

LETTER OF TRANSMITTAL

DATE: May 16th, 2023

TO: Honorable Mayor and City Council of the City of Okanogan

FROM: Bryan F. Forbus, Building Official/Permit Administrator

Re: **Action Required on Planning Commission Recommendation
Fowler Mobile Home Park Expansion Planned Development OKA PD 22-001**
* * * * *

After holding a duly advertised Open Record Public Hearing on March 27th, 2023, the Planning Commission (PC) adopted by reference as their own, the Staff Finding of Facts & Conclusions as stated in the March 27th, 2023 Staff Report and recommends to the City Council to grant preliminary approval of the application as applied subject to the developer satisfying the seven (7) specified conditions.

Specific condition 7 of the staff report was the largest concern for PC. In the days following the hearing the proponents provided to staff a modeling report to demonstrate the fire flow and domestic water flow of the water line. After review with the City's engineer of record, concerns with condition 7 were satisfied.

Action Required by Council

Before a final decision can be made on the matter, the Council is required to conduct a closed record hearing (**no new testimony**) on the record and the Planning Commission's recommendation. Upon the conclusion of the hearing the Council may affirm, modify or reject the Planning Commission's recommendation. Regardless of the decision, the Council must adopt specific finding of facts and conclusions in support of said decision.

THE HEARING RECORD

Staff enters following documents and exhibits into the record:

Documents:

1. The Planning Commission's recommendation of approval of the application.
2. The Draft minutes of the Planning Commission's March 27th, 2023 meeting.
3. The related March 27th, 2023 hearing record (Staff Report).
4. Affidavit of publication in chronicle for SEPA determination 01/25/2023
5. Affidavit of publication in chronicle for Notice of application & Special hearing 03/01/2023.
6. Declaration of mailing for Notice of application & Comment sign by Clerk 1 (Kaylee Beetchenow) 3/02/2023.
7. Declaration of posting for Notice of application & special hearing on City's website signed by utilities clerk (Laura Davis) 02/28/2023.

8. Declaration of posting for Notice of application for Planned development on property signed by Michael Cannon, public works employee, 03/01/2023.
9. Declaration of mailing/service for issuance of Staff Report 03/20/2023 signed by Clerk 1 (Kaylee Beetchenow).

RECOMMENDATION

Staff recommends that the City Council accept the Planning Commission's Recommendation and approve the application as recommended.

Suggested Motion:

“I move to adopt by reference the Planning Commission's Finding of Facts & Conclusions as our own and approve the application as recommended.”

Memorandum of Record

PROJECT: **Fowler Mobile Home Park Expansion Planned Development**

DATE OF DECISION: **May 16th, 2023**

DATE OF NOTICE OF DECISION: _____

Approved to standard, as filed by the proponent with the seven (7) specified conditions.

Specified Conditions:

- 1.) The Applicant shall provide a complete traffic analysis of the appropriate projected traffic impacts and incorporate said conclusions into the design of the connections to the State Highway System. An individual or firm with certificate or experience in transportation analysis shall complete the analysis.

PURPOSE: To ensure safe vehicle ingress and egress to the site and avoid likely pedestrian and traffic conflicts.

BASIS: The noted traffic analysis is a prescriptive requirement of the planned development application and under most cases, such analysis is a design requirement of a highway access management permit. Under SEPA, the WA DOT requested a preliminary assessment, this report was deemed reasonable for the preliminary review; the final report shall include any changes as a result of the review process. While the City may deviate from WA DOT recommendations, such deviation will only be granted consistent with the traffic study recommendations.

- 2.) The Applicant shall provide a complete and inadvertent discovery plan (IDP) for the site for the potential for encountering cultural resources. The IDP will then be provided to the tribes for their review and comment.

PURPOSE: To avoid confusion on what is expected in the event of an encounter with culturally sensitive artifacts.

BASIS: Department of Archaeology and Historic Preservation (DAHP) found the site to be of high probability of encountering cultural resources. Although this finding is not unique to this property, the increased likelihood warrants increased sensitivity. By requiring compliance as a condition of approval, the City intends that all persons involved in the project should clearly be aware of the legal responsibility.

- 3.) The Applicant is restricted from development or clearing of any area within 50 feet of the floodway per City's Shoreline Master Program (SMP). The Applicant is also restricted from the use of pesticides within 150 feet of any identified wetland area within or adjacent to the site.

PURPOSE: To protect the plants and native species inside the wetland buffer.

BASIS: Department of Fish and Wildlife (WDFW) requested buffers be established in the wetlands area of the site, this report was deemed reasonable for the preliminary and final approval.

- 4.) The Applicant is required to keep all storm water features a minimum of 58 feet from the boundary of the wetland.

PURPOSE: To protect the plants and native species inside the wetland buffer.

BASIS: Department of Fish and Wildlife (WDFW) requested buffers be established in the wetlands area of the site, this report was deemed reasonable for the preliminary and final approval.

- 5.) The Applicant is required to obtain a Shoreline Substantial Development Permit (SDP) through the city.

PURPOSE: To satisfy the City's adopted shoreline code.

BASIS: Under the Okanogan SMP, single family development in this zone is considered exempt from SDP requirements for 4 or fewer structures. Development of the Fowler MH Park expansion will require review of a Shoreline SDP for shoreline compliance.

