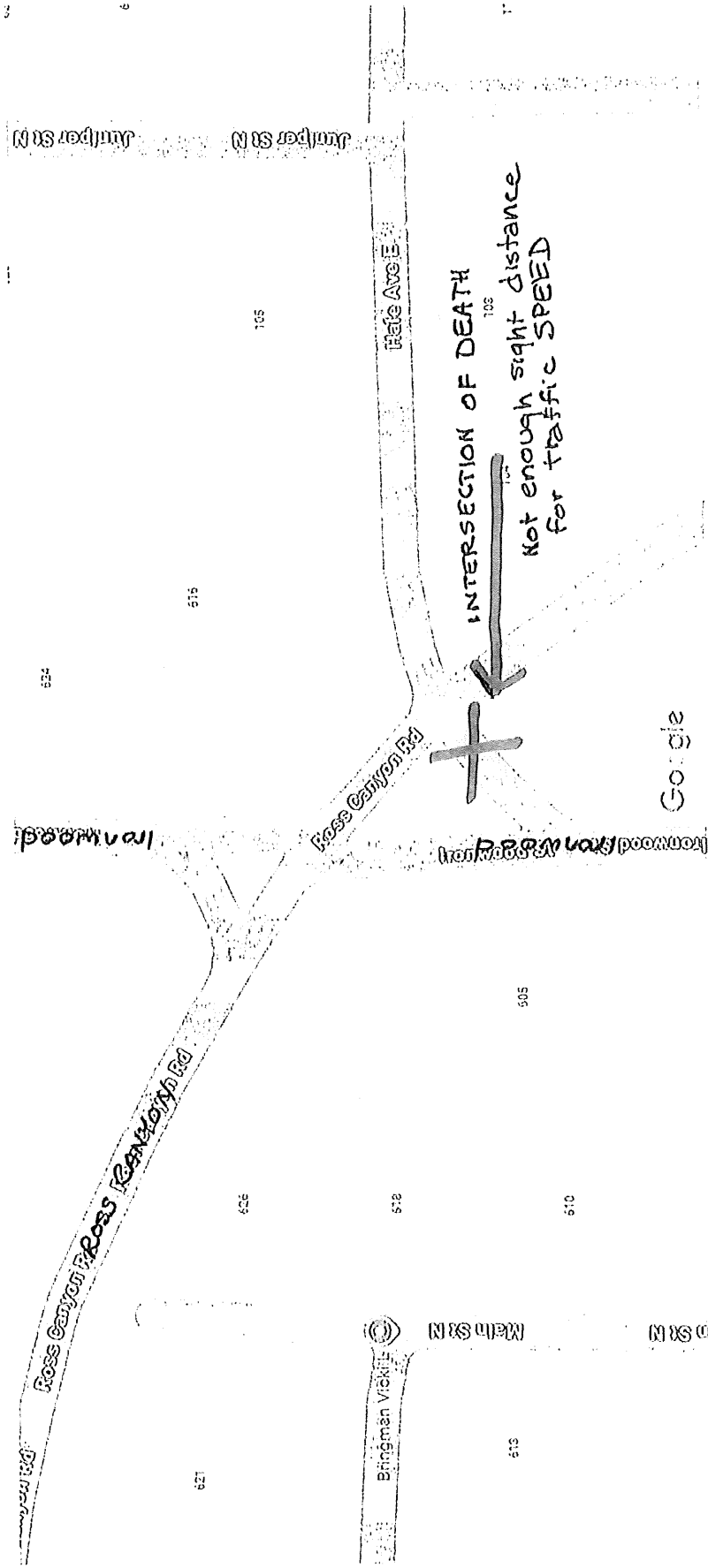
Patty Bennett

*18 W. Hale Ave
Omak, WA*

ENCLOSED 2. maps, 1 page of Photos

Google Maps

Omak



Map data ©2025 Google

50 ft

Google Maps

QUEEN'S AVE

**BICYCLE
DANGEROUS Part**

Canyon Rd

Gibbs,
Agent

Ross Canyon Rd

Permitted road

WINDMILL

Ross Canyon Rd
ROSS CANYON RD
DIRT PATH

Bringman Vicki L



Ross Ave W

Melissa M

Grape Ave W Grape Ave W Grape Ave W Grape Ave E

Google

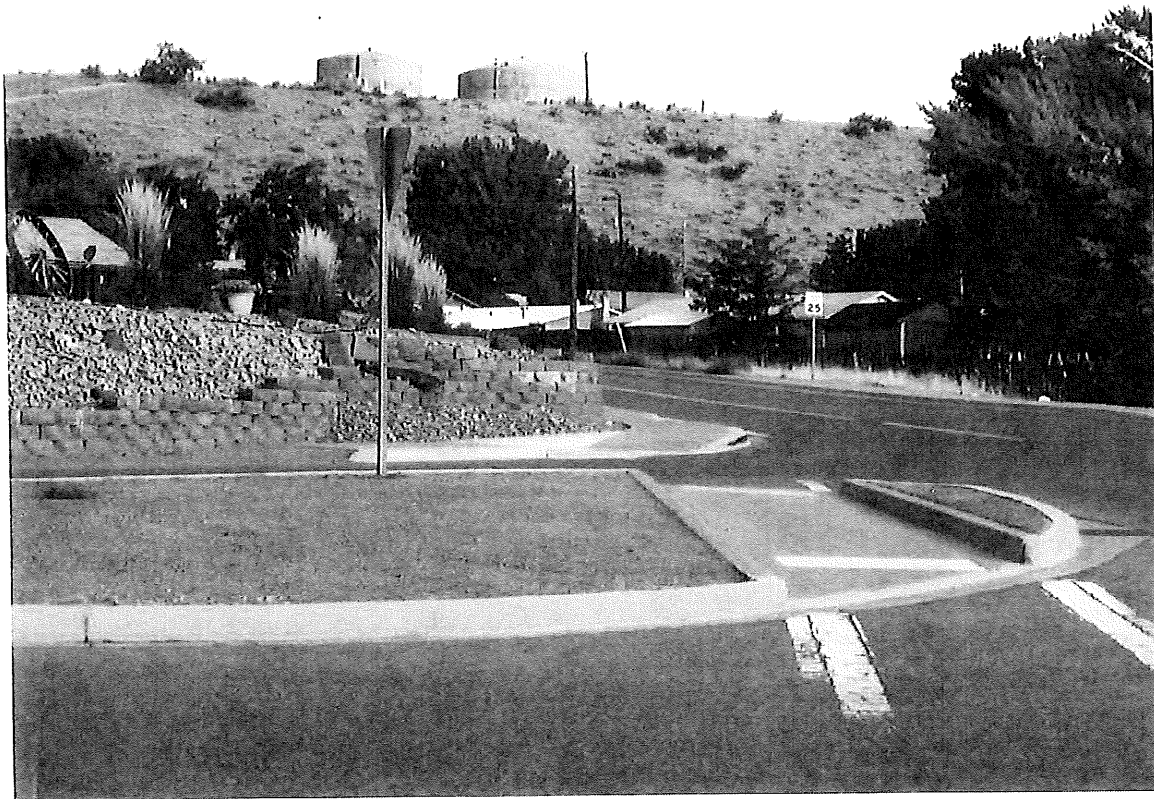
Map data ©2025

100 ft

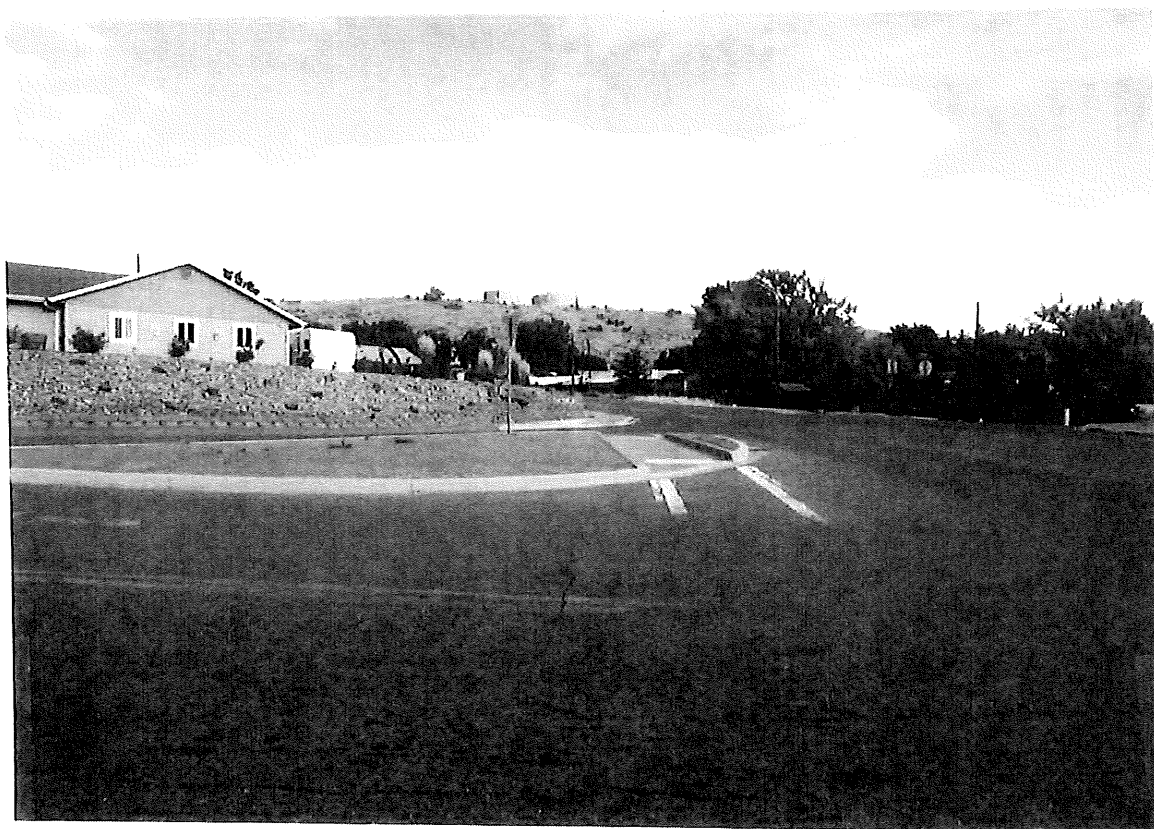
EXAMPLES OF POOR VISIBILITY AT
INTERSECTION

Ross Canyon & Ironwood
(Intersection of Death)

zoomed



No
Zoom





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

September 8, 2025

Tyler Wells
City of Omak
P.O. Box 72
Omak, WA 98841

RE: SEPA 202503351; LP-01-2025

Dear Tyler Wells:

