

City of Omak Public Hearing Process

The Planning Commissioners will now open the public hearing to take public comment on the proposed Zoning Map amendment & Comprehensive Plan amendment. This public hearing is now open.

Everyone present will be given an opportunity to be heard. The hearing is being recorded; therefore, when you address the Planning Commission, begin by stating your name and address. Speak slowly and clearly. Only one person will be allowed to speak at a time.

Are there any Planning Commissioners present that need to recuse themselves, for any reason, from this hearing? If so, please state your reason for being recused.

The concern is that this hearing be fair in form and substance as well as appearance. Therefore, I would like to ask if there is anyone in the audience who objects to my participation as Chairman, or any other Commissioners' participation in this proceeding. (If there are objections, ask for reasons.)

If any of the Planning Commissioners have an interest to gain or lose financial benefit directly as a result of the outcome of this hearing, or do not believe that you can hear and consider this in a fair and objective manner, then please state that fact now.

Has any member of the Planning Commission engaged in communication outside of this hearing with opponents or proponents of the proposed amendments? If so, that Commissioner must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.

The purpose of this hearing is for the Planning Commission to review the proposed amendments, take relevant testimony from the public, and to hear and consider the pertinent facts relating to the proposed changes. The Planning Commission will recommend approval or denial of these changes to the City Council, as it now exists or is modified as a result of public testimony or staff or Commissioner input.

Before hearing from the audience, Omak Building Official, Tyler Wells will present the staff report.

(Tyler will provide)

At this time, the floor is open for comments from the audience. Please step to the microphone and identify yourself. In fairness to all in attendance, each person will be given an opportunity to address the Planning Commission for an initial period, not to exceed five minutes. If more time is needed, it will be made available after everyone has had a chance to speak. Again, I am requesting the Planning Commission hold their questions for the public and proponent until everyone is done.

(Public gives testimony)

Does the Planning Commission have questions of the public or staff regarding any of the issues presented?

Staff, do you have anything to add?

Are there any in the audience who would like to add additional non-repetitive information or evidence about the proposed zone change.

The public testimony portion of this hearing is now closed.

Now that we have heard the public comments and you have reviewed the proposed amendments, this subject is open for discussion by the Planning Commission.

You should be aware that, if you are in agreement with the staff recommendation, you may adopt (or adopt with modifications) its findings and conclusions as a basis for your action, or you may state your own findings and conclusions.



Agenda

Date: April 1, 2025, Time: 5:30 PM
Omak City Hall 2 North Ash, Omak, WA. 98841

City of Omak Planning Commission:

Nature of Application: Comprehensive Plan amendment & Zoning Map amendment (CPA & ZMA-01-2025)

Description of Property Location: Parcel #3427190051 & Parcel #9400160013.

Name of Applicant: Robert & Ronna Tollefson

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 Maps – Exhibit A & related maps

SEPA Checklist

SEPA determination of non-significance (DNS)

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. Commissioners may ask for any other non-repetitive testimony**
- H. Public Hearing is closed**

All persons appearing before the City of Omak 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: **Tollefson Zoning Amendment & Comprehensive Plan Amendment**

FILE ID#: C.P.A. & Z.M.A. 01-2025

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

- | | |
|---|--|
| <input 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 checked="" type="checkbox"/> Zoning Map Amendment |
| | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |

ALSO USE JARPA APPLICATION FOR FLOOD PLAIN AND SHORELINE PROPOSALS

VESTING DATE OF APPLICATION: 3/3/2025 BY 

APPLICANT: **Robert & Ronna Tollefson**
MAILING ADDRESS: **PO Box 4200 Omak, WA 98841**
CONTACT PERSON: **Bob Tollefson** Phone #: **509)322-3140**

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: **Same as applicants**

GENERAL PROJECT INFORMATION:
This application is made pursuant to the following ordinance sections: **OMC 18.52.050 & OMC 19.05.020**

Description of the proposal: **Annex Parcel No. 3427190051 into the City of Omak and zone it Heavy Industrial & Rezone Parcel No. 9400160013 from Light Industrial to Heavy Industrial Amend the City of Omak's Comprehensive plan MAP A-4 & MAP A-5**

Description of the existing use(s) of the property: **Both properties are vacant land and undeveloped**

Description of the proposed use(s) of the property:
We are proposing a Heavy Industrial zoning with intentions for future development, we do not have a specific plan at this time, but we feel this zoning will offer more opportunities for development as we hope to have a project going on soon.

Street address of the site: **Koala Drive**

Legal description of the subject property: **Parcel No.3427190051 TAX 51 PT LOT 3 NW/HWY & Parcel No. 9400160013 TAX 13 KOALA BSP #4 & VAC RD**

Current land use designation for the subject property:
Comprehensive Plan: **Mixed Use and Rural Residential / Residential Single Family**
Shoreline Environment: **No**
Flood Plain Zone: **No**
Zoning District: **Light Industrial (LI)**

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: **No**

Will the proposal affect access to the property? If yes, please describe: **No**

Will the proposal require work within an existing public right-of-way? If yes, please describe: **Yes, but not at this time. Water and Sewer connections as development occurs.**

Will the proposal require additional or changes to the water and or sewer services? If yes, please describe:

Yes, Water and Sewer connections will need to be added as development occurs.

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: **Storm water to be retained on site**

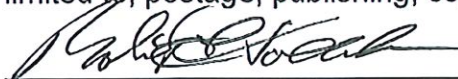
Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service: **No**

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 1 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.