- 6.) The Applicant is required to follow the City's current Water Plan standards for installing supply lines feeding all fire hydrants inside the property. Piping is required to be sized at least 8 inch and must be constructed of materials meeting standards per the City's water plan. In addition, this includes standards for domestic water supply lines.

PURPOSE: To satisfy conformance with the City's current Water Plan.

BASIS: Per City's Water Plan new supply main installed for Fire hydrants must be of at least 8-inch pipe. The Water Plan describes the use of certain Pipe materials and must be installed by specific standards to match City's standards so that piping is capable of future expansion and is installed in such a way that is of permanent construction.

- 7.) The applicant is required to demonstrate that minimum standards will be met for fire hydrant flows at each required hydrant and domestic drinking water pressure at each building site as a condition of approval. The proponent may seek approval based on modelling prepared by a qualified WA licensed engineer, or by actual testing of system capabilities. In no case will the city accept less than 1,000 GPM at each hydrant or minimum pressure standards at each MH pad.

PURPOSE: To satisfy conformance with the International Fire Code (IFC) and International Residential Code (IRC).

BASIS: Under IFC standards all Hydrants for residential subdivision density of this area is required to produce 1,000 GPM flow minimum. International Residential Code (IRC) requires water pressure for supply lines feeding homes for domestic water use to be minimum pressure for plumbing fixtures per Table P2309.1 of IRC.

Letter of Transmittal

DATE: March 20th, 2023

TO: City of Okanogan Planning Commission

FROM: Bryan F. Forbus, Permit Administrator

cc: Parties of Record, Denarii LLC (Steve Orr); Neal Mickelson (Erlandsen Engineering)

Re: **Staff Report – Fowler Mobile Home Park Expansion Planned Unit Development
File ID: OKAPD-22-001**

* * * * *

THE PROPOSAL

The proponent is requesting approval of a Planned Unit Development to expand the existing Fowler Mobile Home Park (FMHP). The existing park consists of 20 mobile home lots, The application seeks to add 48 new mobile home lots, resulting in a total density of 68 mobile home lots.

BACKGROUND

In June of 2022 the proponents filed a zoning application with the City of Okanogan for approval of a Planned Unit Development (PD), together with the required State Environmental Policy Act Checklist (SEPA). The Planned Development would result in 48 new mobile home lots on currently undeveloped land adjacent to the existing mobile home park located at 23254 Highway 20, Okanogan, WA 98840.

During the application review, staff identified deficiencies that would need to be addressed by the applicant to support approval of the development. The deficiencies related to compliance with fire codes, demonstration of minimum water flow supply to proposed fire hydrants, and additional information on proposed sewer improvements. Because a portion of the property lies within identified Shoreline and floodplain environments, a Joint Aquatic Resources Permit Application (JARPA) was also identified as being needed. Through a series of pre-application meetings with staff, proponents were able to address enough of the initial concerns that staff was able to accept the application as being complete on June 30th, 2022.

During the initial review process of the application, staff identified key improvements that would be required to satisfy water and sewer development standards. The primary area of concern identified relates to the ability of the proponent to demonstrate that compliance with fire flow and domestic supply standards can be met through improvements within the boundaries of the mobile home park. Based on review provided to staff by the City's consulting engineer (Grey
OKAPD-22-001, Staff Report,
March 20, 2023, Page 1 of 11

and Osborne), Staff has concluded that the Proponent will need to upgrade existing City owned water supply lines outside of the mobile home park to meet adopted minimum standards.

Details supporting the requirement for the Proponent to complete utility improvements outside of the mobile home park are outlined in Findings of Fact in this report.

The proponent has agreed to upgrade all water supply and hydrant utilities within the park to meet the city's standards. This includes replacement of the existing 6" line within the park from Highway 20 to serve the existing and newly proposed lots. Additional hydrants within the park have also been committed.

The City engineer's review of the proposed improvements indicate that the proponents plan will not meet the minimum fire code standard of 1,000 gallon per minute (GPM) at each hydrant. Staff then forwarded the review by the city's engineer back to the proponents for their review and response. No alternative analysis or design response have been presented to staff to date in writing. This issue will need to be resolved prior to approval being granted for the proposed project.

DESIGNATIONS

Comprehensive Plan Land Use Designation: The area is designated as "Mixed Residential".

Zoning District: The property is zoned Residential Three (R-3).

Flood plain Zone: Generally, the site has parallel floodplain zones extending away from the river. The land immediately adjacent to the river is designated as floodway – no filling is allowed in this zone without a flood impact evaluation (no-rise). The next zone is designated by the FIRM maps as Zones AE (100-year floodplain) – some filling and disturbance can be accommodated in this zone, consistent with the state and city regulations. between the floodplain boundary and the state highway is identified as Zone C, which is landward and above the 500-year elevation – the majority of the proposed improvements are within this designation. As a condition of approval, the plat map for the Planned Development will include a requirement for the Proponent to complete a flood elevation survey demonstrating compliance with each specific flood zone identified in the Flood Insurance Rate Map (FIRM) for any improvements within the 100-year floodplain.

Shoreline Designation: The City's shoreline code follows the same model as the flood ordinance in that designations generally parallel the Okanogan River boundary. The Shoreline Environment includes the first 200' measured landward from the Ordinary High Water Mark (OHWM), together with any adjacent wetland areas. The greater portion of the proposed development is located outside of the shoreline environment and is not regulated under the shoreline codes. The portion of the site located closest to the river (the first 25' landward of the OHWM are regulated as Conservancy – the most restrictive standard. The remaining 175' of the

Shoreline Environment is designated as the Suburban Environment, which allows for residential development subject to demonstrated compliance with state and city codes.