Thank you for the opportunity to comment on the Determination of Nonsignificance for the Highlands Long Plat.

Water Quality Program


Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

City of Omak
September 8, 2025
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Johnson". The signature is written in a cursive, flowing style.

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov



September 4, 2025

Mr. Wayne Beetchenow
Public Works Director
City of Omak
2 North Ash Street
Omak, Washington 98841

SUBJECT: HIGHLANDS PHASE 1 PLAN REVIEW
CITY OF OMAK, OKANOGAN COUNTY, WASHINGTON
G&O #25856.00

Dear Mr. Beetchenow:

At the City's request we have reviewed the Highlands Phase 1 plans prepared by SCJ Alliance, consisting of 25 sheets (attached), dated January 2025. Our review of the plans was performed with respect to generally accepted engineering design practices and to the following standards:

- City of Omak's *Construction Standards for the Private Construction of Public Facilities* (Construction Standards), April 2024.
- Washington State Department of Health's *Water System Design Manual* (Design Manual).
- Washington State Department of Ecology's *Criteria for Sewage Works Design* (Orange Book).

It is our understanding that the City will own, operate and maintain all proposed improvements. Our review comments follow:

GENERAL

1. Final plans shall be signed, dated, and sealed by a professional engineer registered with the State of Washington in accordance with RCW 18.43.070.
2. Plans shall be in accordance with the general plan format outlined in Chapter 3 – General Plan Requirements of the Construction Standards.