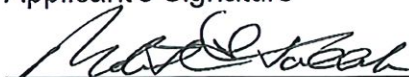
I hereby apply for the above noted permit(s). By signing below, I hereby certify that I am the above applicant and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information 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

2/13/25

Date



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

2/13/25

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: 2.18.25

Parcels within 300 ft

- Parcel No. 3426240091
TOLLEFSON, ROBERT & RONNA
PO Box 4200
Omak, WA 98841
- Parcel No. 3427190050
OMAK FISH & GAME CLUB INC
PO Box 1649
Omak, WA 98841
- Parcel No. 3427194003 & 3427193004
Okanogan County
1234 A 2nd Ave. South
Okanogan, WA 98840
- Parcel No. 3426240077 & 3426240076 & 3426240075
City of Omak
PO Box 72
Omak, WA 98841
- Parcel No. 3426240074
RCW Development LLC
55 Corral Creek Dr
Orondo, WA 98843
- Parcel No. 9400160025
SPOKANE TEACHERS CREDIT UNION
1620 N SIGNAL DR
Liberty Lake, WA 99019
- Parcel No. 9400160014 & 6480150000
CHN Properties LLC
PO BOX 6430
Great Falls, MT 59406-6430
- Parcel No. 6480010000
Darell & Marri Hoover
PO Box 1498
Omak, WA 98841

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 on behalf of the applicant of the following described property: Okanogan County Parcels #3427190051 & #9400160013, Omak, Washington, and that on this 7th day of March 2025:

In accordance with the Omak Municipal code, Section 19.05.040 Public Notice, he posted at the property identified above.

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 7th day of March 2025.



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



Notice of Application

NOTICE IS HEREBY GIVEN THAT Robert & Ronna Tollefson have filed an application for a Zoning Map amendment & a Comprehensive Plan amendment, as required by Omak Municipal Code Title 18. The properties in consideration are located in North Omak on Parcels #3427190051 & #9400160013.

A State Environmental Policy Act Checklist was completed, with the responsible official issuing a determination of 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 March 26, 2025.

The City of Omak Planning Commission will hold an open record Public Hearing on Tuesday, April 1, 2025, in the City of Omak Council Chambers at 5:30 PM, in accordance with Omak Municipal Code 18.52.060 in order to take relevant testimony from the public, review the application and make a recommendation to the Omak City Council based on findings of fact for the proposed Zoning Map amendment & Comprehensive Plan amendment. 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, April 1, 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 a City of Omak Comprehensive Plan Amendment & a City of Omak Zoning Map Amendment. The proposed amendments are located on Parcels #3427190051 & #9400160013. The application was submitted by Robert & Ronna Tollefson. Titles 18 and 19 of the Omak Municipal Code will be followed.

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.

A F F I D A V I T O F M A I L I N G

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 7th Day of March 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 Comprehensive Plan Amendment & a proposed Zoning Map Amendment located on Parcels #3427190051 & #9400160013, in Omak, WA. 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 7th day of March, 2025



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



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Parcels within 300 ft

- Parcel No. 3426240091
TOLLEFSON, ROBERT & RONNA
PO Box 4200
Omak, WA 98841
- Parcel No. 3427190050
OMAK FISH & GAME CLUB INC
PO Box 1649
Omak, WA 98841
- Parcel No. 3427194003 & 3427193004
Okanogan County
1234 A 2nd Ave. South
Okanogan, WA 98840
- Parcel No. 3426240077 & 3426240076 & 3426240075
City of Omak
PO Box 72
Omak, WA 98841
- Parcel No. 3426240074
RCW Development LLC
55 Corral Creek Dr
Orondo, WA 98843
- Parcel No. 9400160025
SPOKANE TEACHERS CREDIT UNION
1620 N SIGNAL DR
Liberty Lake, WA 99019
- Parcel No. 9400160014 & 6480150000
CHN Properties LLC
PO BOX 6430
Great Falls, MT 59406-6430
- Parcel No. 6480010000
Darell & Marri Hoover
PO Box 1498
Omak, WA 98841

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 14th Day of March 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 Comprehensive Plan Amendment & a proposed Zoning Map Amendment located on Parcels #3427190051 & #9400160013, in Omak, WA. 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 14th day of March, 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