SEPA

Actions: The applicant submitted a SEPA checklist on June 7th, 2022. The City of Okanogan completed a review of the applicant's State Environmental Policy Act Checklist (SEPA) and issued a Determination of Non-Significance (DNS) in accordance with WAC 197-11-340(2) on January 25th, 2023. Public notice of the SEPA DNS was issued also on January 25th, 2023. The 15-day public SEPA comment period ended February 9th, 2023 and the SEPA appeal period closed on February 24th, 2023. No appeals were filed within the period provided.

Mitigation: Multiple comments were received during the SEPA comment period. Comments were reviewed by the City, as the SEPA lead agency, and the issued DNS was upheld. All comments received during SEPA review will be presented in staff findings of fact and conclusions of law for review of the Planned Development. Staff has developed recommended conditions of approval, which may be applied as conditions of preliminary approval for this Planned Unit Development permit.

Staff and the Proponent have developed specific actions as mitigation of comments received during the SEPA review. These negotiated mitigation actions are described in the comment section of this report and will be applied to future approval of the project.

ACTIONS ON OTHER RELEVANT PERMITS

Review of the plans indicate that the proponent will need to seek the issuance of a Floodplain Development permit and Grading permit for the grading portion of this project. A Certificate of Flood Elevation will be required for all lots, roads, utilities and associated development areas on the site to verify elevations meet floodplain standards, Shoreline Master program standards, established by adopted municipal code. Compaction tests will also be required to verify each lot's pad meets building code standards.

The proponent will need to seek the issuance of plumbing permits for the install of water lines and sewer lines as part of the infrastructure for the Park from the building department. Water and sewer applications will also be needed for connections to city main lines. Right of way permits will be required should any work be done in the right of way of highway 20. These permits will be issued through the public works department. Ultimately, building permits will be required for each lot for the install of individual manufactured homes.

All permits describe here in are to be submitted to the city of Okanogan. To date, the Proponents have only submitted, the required SEPA Checklist, hydraulic analysis for flood impact evaluation with the JARPA Application, civil site plan drawings, and the zoning planned development application.

FINDINGS OF FACT

The proposal is to be developed at 23254 Highway 20, Okanogan, WA 98840; Parcel # 6200020015; Tax 15 PT Lot 2 LHW Mock Tracts & Parcel # 6200040004; Tax 4 Lot 4 Mock Tracts of Okanogan, WA. These parcels are within the city limits of the City of Okanogan thereby Chapter 35A.63 of the Revised Code of Washington establishes the City of Okanogan as the authority with jurisdiction on local land use decisions.

Said property is within the Residential three (R-3) Zoning District.

Section 18.24.020 item F of the Okanogan Municipal Code (OMC) specifies that manufactured housing communities are an outright use under a planned unit development permit.

Section 18.88.060 of the OMC provides general design and locational standards for planned developments.

Section 18.88.080 of the OMC empowers and directs the Planning Commission to hear and develop a recommendation to the City Council to approve, conditionally approve or disapprove planned development applications.

Section 16.12 and 16.16 of OMC requires that all land uses and/or development permit applications on all lots or parcels and/or rights-of-way within the city that lie within designated critical areas (as identified on one or more of the maps of the critical areas contained within the land use element of the comprehensive plan) shall comply with the provisions of the city's Shoreline Master Program (SMP) and Critical Areas Ordinance (CAO). No action shall be taken by any person that results in any alteration of any critical area except as consistent with the purposes, objectives and intent of the city's CAO and SMP.

The project site is subject to the City's adopted Shoreline Master Program. The proposal includes actions within the portion of the Shoreline designated a Suburban Environment. The development of a single-family dwelling community is allowed within the Suburban Environment, subject to demonstration of compliance.

The project site is subject to the City's adopted floodplain Development Ordinance. The proposal includes actions within the portion of the floodplain designated as AE – 100 year floodplain. The development proposed is allowed within the 100-year floodplain, subject to demonstration of compliance.

Chapter 7 for construction standards of the city's water plan requires that all development water mains feeding hydrants must be of at least 8-inch pipe.

All notice regarding said application required by Chapter 18.100 OMC has satisfactorily been performed. Affidavits of said notice are attached and incorporated herein.

The applicant has vested a completed application.

CONCLUSIONS

The following conclusions have been separated for each of the following:

COMPREHENSIVE PLAN

The proposed expansion to the Fowler Mobile Home Park is consistent with the stated intent of the comprehensive plans for the need for low-income housing. The housing sections of the comprehensive plan outlines the need for housing for proper economic growth. The proposed expansion is in found to be conforming with the Comprehensive Plan's goals and objectives.

ZONING

The proposed is located within the Residential Three (R-3) zoning district. The zoning code allows development of Manufactured Home Parks through a Planned Development process. The proposed uses are in conformance with the zoning requirements established for the R-3. No other land use controls have been identified that would impact the development rights.

OVERLAY

The project site is not part of any specific zoning overlay district.