Mr. Wayne Beetchenow
September 4, 2025
Page 2

3. Water, sanitary sewer, stormwater, and street improvements shall be in accordance with Chapter 5 – Water System Improvements, Chapter 6 – Sanitary Sewer System Improvements, Chapter 7 – Stormwater Improvements, and Chapter 8 – Street Improvements, respectively.

DRAWING COMMENTS

4. Drawing OV-01
 - a. Cover sheet shall be in accordance with the general cover sheet format outlined in Chapter 3 – General Plan Requirements of the Construction Standards. Particular attention is directed towards requirements regarding consultant's signature block, vicinity map, survey benchmark, sheet index, legend, utility locate number, north arrow, engineering scale, and horizontal and vertical datum.
5. Drawings PP-01 – PP-18
 - a. Plans shall be in accordance with the general plan format outlined in Chapter 3 – General Plan Requirements of the Construction Standards. Particular attention is directed towards requirements regarding sheet match lines, existing features and topography, profiles for existing and proposed underground utilities, horizontal survey control, and water, sanitary sewer, stormwater, and street plan requirements.
 - b. Water system improvements shall be in accordance with Chapter 5 – Water System Improvements of the Construction Standards. Particular attention is directed towards requirements regarding domestic water mains (sizing, locations, materials), valves (locations, maximum valve spacing), water services (sizing, location, materials), hydrants (maximum spacing), and air and vacuum release valves (locations). The City should consider hydraulic modeling analysis to verify sufficient flow and system pressure requirements under fire flow and maximum day demands.
 - c. Sanitary sewer system improvements shall be in accordance with Chapter 6 – Sanitary Sewer System Improvements of the Construction Standards. Particular attention is directed towards requirements regarding sanitary sewer mains (minimum sizes, locations, slope requirements), manholes (locations, maximum spacing), and side sewers (locations, sizing). The City should consider hydraulic modeling analysis to verify adequacy of downstream collection system capacity.



Mr. Wayne Beetchenow
September 4, 2025
Page 3

- d. Stormwater system improvements shall be in accordance with Chapter 7 – Stormwater Improvements of the Construction Standards. Particular attention is directed towards requirements regarding storm water piping (minimum sizes, slope requirements), stormwater runoff and drainage facilities sizing calculations, inlet spacing, and UIC registration.
 - e. Street improvement shall be in accordance with Chapter 8 – Street Improvements of the Construction Standards. Particular attention is directed towards requirements regarding sidewalks, street lighting, and traffic studies.
 - f. Maintain minimum separation requirements between potable conveyance systems in accordance with Design Manual and Orange Book requirements. If minimum separation cannot be maintained, provide mitigation measures in accordance with Design Manual and Orange Book requirements.
6. Drawing DT-01
- a. Typical streets and roadway sections shall be in accordance with City Standard Detail ST-1 – Typical Roadway Section of the Construction Standards. Roadway section depths must be determined from a geotechnical investigation, performed by a licensed geotechnical engineer.
7. Drawings DT-02 – DD-06
- a. Add City Standard Detail SS-11 – Water Tight Manhole Frame and Cover, ST-1 – Typical Roadway Section.

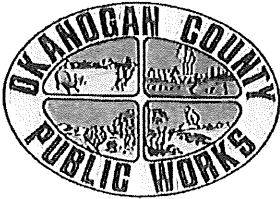
Let me know if you have any questions or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

David G. Ellis, P.E.