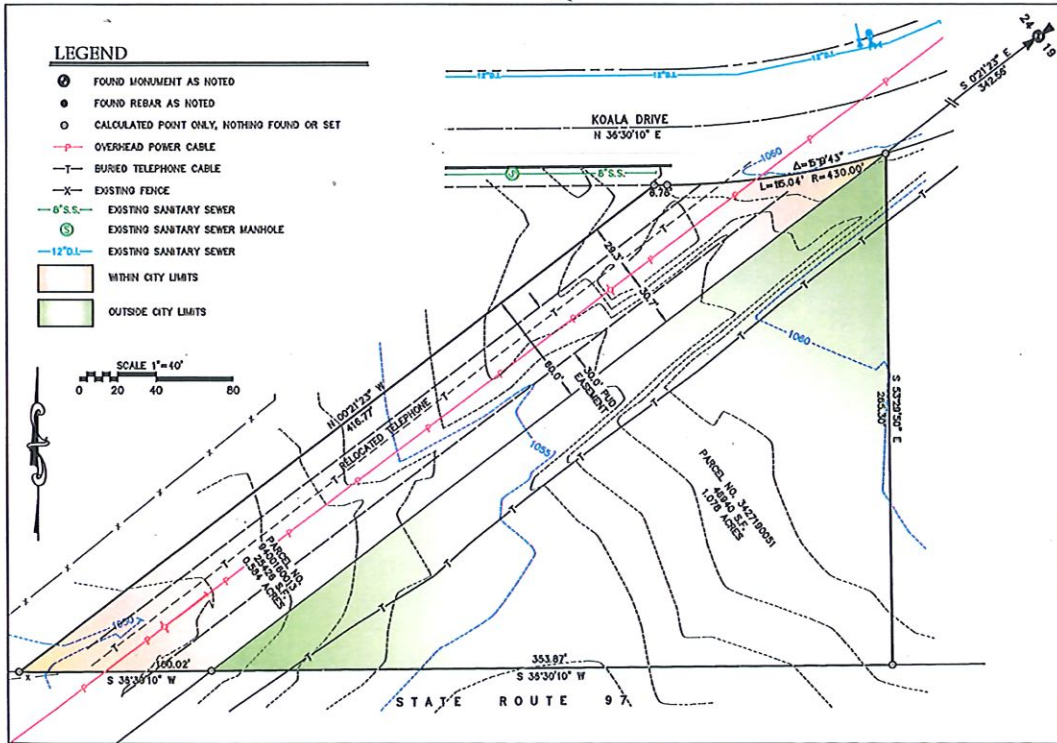
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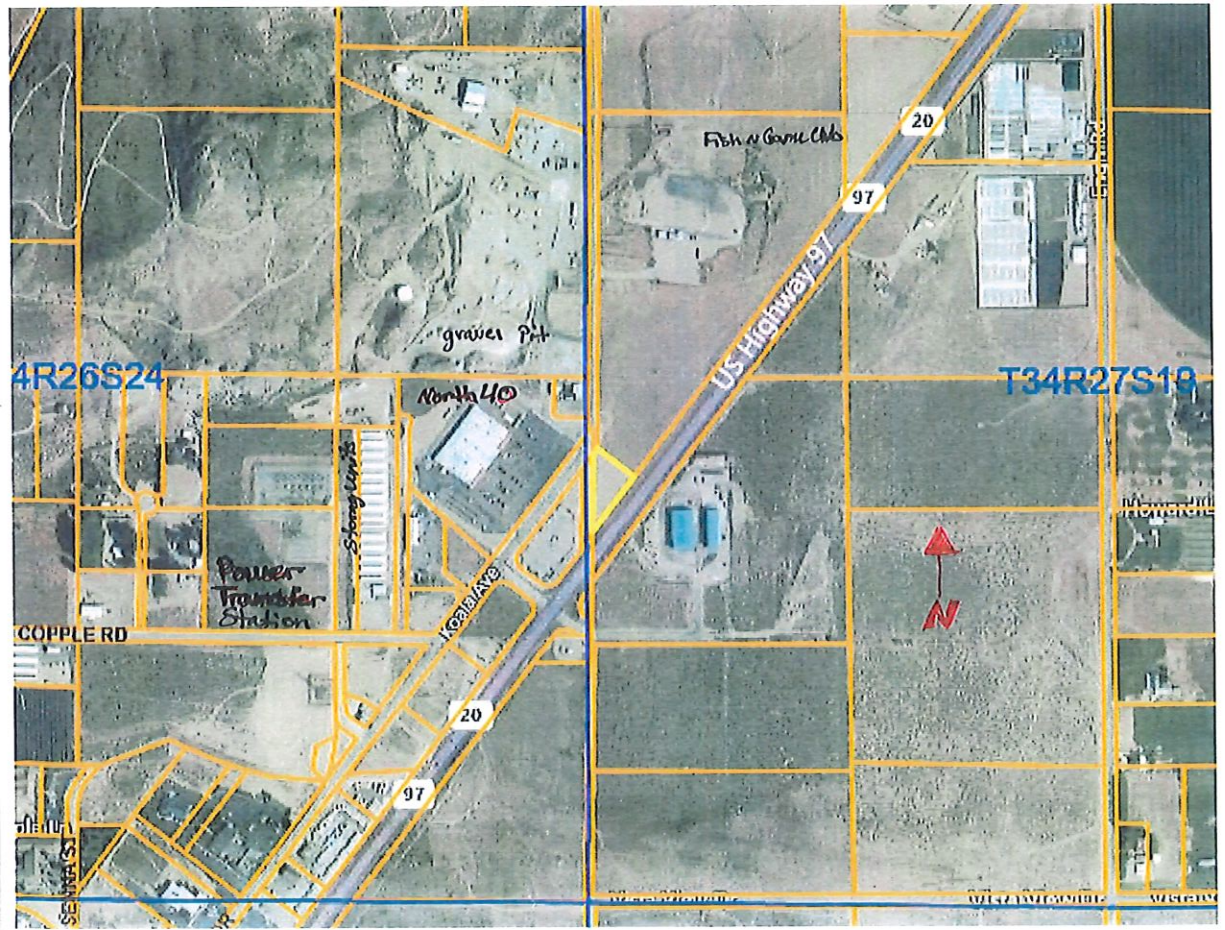
Parcels within 300 ft