FLOODPLAIN

A portion of the property is within the AE (100-year) flood zone. The City's Flood Damage Prevention regulations (Chapter 15.28 OMC) for flood hazard reduction will apply to work in the zone, the application and drawing indicate compliance. The proposal seeks to meet elevation requirements by filling a portion of the site in the areas of the floodplain to bring the lots to 1 foot above datum as their method of compliance. The proponents have provided an engineered hydraulic analysis of the fill and cut areas of the site which demonstrates that the fill will not result in a rise which exceeds conformance with Flood Damage Prevention regulations.

A portion of the site is also mapped as Floodway. No development is proposed within this area.

SHORELINE

The SMP puts substantial emphasis on securing public access to the state's shorelines. Ensuring that approval of this planned development provides for such public access will promote said goals and policies of the SMP and Act.

This proposal provides for the dedication of said access with the use of walking trails, playgrounds, recreational park areas and green spaces shown on the site plan provided by the proponents.

The primary objective of the Act is to ensure that development adjacent to designated waters of the state (in this case, the Okanogan River) do not result in degradation of the shoreline environment. Setbacks proposed by this development meet the intent of our current shoreline program and will not result in clearing of riparian vegetation, discharge of additional materials into the river, or substantial alteration of the buffer areas established under the current adopted plan.

DOMESTIC WATER

The City currently has adequate right and capacity to provide domestic water access to the development. New connections and extensions will need to be provided. Several existing wells are located on the development property. These wells are restricted in use to irrigation purposes and shall not be relied on for domestic use. Conditioning of the future use was a condition of annexation of the subject property.

The Proponents will need to provide sufficient engineering analysis to demonstrate that the proposed utility improvements will provide sufficient flows to meet required minimum domestic and fire flow service needs. In the event that, utility improvements within the property cannot be shown to meet the minimum standards, the Proponent will need to participate in off-site improvements needed to meet such standards.

Comments from the Public Works Department were relied upon to develop this conclusion.

FIRE FIGHTING – Access and Water

The proposal provides adequate roadways and access for emergency vehicles for fire fighting and based on changes discussed with the Fire Chief have received preliminary approval from the fire chief.

The original site plan provided by the proponent was modified to include multiple additional fire hydrates to comply with minimum standards for hydrant spacing to fight fires. Based on these discussions, the Proponent has modified the proposal to provide the required number of hydrates at the correct spacing.

Currently, the water main supplying the hydrate in the current park may not meet the city's current standards for fire flow (1,000 gallons per minute), but is approved as an existing non-conforming use based on the standards in place at the time that the park was developed. However, the proposed expansion of the Park, creates a requirement for compliance with current codes that require the Proponent to demonstrate that each hydrant will provide a minimum of 1,000 GPM. The City's Water Plan also requires that all new water mains be a minimum of 8-inch diameter.

The water mains currently serving the park are 6-inch diameter and will not meet current standards. As such, approval of the Planned Development will require, at a minimum, that all water mains within the Park are upgraded to 8" pipe (per the city's Water Plan Chapter 7) and that each hydrant inside the existing and new expansion of the park produce 1,000 GPM to satisfy current Fire code standards.

Comments from the Public Works department and Fire department were relied upon to develop this conclusion.

The water main from that extends from the City well located at Ione Street to the current park property boundary is also identified as being a 6-inch pipe, which does not meet current requirements. Based on the City's engineer's review of the proposal, the 6-inch main is not adequate to provide the minimum fire flow required for expansion of the park. The City engineer is recommending that the Proponent upgrade the city owned portion of the main line between the park and the well at Ione Street to meet the 8-inch main line minimum size currently required as the minimum means of ensuring adequate water supply for fire fighting and domestic water use. Unless the Proponent can demonstrate other means of gaining compliance, the engineer's recommendation will be adopted as a condition of approval.

WATER - SEWER

The City currently has adequate capacity to provide domestic wastewater service access to the development. The proposal indicates the use of multiple pumping stations to pump wastewater out to city mains at Highway 20. New sewer connections, pumping stations, services, and internal mains will need to be provided and all infrastructure for wastewater services inside the property will be owner maintained; this includes adequate easements for service and maintenance of said systems. The locations for the on-site systems will be reviewed to ensure that waste water will not impact the shoreline environment. On site systems maintained by the city were not considered.

The application and comments from the City of Okanogan Public Works Department were relied upon to develop this conclusion.

TRANSPORTATION

The project is served by Highway 20. Comments were provided by the State Department of Transportation (WA DOT).

- 1.) WA DOT recommends that the proponents follow the WAC 468-52-040(2)(b)(ii)(B) which states *No more than one connection shall be provided to an individual parcel or to contiguous parcels under the same ownership unless the highway frontage exceeds one thousand three hundred twenty feet and it can be shown that the additional access would not adversely affect the desired function of the state highway in accordance with the assigned access classification, and would not adversely affect the safety or operation of the state highway.*

- 2.) WA DOT recommends that with the number of proposed MH spaces requires a

traffic analysis be prepared to identify mitigations needed.

- 3.) WA DOT is requesting to be included in the review and approval process on any needed access improvements.

The City agrees with WA DOT that the development should not adversely impact travel on SR_20. The city will condition preliminary approval on the developer preparing and submitting a traffic study for review and approval of any changes to existing access points to SR 20 to the City. The City will confer with WA DOT to ensure that their input is incorporated in city approvals. The City will also require the developer demonstrate compliance with road standards for access to SR 20.

Filed comments of the City of Okanogan Public Works Department, Okanogan Fire Department, WA State Highway Department and the Proponent were relied upon to develop this conclusion.