DGE/js
Encl.
By email



Okanogan County
Department of
Public Works
1234A Second Avenue South
Okanogan, WA 98840
(509) 422-7300 FAX (509) 422-7301

Josh Thomson P.E.
Director/County Engineer

Date: September 10, 2025

To: Tyler Wells Building Official/Permit Administrator
City of Omak

From: Anna Randall, Engineering Department
Okanogan County Public Works Department

Subject: 01-2025 Highlands LP First Review

- Project plans do not show sufficient detail to demonstrate how drainage will be controlled to not impact OCR 2772 Shumway Rd. Details are needed to demonstrate this access point will not damage the county road during all phases of the project.
- A commercial road approach permit will be required for the access location off of OCR 2772 Shumway Road. All approaches off of a county road are required to obtain a road approach permit and comply with road approach standards, outlined in OCC 12.22. A road approach permit will need to be applied for with Okanogan County Public Works and a \$60 fee paid.
- This project will add a potential ADT increase of 310 to OCR 2772 Shumway Rd. As per the Okanogan County Road and Street Standards and Guidelines for Development this has been determined to be within an Urban Transition Area (UTA) and therefore would be a category IV road, requiring 24 feet of travel width, 2 foot of shoulder on each side and 1-foot ditches on each side bringing the total road measurement to 28 feet. Curbing and sidewalks may be required by the County Engineer. The current county road does not meet this standard and would need to be improved.
- The concept of the project appears acceptable.

STAFF REPORT

DATE: September 29, 2025

TO: Staff / Planning Commission

FROM: Tyler Wells, Building Official/Permit Administrator

RE: Preliminary Plat Approval – Highlands Long-Plat – LP-01-2025

Background:

900 Mill Street LLC, of Post Falls, Idaho, has submitted an application for and is seeking preliminary approval of the Highlands Long-Plat. The proposed subdivision entails the platting of a 12.69 Acre parcel into 31 individual lots for single family residences and duplexes with access planned through the continuation of Wildwood Drive, Quassia Street, and a newly proposed road that will connect to Ironwood Street/Shumway Road.

The subdivision directly to the South of the proposal is known as the Wildwood Planned Unit Development and was completed in the early 1990's.

Location Information:

Parcel # 3426260387. There is currently no address for this location. Addresses will be assigned to each lot at the time of final approval.

The project site is located in the Northwest Quarter of Section 26, Township 34 North, Range 26 E.W.M., Okanogan County, Washington.

Comprehensive Plan Designation:

The subject property is designated as "Medium Density Residential" in the "Greater Omak Area Comprehensive Plan" last updated in 2024.

Current Zoning:

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

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

The subject property is not located within the mapped floodplain protected zone or jurisdiction, however portions of the property are within an area designated as having a moderate/high aquifer recharge potential, steep slopes, and erosion hazard areas, as per the City of Omak Critical Areas Maps. Further review will be required as development plans are prepared for the property.

A SEPA checklist was submitted as required, and was circulated for comments to city staff and appropriate agencies. A determination of Non-Significance was issued and published in the City's newspaper of record on August 20, 2025.

Reviewing Agencies:

The land use application, SEPA checklist and related information was circulated among appropriate agencies and City Staff beginning on August 13, 2025. Written comments from city staff, other agencies and the public will be included in the project file. A notice of application was published in the Omak/Okanogan Chronicle on August 20, 2025, a notice of public hearing was published in the Omak/Okanogan Chronicle on September 17, 2025, and these notices were also mailed to all landowners within three hundred feet of the proposal. Also, the property was posted in accordance with Omak Municipal Code Title 19.

Comments Received:

All comments are contained in the project file. As of the date this staff report was prepared, comments have been received from the following: Okanogan County Public Works, Washington State Department of Ecology, City engineers Gray & Osborne, and one citizen; Patty Bennett, 18 West Hale Avenue.

Ms. Bennetts concerns include the increase in traffic, access for pedestrians and cyclists, and the dangerous intersection at Ross Canyon Road and Ironwood Street.

Okanogan County Public Works comments note that more details are needed to demonstrate how drainage will be controlled and the potential impacts at the intersection of County Road 2772 (Shumway Rd.). The County will require a road approach permit, and with the projected addition of 310 daily trips added to Shumway Road would increase the road to a level 4 road and will require improvements.

Washington State Department of Ecology's comments entail the potential need for a NPDES Construction Stormwater Permit.

City of Omak consulting engineers, Gray & Osbourne Inc, have made several comments on how the plans and standards of the City of Omak Construction Standards must be adhered to.