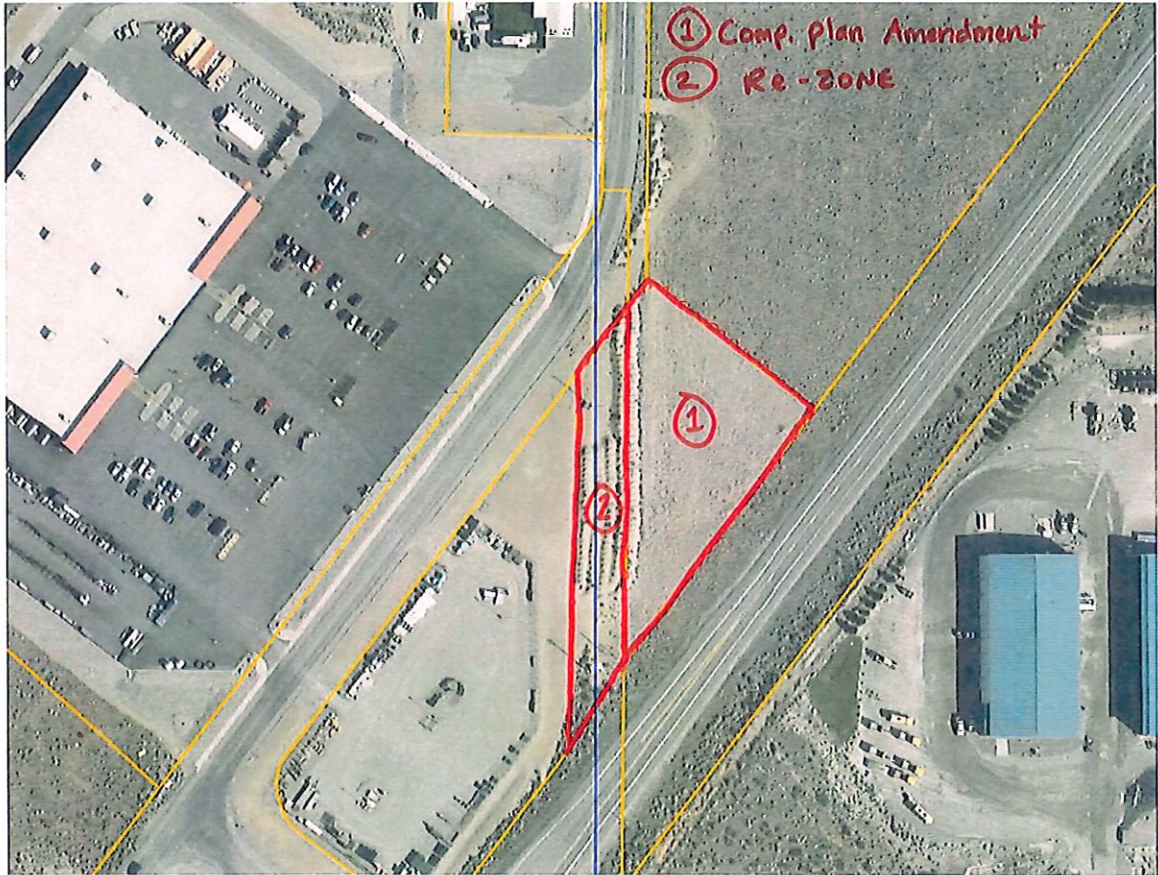
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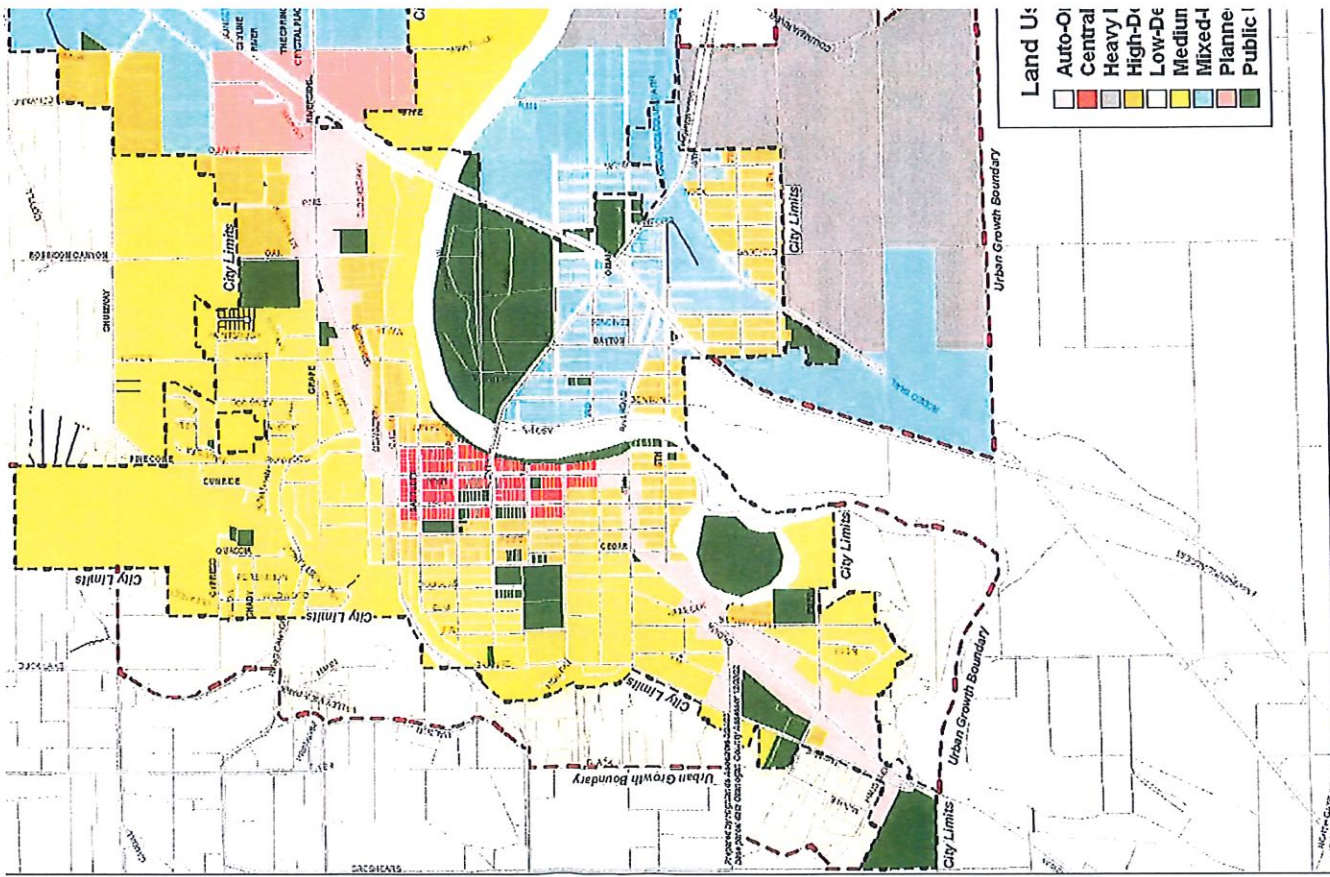
exhibit A