POWER

In the absence of filed comments from the Okanogan PUD #1, there is no way the Staff is able to determine if there is adequate capacity available to serve the lots with electrical service. Certification is necessary.

Staff will include a condition that PUD #1 conditions and requirements are satisfied prior to final plat approval being granted by the City.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Approved to standard, as filed by the proponent with the following specific conditions.

- 1.) The Applicant shall provide a complete traffic analysis of the appropriate projected traffic impacts and incorporate said conclusions into the design of the connections to the State Highway System. An individual or firm with certificate or experience in transportation analysis shall complete the analysis.

PURPOSE: To ensure safe vehicle ingress and egress to the site and avoid likely pedestrian and traffic conflicts.

BASIS: The noted traffic analysis is a prescriptive requirement of the planned development application and under most cases, such analysis is a design requirement of a highway access management permit. Under SEPA, the WA DOT requested a preliminary assessment, this report was deemed reasonable for the preliminary review; the final report shall include any changes as a result of the review process. While the City may deviate from WA DOT recommendations, such deviation will only be granted consistent with the traffic study recommendations.

- 2.) The Applicant shall provide a complete an inadvertent discovery plan (IDP) for the site for the potential for encountering cultural resources. The IDP will then be provided to the tribes for their review and comment.

PURPOSE: To avoid confusion on what is expected in the event of an encounter with culturally sensitive artifacts..

BASIS: Department of Archaeology and Historic Preservation (DAHP) found the site to be of high probability of encountering cultural resources. Although this finding is not unique to this property, the increased likelihood warrants increased sensitivity. By requiring compliance as a condition of approval, the City intends that all persons involved in the project should clearly be aware of the legal responsibility.

- 3.) The Applicant is restricted from development or clearing of any area within 50 feet of the floodway per City's Shoreline Master Program (SMP). The Applicant is also restricted from the use of pesticides within 150 feet of any identified wetland area within or adjacent to the site.

PURPOSE: to protect the plants and native species inside the wetland buffer.

BASIS: Department of Fish and Wildlife (WDFW) requested buffers be established in the wetlands area of the site, this report was deemed reasonable for the preliminary and final approval.

- 4.) The Applicant is required to keep all storm water features a minimum of 58 feet from the boundary of the wetland.

PURPOSE: to protect the plants and native species inside the wetland buffer.

BASIS: Department of Fish and Wildlife (WDFW) requested buffers be established in the wetlands area of the site, this report was deemed reasonable for the preliminary and final approval.

- 5.) The Applicant is required to obtain a Shoreline Substantial Development Permit (SDP) through the city.

PURPOSE: To satisfy the City's adopted shoreline code.

BASIS: Under the Okanogan SMP, single family development in this zone is considered exempt from SDP requirements for 4 or fewer structures. Development of the Fowler MH Park expansion will require review of a Shoreline SDP for shoreline compliance.

- 6.) The Applicant is required to follow the City's current Water Plan standards for installing supply lines feeding all fire hydrants inside the property. Piping is required to be sized at least 8 inch and must be constructed of materials meeting standards per the City's water plan. In addition, this includes standards for domestic water supply lines.

PURPOSE: To satisfy conformance with the City's current Water Plan.

BASIS: Per City's Water Plan new supply main installed for Fire hydrants must be of at least 8 inch pipe. The Water Plan describes the use of certain Pipe materials and must be installed by specific standards to match City's standards so that piping is capable of future expansion, and is installed in such a way that is of permanent construction.

- 7.) The applicant is required to demonstrate that minimum standards will be met for fire hydrant flows at each required hydrant and domestic drinking water pressure at each building site as a condition of approval. The proponent may seek approval based on modelling prepared by a qualified WA licensed engineer, or by actual testing of system capabilities. In no case will the city accept less than 1,000 GPM at each hydrant or minimum pressure standards at each MH pad.

PURPOSE: To satisfy conformance with the International Fire Code (IFC) and International Residential Code (IRC).

BASIS: Under IFC standards all Hydrants for residential subdivision density of this area is required to produce 1,000 GPM flow minimum. International Residential Code (IRC) requires water pressure for supply lines feeding homes for domestic water use to be minimum pressure for plumbing fixtures per Table P2309.1 of IRC.

RECOMMENDATION

Staff recommends that the Planning Commission make and approve a motion in the manner of:

"I move to adopt by reference the Staff Finding of Facts and Conclusions and recommend City Council to give preliminary approval as filed and conditioned for Fowler Mobile Home Park Expansion subject to the applicant satisfactory completion of all conditions as recommended by Staff."

Synopsis of Returned Comments
(Staff rebuttal for each comment are in italic font)

Returned comments are attached herein as attachments to this staff report with staff comments for each.

Parties of Record:

Public & Agencies

To date one agency has requested Party of Record status.

1. WA DOT

Returned Comments:

Public

To date no adjacent landowner have provided comment on the matter.

Agencies

To date four (4) agencies have provided comments.

1. Department of Archaeology and Historic Preservation (DAHP)
2. Department of Ecology (WA Ecology)
3. Department of Fish and Wildlife Region Two (WDFW)
4. Washington State Department of Transportation (WA DOT)

Staff Comments: Fowler Mobile Home Park Expansion

Date: 02/14/23

Subject: Fowler expansion SEPA Comments
WDFW Comment 02/09/2023

From: Chris Johnson, Planning Department

To: Bryan Forbus, Permit Administrator

Dear Bryan,

Planning staff has reviewed the attached letter and provided the following comments.