Recommendation:

Staff recommends that the Planning Commission recommend preliminary approval of the proposed Highlands Long-Plat, LP-01-2025, to the City Council with the following conditions required to be met prior to the granting of final approval.

1. That proposed mitigation measures or other proposed means to reduce, minimize or eliminate potential negative impacts to the environment identified in the SEPA Checklist be completed. The method, timing and responsibility for addressing the proposed and/or required mitigation measures will be subject to City review and approval. Compliance with the agreed upon measures will be required prior to final approval of the plat or issuance of any building permits. The City Building Official will be the city official responsible for ensuring compliance with this condition.
2. That plans for streets, utilities, sewer, storm drainage, and necessary fire suppression etc... and other proposed and/or required improvements be prepared by a Washington registered professional engineer then submitted for review and approval by the city, agency, or department as appropriate (eg. electricity, cable, irrigation), in writing, prior to construction. Required improvements are specified in the City's Subdivision Ordinance, Chapter 17.28.
3. All improvements, including but not limited to, roads, water and sewer lines, and storm drainage facilities shall be built or bonded in their entirety or some other means developed satisfactory to the City to ensure required improvements are completed in a manner acceptable to the City. Said improvements shall be located within proposed City rights-of-way and utility easements and as such will be owned, operated and maintained by the City.
4. All improvements shall be inspected by appropriate City Public Works staff during construction, all required tests witnessed by appropriate City Public Works staff with written results provided to the City in a timely manner and reproducible as-built drawings provided to the City upon completion of construction by the developer. Failure to ensure inspections or witness of tests and/or failure to provide required as-built drawings will result to withholding of final plat approval.
5. That the plat for the subdivision be prepared in accordance with the requirements of Title 17 of the Omak Municipal Code and be reviewed and approved, in writing, by the City prior to filing with the County Auditor.

6. That the required right-of-way shall be dedicated, and/or easements shall be granted by the developer and recorded with the County Auditor immediately following completion of construction and prior to acceptance by the City.
7. That a development agreement be reached between the applicant and the City that details the timing and responsibility for utility and road construction and other requirements of approval of this plat.
8. That the applicant shall be responsible for the installation of electrical service as required by PUD #1 of Okanogan County.
9. An Inadvertent Discovery Plan must be in place and submitted to the City before any ground disturbing activities commence.
10. The E911 Address for each lot must be shown on the face of the Plat.
11. That the applicant shall be responsible for all costs associated with the review of plans and shall reimburse the City for such services.
12. That the applicant shall obtain approval for a road approach permit from Okanogan County Public Works department.
13. A Geotechnical Engineering firm shall be obtained by the applicant and said firm shall be responsible for geotechnical investigation, design, and required inspections for the proposed road traversing a steep slope to connect with Shumway Road/Ironwood Street.
14. The applicant shall be required to work with Okanogan County Department of Public Works to obtain an approach permit to Shumway Road and design and construct any improvements required by the County.

Findings of Fact:

1. That all the requirements of Chapter 17.20 of the Omak Municipal Code were followed in the processing of the Subdivision/Long-Plat request.
2. That a SEPA "DNS" was issued on August 20, 2025 and was not appealed.
3. That the proposed plat is consistent with the "Greater Omak Area Comprehensive Plan", specifically the section on the "Medium Density Residential" designation.
4. That landowners within three hundred feet of the proposal were notified by mail on August 18, 2025 and September 15, 2025. Notices were published in the Omak/Okanogan Chronicle and notices were posted in accordance with Omak Municipal Code Title 19.
5. That adequate water for domestic as well as fire suppression purposes is available for the development.
6. That adequate sewer service is available to serve the development.
7. That stormwater runoff will be handled on site in compliance with the Eastern Washington Stormwater Management Manual, as it exists at the time of plat approval.
8. That the approval of the plat does not represent the granting of special privileges to the applicant.
9. That the public interest will be served by approval of the plat.
10. That all interested persons were given the opportunity to comment on the proposal.

Recommended Motion:

Move to recommend preliminary approval of the Highlands Long-Plat to the City Council subject to the conditions and findings in the Staff Report.

Tyler Wells
Building Official/Permit Administrator
September 26, 2025