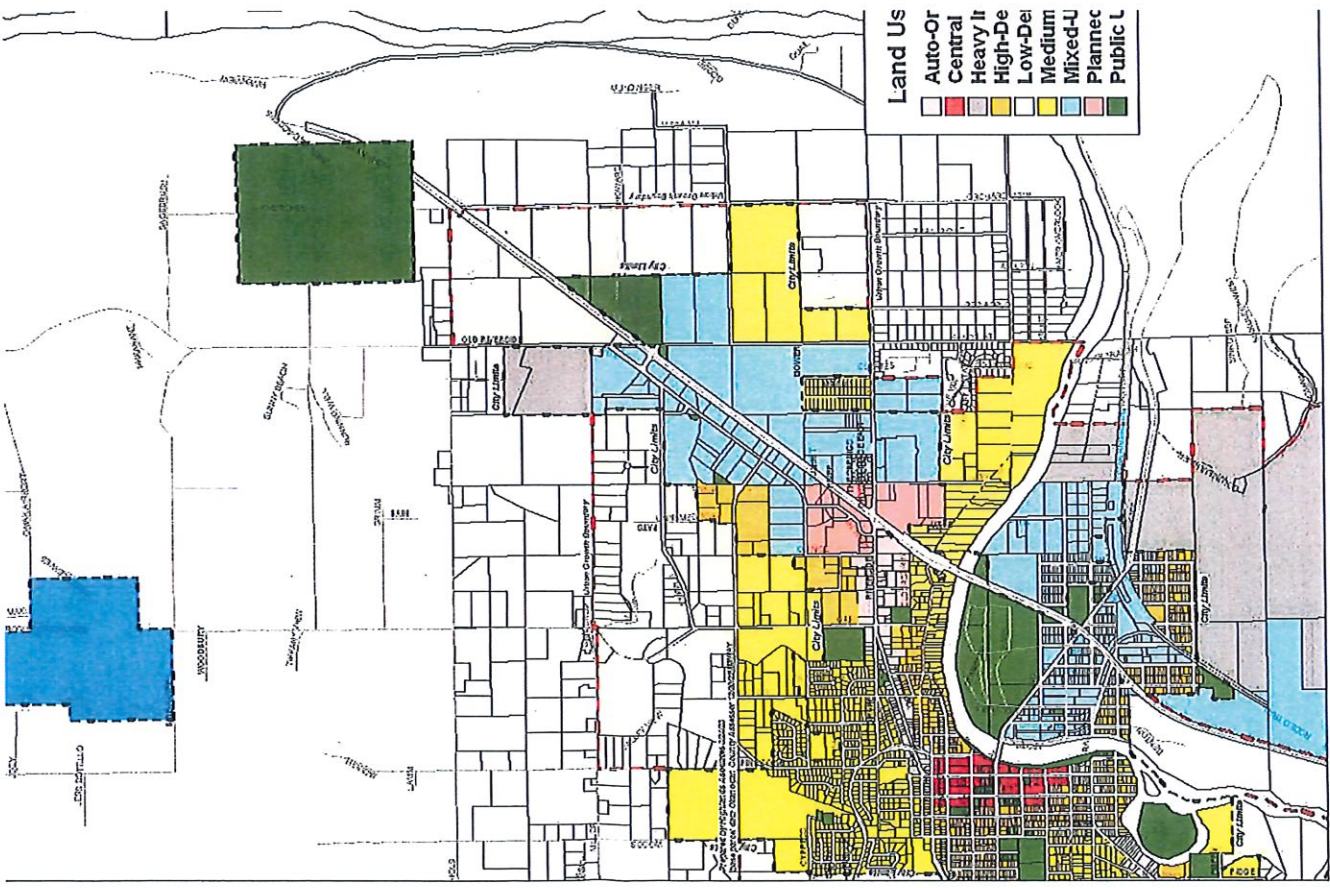


| | |
|--|-----------------|
| | |
| BDK Engineering, LLC 1105 Koala Drive Omak, Washington 98541 (509) 826-2500 | |
| DATE: 02-05-2022 | SCALE: 1" = 40' |
| DRAWN BY: TRP | CHECKED BY: - |
| TOLLEFSON CONSTRUCTION OMAK, WASHINGTON SITE PLAN | |
| PROJECT NO: 21019 DIG NAME: GUN CLUB SITE PLAN | |
| SHEET: 1/1 | |









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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

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.