WDFW regulates the aquatic and the near aquatic habitats under the WA State Hydraulic Codes. The City of Okanogan Regulates development within these areas through our SMP, Floodplain Hazards Ordinance, and our Critical Areas Ordinance. The SMP has been adopted by the State of WA and provides the primary regulatory structure for actions within the Shoreline Environment. The Floodplain Hazards Ordinance addresses activities within the Floodway and the Floodplain. The City's Critical Areas Ordinance (Ch. 16.16 OMC), addresses steep slopes, frequently flooded areas and fish and wildlife habitat conservation zones.

The WDFW identifies the following recommendations.

Agency Comment: Establishment of a 100' Riparian Management Zone (RMZ) to benefit cavity nesting duck species is recommended.

Recommended Response: The City of Okanogan annexed the subject property in 2012 with an applied Shoreline designation of Shoreline Rural Residential. Prior to annexation, the property has designated as County Rural Residential Diked. The effective regulations were identified at the time as substantially similar. Single Family development in this zone is considered exempt from SDP requirements for 4 or fewer structures. Development of the Fowler MH Park Expansion will require review of a Shoreline SDP and may be approved through a Planned Development zoning approval. The Okanogan SMP established a 50' setback for such development.

The Okanogan Critical Area Ordinance includes guidance where the Administrator can require habitat surveys in cases where the applications fail to provide information found to be complete, accurate, and consistent with the purposes and intent of this chapter and the various goals and objectives of the City's Comprehensive Plan, the Growth Management Act, the Shoreline Management Act and this Chapter.

WDFW cites the presence of cavity nesting ducks along the shoreline area of the Fowler property. Review of the Habitat maps confirms that this area along the Okanogan River is known to provide both natural and artificial habitat for cavity nesting ducks. The site references that cavity-nesting ducks provide recreation to hunters and bird watchers, and they are vulnerable to loss of nesting habitat. These species require nesting cavities within trees and snags, which are commonly lost through commercial forestry, firewood cutting, and shoreline development. The City SMP provides for a setback of 50' which exceeds the area of suitable trees and snags providing habitat for these species. The remainder of the site has been historically cleared consistent with agricultural pasture uses. The City believes that the 50' setback is adequate to meet the goals of the adopted SMP.

Agency Comment: Establishment of wetland protection buffers around identified NWI wetlands is recommended. Such buffers may need to exceed the 100 foot RMZ.

Recommended Response: The National Wetland Inventory maps (NWI) identify a band of Palustrine flooded wetlands (PUBH) coincident with the west channel of the Okanogan River, which was isolated from upstream connection by state highway construction activities. The area retains a bottom connection and is currently managed by the City as part of a river restoration project. The wetland is identified as a forested Category II wetland with an assigned 75' setback buffer per the CAO. The CAO allows for encroachments of up to 25% for storm water facilities and allows for development of trails and paths for access to the shorelines. The Fowler site plan appears consistent with the CAO requirement provided that the storm water features are held back a minimum of 58 feet from the boundary of the wetland. CAO guidance suggests adding restrictions on pesticide use within 150 feet of the wetland, which should be applied as a condition of approval.

Respectfully,

Chris Johnson
City Planner

Agency Comment attached

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

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

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

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

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

Fowlers Mobile Home Park Planned Development

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

Steve Orr

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

386 N Alder Ct, Otis, OR 97368; 408-634-2758

4. Date checklist prepared: [\[help\]](#)

5/17/2022

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

City of Okanogan

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Prepare site for development as soon as application process is complete.

Lease out lots for mobile homes once utilities and road construction are complete.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None known to applicant, nor is any planned.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No other applications are pending for these properties at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Approval from City of Okanogan for the planned development for lots for lease. Building and Stormwater permits for the properties.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Project's proposal will be to expand the existing Fowlers Mobile Home Park with 48 new lots for lease. This process will include utilities and road construction to meet requirements for each lot.

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. [\[help\]](#)

Proposed project is located at 23254 State Route 20, City of Okanogan.

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

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

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

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

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

5-10%

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

The location has silty loams and sandy loams across site.

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

There are no surface indications or history of unstable soils in the project vicinity.

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

General grading for roads and fill to move lots out of the 100 year flood plain. Compensatory cut area for flood water mitigation. Approved sources of fill for road and lot grading. Approximately 1160 CY of cut and 3290 CY of fill for entire site.

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

Erosion could be a result of the construction process, as slopes will be altered to provide proper lot areas.

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

45%

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

Prior to initiating construction activities, appropriate soil erosion and sedimentation control measures will be installed.

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

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

The use of construction equipment will be necessary to perform the required site construction activities. Appropriate emissions within compliance.

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

During construction to bring utilities to the site: backhoe, bulldozer and dump truck exhaust. Some associated dust.

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

As stated above, heavy equipment will be operated with required vehicle emission control devices per local standards. Appropriate dust control measures will be employed during construction. Following construction: Site will be paved or fully landscaped.

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

- a. Surface Water:

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

An extension of the Okanogan River is to the southeast of the properties.

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

Lot grading and road and utility construction will occur within 200 feet of the described water body.

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

None.

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

No.

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

Yes.

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

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. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, public water will service the project and stormwater will be treated by Ecology approved BMPs.