A. Background

1. Name of proposed project, if applicable: **Tollefson Proposed Zoning Amendment & Comprehensive Plan Amendment**
 - **Proposed amendment to the City of Omak's Comprehensive Plan land designation maps (Maps A-4 & A-5) from single family to Heavy Industrial Involving Parcel No. 3427190051 (in the process of annexation to the City of Omak)**
 - &
 - **Proposed rezone Parcel No. 9400160013 from LI-Light Industrial to HI-Heavy Industrial**
2. Name of applicant:
 - **Robert & Ronna Tollefson**
3. Address and phone number of applicant and contact person:
 - **Robert & Ronna Tollefson
PO Box 4200
Omak, WA 98841**
 - **Contact Person: Robert (Bob) Tollefson (509) 322-3140**
4. Date checklist prepared: **January 28th, 2025**
5. Agency requesting checklist: **The City of Omak**
6. Proposed timing or schedule (including phasing, if applicable):
 - **In September of 2024 I submitted a request to the City of Omak for the annexation of Parcel No. 3427190051 so currently it is in the process of being annexed. The City of Omak's council members have requested that the approval for the annexation be contingent on the approval of the proposed amendment of the City of Omak's Comp plan land use designation maps. The amount of time and schedule for this proposal to be completed will be dictated by the due process for the annexation and rezoning following the City of Omak's schedule.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
 - **Yes, the plan is to do a parcel consolidation between these two parcels after both parcels are within the City of Omak.**
 - **Parcel No. 3427190051 (parcel is currently rural residential zoning according to Okanogan County and is in the process of being annexed at this time).**
 - &
 - **Parcel No. 9400160013 (parcel is located immediately adjacent to Parcel No. 3427190051 on the south end and is already a part of the City of Omak. Currently under LI- Light Industrial zoning this time).**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **The City of Omak's Comprehensive plan.**

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.

- **Application for annexation into the City of Omak Parcel No. 3427190051**

10. List any government approvals or permits that will be needed for your proposal, if known.

- **The approval of the annexation and rezoning and approval of the City of Omak's Comp plan amendment, by the Council for the City of Omak is required. There are no other agencies involved at this time.**

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.)

- **It is proposed to annex Parcel No. 3427190051 from Okanogan County into the City of Omak, and we are requesting the parcel be zoned of HI- Heavy industrial zoning, the parcel is currently rural residential zoning as per Okanogan County zoning.**

&

- **It is also proposed that parcel No. 9400160013 be rezoned from LI- Light Industrial to HI - Heavy Industrial. This parcel is located immediately adjacent to Parcel No. 3427190051 on the south end (Please see Attached Exhibit A) this parcel is already a part of the City of Omak. Other than this we have no particular plan for the parcels as of yet, but we want to keep our options open and we feel this zoning would be best.**

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 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.

- **Both of these parcels are located in the City of Omak, Washington, in Okanogan County. Township 34 North, Range 26 East, Section 24. They are adjoining parcels. They are located at the North edge of the City limit of Omak across from the North 40 building between Koala Drive and HWY 97, right next to and just north of the fenced storage area where North 40 keeps some of their larger products that are for sale. Please see attached survey map and topo graphic survey**

Please see Exhibit A for exact location, lot sizes and parcel information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?
- **Flat land, very little to no slopes. Please see Exhibit A topo survey.**
- 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 a coarse to medium textured soil**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- **The City of Omak's Comprehensive Plan has shown on map: MA-14, that most of the soils that are found near HWY 97 have a K factor greater than .30**
- 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 is no plan for any surface restructuring at this time as there are no planned projects.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- **No there are no plans to do any resurfacing of the land at this time.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- **It is not known, there are no plans for any construction at this time.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any
- **Follow set guidelines in common with The City of Omak, State of Washington and Okanogan County as necessary. However, there are no plans to do any resurfacing at this time.**

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 not known as there are no planned projects at this time and the land is undeveloped.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- **There are emissions from HWY 97 right next to property, however at this time it has no effect to this proposal as there are no developments planned for the parcels at this time.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
- **Not likely to change in the near future. If a building was constructed, then maybe trees or a fence could help but it is not known yet what the parcel will be used for.**

3. Water

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.
 - **None that I am aware of.**
- 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.
 - **No surface waters at location**
- 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.
 - **No surface waters at location**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 - **Does not apply there is no surface water at this site.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
 - **No**
- 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.
 - **No**

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.
 - No
- 2) Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
 - **No, the land is undeveloped, and this proposal does not include any development plans at this time. It is not yet known what project will be planned for the parcels.**
- 3) 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.
 - **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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.
 - **Does not apply as there are no planned projects at this time and the land is undeveloped.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
 - **Does not apply as there are no planned projects at this time and the land is undeveloped.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
 - **Does not apply as there are no planned projects at this time and the land is undeveloped.**
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
 - **Does not apply as there are no planned projects at this time and the land is undeveloped.**

• **Plants**

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- 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

• **Possibly some sparse weeds & brush at the edge near HWY 97.**

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

• **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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

• **None**

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

• **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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

• **None known to be present.**

• **Animals**

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.

• **None known to be present.**

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 known to be present.**

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

- **No**

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

- **None known to be present.**

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

- **None known to be present.**

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.

- **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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

- **No**
- **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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:

- **Does not apply as there are no projects at this time and the land is undeveloped.**

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 as a result of this proposal? If so, describe.

- **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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

- **Does not apply as there are no planned projects at this time and the land is undeveloped.**

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.

- **None**

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.

- **Does not apply as there are no planned projects at this time and the land is undeveloped.**

4) Describe special emergency services that might be required.

- **No project is planned at this time, however if special emergency services were necessary for a future project then we would follow the procedure as set forth for any mandated services deemed necessary in relation to that specific project at that time. Following the guidelines and standard procedures consistent with The City of Omak's Municipal Code.**

5) Proposed measures to reduce or control environmental health hazards, if any:

- **No project is planned at this time, however in the future if a project of that nature should exist that required special measures to control environmental safety, we would follow the instructions and procedures set forth for any mandated safety measures deemed necessary in relation to that specific project at that time. To be consistent with The City of Omak's Municipal Code, the County of Okanogan's code, as well as state and federal regulations.**

b. Noise

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

- **There would be no effect at this time the noises present in the area are as follows.**
- **The properties are located next to HWY 97 so regular traffic noise will be present.**
- **Not far from the properties location there is a gravel plant so one could expect noises consistent with that.**
- **A gun club is located to the north of the parcels so there could be noise from that however the firing range area is not near to the site and is facing the other direction.**

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.

- **None the land is vacant and there are no planned projects at this time.**

3) Proposed measures to reduce or control noise impacts, if any:

- **Does not apply**

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.

- **Both parcels are undeveloped land and there are no projects planned for the parcels at this time, so there is no effect on any other business or to these parcels of land. The current use of the other parcels in the vicinity are:**

- **The Omak Gun Club**
- **A Gravel Pit**
- **North 40**
- **The County Public Works Road Maintenance facility**
- **Northern Pines Propane**
- **Bonneville Power Administration High Voltage Electricity Transmission Substation**
- **Undeveloped land**
- **Storage Unit facilities**

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?

- **None**

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:

- **No**

a. Describe any structures on the site.

- **There are no planned structures at this time.**

b. Will any structures be demolished? If so, what?

- **No the land is all undeveloped land**

- c. What is the current zoning classification of the site?
- **Rural 1 County of Okanogan and the other already in the city limit is Light industrial**
- d. What is the current comprehensive plan designation of the site?
- **Low density residential**
 - **Mixed use**
- e. If applicable, what is the current shoreline master program designation of the site?
- **Not applicable**
- f. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- **Neither of the parcels are located within the geological hazard areas for building limitations for soils, nor soils with slopes exceeding 25%, nor are they located in the designated erosion hazard areas, nor the flood hazard areas nor the wetland area, nor the fish and wildlife conservation areas.**
- i. Approximately how many people would reside or work in the completed project?
- **None at this time as there are no planned projects yet.**
- 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:
- **We would follow necessary measures Consistent with to be consistent with The City of Omak's Municipal Code, the County of Okanogan's Codes and Ordinances, and state and federal regulations.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
- **For any project in the future, we would follow necessary measures and guidelines as set forth to be consistent with The City of Omak's Municipal Code, the County of Okanogan's Codes and Ordinances, and state and federal regulations.**

9. Housing

- g. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
 - **Does not apply as there will not be any low-income housing placed here or any other type of housing or residential units**
- h. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
 - **None, there is no housing units present on or near to the properties.**
- i. Proposed measures to reduce or control housing impacts, if any:
 - **Does not apply**

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?
 - **Does not apply. There are no proposed structures, and no planned project for the properties at this time and the land will remain undeveloped until one is decided.**
- b. What views in the immediate vicinity would be altered or obstructed ?
 - **None anticipated**
- c. Proposed measures to reduce or control aesthetic impacts, if any:
 - **None anticipated**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
 - **None anticipated at this time**
- 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 Does not apply**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
 - **Shooting range to the north**
- 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 Needed**

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 located on or near the site? If so, specifically describe.
 - **None**
- 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.
 - **No assessment of these particular properties has been made by myself at this time. There are not any known examples or indications of cultural or historic resources having been found on, or near to, the site or any of the parcels in the surrounding area.**
- 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.
 - **The land is undeveloped and will remain as such until there is a planned project. There are no known sources of cultural or historic value located at the site so no plans have been made to fill a need that at this time would not be 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.
 - **The parcels are located between Highway 97 and Koala Drive. The point of access is off of Koala Drive.**

- 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?
 - **The nearest known transit stop is about ¼ mile south on Koala Drive.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate.
 - **None at this time.**
- 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).
 - **Not at this time**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
 - **No**
- 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?
 - **None at this time**
- 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.
 - **No**
- h. Proposed measures to reduce or control transportation impacts, if any:
 - **Does not apply as there are none at this time.**

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.
- Not at this time.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
- There are no utilities connected at this time but there are connection lines right by the property.
- 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.
- The intention is to add connections to the City of Omak's Water and Sewer lines located nearby once a project is planned and if it were necessary to do so.
 - The construction methods needed to connect to city utilities would be minimal, as the water and sewer lines are already in the area so only the typical construction methods used when service connections are added to the city lines would be implemented.