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

No discharge is proposed to the ground. Sanitary sewer flow from all lots will be connected to the City of Okanogan Sewer District.

c. Water runoff (including stormwater):

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

Stormwater will originate from the existing and proposed surfaces and will flow along existing and proposed contours. Runoff will be collected via catch basins as needed to convey to stormwater systems. Stormwater will be treated as necessary by a biofiltration swale before discharge into the Okanogan River.

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

Vehicle fluids from automobiles traveling or parking on paved areas.

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

No.

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

Site specific SWPPP per Ecology general construction permit and stormwater BMPs will be implemented in accordance with EWSWM standards and guidelines.

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

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

- ☒ 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

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

Trees and brush as necessary to clear area for lots and grading. Open space area and lots will have landscaping as needed after development.

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

None known to applicant.

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

Landscaping within open spaces and around mobile home sites after grading and road construction.

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

None known to applicant.

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

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

Examples include:

birds: hawk, 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. [\[help\]](#)

None known to applicant.

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

No.

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

None.

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

None known to applicant.

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

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

Electric power for residential needs: Okanogan County PUD

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

Current compliance with energy codes.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No contamination from the site's previous use is known.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

No contamination from the site's previous use is known.

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

None known to application.

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

None known to application.

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

No special emergency service will be required. Only typical police, fire EMS typical of the residential area would be required.

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

None.

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

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

None.

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

Short Term: Noise level would increase associated with construction activities. Long Term: Light traffic expected of a residential development

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

None.

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

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

Property is mostly vacant with some residential homes. Adjacent properties are residential in nature. Property to the east contains the City of Okanogan's Wastewater Treatment Plant.

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

Not on the list of previous orchard land. Not known to be used as farmlands or forest lands.

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

No.

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

Current homes and buildings, some buildings will be demolished to create space for lots.

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

Two existing buildings will be demolished as shown on the site plans.

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

Residential Three (R-3) with Highway Business Overlay (HBO)

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

CBD Residential.

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

Conservancy.

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

Yes, part of the site is within the 100-year FEMA flood plain and the east side of the site is adjacent to the Okanogan River.

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

The project would create residence for approximately 120 people.

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

2, the buildings to be demolished appear to be one home and a storage building.

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

None.

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

Compliance with City of Okanogan ordinances for land use.

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

None.

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

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

48 Mobile home units (low-income).

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

1 SFR (low-income).

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

None.

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

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

Per City of Okanogan Code 18.60.030, height will be limited to 35' within R-3 Zones.

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

None.

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

The proposed development steps with the existing topography of the site and requirements on landscaping and home height restrictions will be included.

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

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

Porch lights on homes. Night.

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

No.

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

None.

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

None.

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

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

Water activities on Okanogan River and biking local roads and trails.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

On-site BBQ, Grass, & Play areas (Open Space).

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

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

No.

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

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. [\[help\]](#)

Site review of historic maps doesn't show any cultural or historical resources. Archaeological data is not available publicly for review.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None.

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

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

Highway 20 to the northwest of the parcels will serve as the access point for the project.

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

The nearest transit stop is 0.3 miles to the northeast at the Okanogan senior center.

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

The project will have 2 parking spaces per mobile home lot, for a total of 96 parking spaces.

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

No improvements to existing roads.

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

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? [\[help\]](#)

Project will result in 48 mobile home lots. Per ITE, mobile homes will create 5 trips per day. The project will add 240 daily trips. Peak would occur 8-9 am and 5-6 pm consistent with residential developments.

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

No.

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

None.

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

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

With increased population with the addition of 48 mobile homes some increase in public service would be expected.

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

None.

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

- a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Utilities for the proposed project include: Okanogan County PUD for electricity, telephone, and internet services; City of Okanogan water and sewer; and Okanogan County Central Landfill for refuse service. Extension of water, sewer, and power services will be included with the project.

C. Signature [\[help\]](#)

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: _____

Name of signee Steven Orr Dendarii LLC

Position and Agency/Organization _____

Date Submitted: 9-19-22



State of Washington

DEPARTMENT OF FISH AND WILDLIFE REGION TWO

Mailing Address: 1550 Alder Street NW, Ephrata, WA 98823-6699 • 509 754-4624 • TDD 360 902-2307

Region Two Office Location: 1550 Alder Street NW, Ephrata, WA

February 9, 2023

Bryan F. Forbus, Building Official/Permit Administrator
City of Okanogan
120 3rd Avenue North
Okanogan, WA 988406

Dear Bryan F. Forbus,

SUBJECT: SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) FOR FOWLER MOBILE HOME PARK EXPANSION

On January 19, 2023, the Washington Department of Fish and Wildlife (WDFW) received notice from the City of Okanogan Building and Permitting Department that you are accepting comments on SEPA Determination of Non-Significance (DNS) for Fowler Mobile Home Park Expansion. The Washington Department of Fish and Wildlife (WDFW) interest in this project is based on our agency's mandate to perpetuate fish, wildlife, and their habitat (Regulatory Code of Washington (RCW) 77.04.012). We reviewed the SEPA Determination for potential impacts to fish, wildlife, and their habitats, according to our mission; we appreciate the opportunity to offer these comments.

WDFW reviewed the application materials for the proposed Fowler Mobile Home Park Expansion, which is subject to the City of Okanogan Shoreline Master Program (COSMP). Our WDFW Priority Habitat and Species (PHS) on the Web Map (<https://wdfw.wa.gov/species-habitats/at-risk/phs/maps>), a source of Best Available Science, indicates that parcel 6200020015 contains wildlife habitats that COSMP aims to preserve (3.03.A).