C. 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: Robert E. Tolke

Printed Name: Robert E. Tolke

Position and Agency/Organization: Owner

Date Submitted: 2/5/25

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

DETERMINATION OF NON-SIGNIFICANCE

March 11, 2025

Description of proposal: City of Omak Zoning Map Amendment & City of Omak Comprehensive Plan Amendment. The properties in consideration are located on Okanogan County Parcels #3427190051 & #9400160013 and are located in North Omak.

Proponent: Robert & Ronna Tollefson, P.O. Box 4200 Omak, WA, 98841

Location of proposal, including street address, if any: Parcels #3427190051 & #9400160013

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 April 1, 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: March 11, 2025 Signature: Tyler Wells

STAFF REPORT

DATE: March 25, 2025
TO: City of Omak Planning Commission
FROM: Tyler Wells, Building Official
RE: CPA & ZMA-01-2025

Proposal:

Robert & Ronna Tollefson have filed an application for a City of Omak Comprehensive Plan amendment and a City of Omak Zoning Map amendment. The proposal entails re-zoning Parcel #9400160013, from its current zoning designation of Light Industrial (LI) into Heavy Industrial (HI) and amending the City of Omak Comprehensive Plan Land Use Designation Maps for Parcel #3427190051, from its current designation of Residential Single-Family (RS) into Heavy Industrial (HI). According to the application, the purpose of the proposal is to allow for more opportunities for future developments on the subject properties.

Background:

The applicants did submit a letter of intent for annexation of Parcel #3427190051 to the Omak City Council, which was accepted on September 16, 2024. The City did receive a petition for annexation and by Resolution 68-2024, fixed the time for public hearing on the annexation request. After the public hearing on November 12, 2024, the City Council did preliminarily approve the annexation with conditions listed in the staff report.

Condition #9:

“That final action on the approval of the annexation be dependent on approval of the proposed amendments to the Greater Omak Area Comprehensive Plan – land use designations map and the official zoning map, adopted pursuant Title 18 of the Omak Municipal Code, have been approved.

Location Information:

The subject properties are located in North Omak.
Okanogan County Parcel #9400160013 (currently inside City limits) (0.58 Acres). &
Okanogan County Parcel #3427190051 (currently outside of City limits) (1.08 Acres)
The two properties are contiguous, located directly East of North 40 Outfitters retail establishment, and directly West of Highway 97.

Current Use:

The subject properties are currently vacant and undeveloped.

Current Comprehensive Plan Designations:

According to the Greater Omak Area Comprehensive Plan, recently updated in February 2024, Parcel #3427190051 is designated low density residential. It is important to note that the designation of properties outside of the corporate limits is strictly for planning purposes since the County has not adopted, approved or in any way acknowledged the City's desires for lands outside of the corporate limits. The County's Comprehensive designation for the parcel is Rural. Neighboring properties in the immediate vicinity vary from Industrial and Mixed-Use, with predominantly commercial uses.

Parcel #9400160013 is designated as Mixed-Use.

Current Zoning:

Parcel #3427190051 is presently zoned as Rural-1 under the County's Zoning Ordinance.

Parcel #9400160013 is presently zoned as Light Industrial (LI) according to the City of Omak Zoning map.

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

The property does not lie within a designated floodplain or shoreline area. According to the City of Omak's Critical Areas Map, the subject property lies within an area designated as having "high potential for aquifer recharge". As such any subsequent development shall comply with the City of Omak critical areas regulations as currently adopted or amended. A SEPA determination of non-significance was issued on March 11, 2025, and no appeals have been received.

Reviewing Agencies:

The Land Use Application, SEPA Checklist, and related materials have been circulated among city staff, mailed to landowners within three hundred feet of the proposal, along with the required postings on the property and legal publications of notices in the Omak/Okanogan Chronicle. To date, no comments have been received.

Recommendations:

From various conversations with staff, it is the belief that the heavy industrial uses, the gun club/shooting range, and other commercial uses in immediate vicinity are not compatible with a residential designation. Currently the City of Omak has only two parcels of land that are designated as Heavy Industrial, both of which being in the immediate vicinity. This area appears to be the most ideal location to grow the Heavy Industrial use area. Being in very close proximity to a major state highway supports this type of designation/use. Residential uses are not nearly as compatible as the proposed heavy industrial designation.

Staff recommends that the City of Omak Planning Commission recommend approval of the proposed amendments, as proposed, and forward their recommendation to the Omak City Council via letter of transmittal.

Findings of Fact:

1. That all requirements of Title 18 & Title 19 of the Omak Municipal Code were followed during this process of this application.
2. That the approval of the proposed amendments does not represent a granting of special privileges to the applicant.
3. That the public interest will be served by approval of the proposed amendments.
4. That all interested persons were given the opportunity to comment on behalf of this proposal during the public hearing before the City of Omak Planning Commission held on April 1, 2025.
5. That a SEPA determination of non-significance was issued on March 11, 2025.
6. That there is adequate water capacity and wastewater treatment capacity to accommodate future needs of development.