Utilizing the WDFW PHS on the Web Map, cavity nesting duck habitat was identified along the Okanogan River at the southeastern edge of the project area. COSMP states "all shoreline development should be located, designed, constructed, and managed to provide for and protect fish and wildlife resources, including spawning, nesting, rearing, and habitat areas and migratory routes" (4.04.A.2). WDFW's Management Recommendations for Washington's Priority Species, Volume IV: Birds¹ recommends the protection of riparian vegetation to avoid and minimize impacts to these species' habitats.

We would also like to take this opportunity to highlight WDFW's Priority Habitats and Species (PHS) publications on riparian ecosystems. Originally published in May 2018, and then updated in July 2020, we released the manuscript of *PHS Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications*¹, and in December 2020, we released the final manuscript of *PHS Riparian Ecosystems, Volume 2: Management Recommendations*². In this second volume, WDFW provides recommendations on how best to apply the science in Volume 1 through the lens of our agency's mandate. For dryland ecoregions, such as the Okanogan River in this location, we recommend protecting the existing riparian vegetation in the riparian management zone (RMZ), or 100 feet perpendicular from the Ordinary High

¹ Quinn, T., G.F. Wilhere, and K.L. Krueger, technical editors. 2020. *Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications*. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

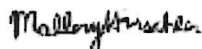
² Rentz, R., A. Windrope, K. Folkerts, and J. Azarad. 2020. *Riparian Ecosystems, Volume 2: Management Recommendations*. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

Water Mark (OHWM), whichever is greater. We recommend a RMZ delineation of a minimum distance of 100 feet, because this distance will achieve 95% or more removal efficacy of phosphorous, sediment, and most pesticides and 85% removal of surface nitrogen¹. Why is this important? Excessive nutrients like nitrogen and phosphorous, as well as pesticides, result in Clean Water Act 303 (d) Listings and TMDLs for waterbodies like the Okanogan River. Using our current riparian management recommendations, a source of best available science, will avoid and minimize impacts to fish and wildlife habitat by protecting cavity nesting ducks' habitat and protect water quality, benefiting the salmonid species in the Okanogan River, consistent with COSMP 5.08.D.

The WDFW PHS on the Web Map also displays the National Wetland Inventory (NWI) GIS information. This indicates a possible wetland in the riparian management zone along the Okanogan River within this parcel. For management of freshwater wetlands, the WDFW PHS List¹ recommends following the information and guidance in the Department of Ecology's Wetland Mitigation in Washington State Part I and Part II, as well as Ecology's Exploring Wetlands Stewardship documents. WDFW recommends a wetland survey be performed by a qualified professional, to determine if a wetland delineation is needed and categorize the wetland, if present, to determine the buffer distance recommended by the Department of Ecology. If the delineated wetland category requires a buffer that is more protective than the WDFW recommended 100 feet riparian buffer above, then WDFW recommends the City of Okanogan apply the more protective buffer to best preserve shoreline wetlands consistent with COSMP 4.04.A.6.

Thank you for the opportunity to comment on the SEPA notice for the proposed SEPA Determination of Non-Significance (DNS) for Fowler Mobile Home Park Expansion. To summarize, WDFW recommends to protect fish and wildlife resources (COSMP 4.04.A.2), the proposed mobile home park expansion should be sited at least 100 feet or greater from the OHWM of the Okanogan River, depending on the results of a wetland delineation of the mapped NWI-indicated adjacent wetlands to the proposed development. If you have any questions or need clarification, I can be reached at 509-570-2354 or Mallory.Hirschler@dfw.wa.gov.

Sincerely,



Mallory Hirschler
WDFW Region 2 Habitat Biologist

Cc: Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager
Alicia Schulz, DOE Environmental Specialist IV-Shorelands, Wetlands, Federal Permit Coordinator

¹ Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 292pp. *Updated March 2022*.

Staff Comments: Fowler Mobile Home Park Expansion

Date: 02/14/23

Subject: Fowler expansion SEPA Comments
WA Ecology Comment 02/07/2023

From: Chris Johnson, Planning Department

To: Bryan Forbus, Permit Administrator

Dear Bryan,

Planning staff has reviewed the attached letter and provided the following comments.

Agency Comment on Shoreline Compliance – The agency provided the following comment, “For Projects with development within the Shoreline Jurisdiction, a complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information found at WAC 173-27-180 and WAC 173-27-130.”

Recommended Response: The City of Okanogan has reviewed the application materials and concurs that the development occurs within the established Shoreline Environment.

The City of Okanogan annexed the subject property in 2012 with an applied Shoreline designation of Shoreline Rural Residential. Prior to annexation, the property has designated as County Rural Residential / Diked. The effective regulations were identified at the time as substantially similar.

Under the Okanogan SMP, Single Family development in this zone is considered exempt from SDP requirements for 4 or fewer structures. Development of the Fowler MH Park Expansion will require review of a Shoreline SDP for shoreline compliance and will require review and approval through a Planned Development zoning approval. The Okanogan SMP establishes a 50’ setback for residential subdivision in this shoreline environment. Based on the preliminary application, approval of a SDP will satisfy the City’s adopted shoreline code.

Agency Comment on Wetlands Compliance - The agency provided the following comment, “Waters of the United States may be subject to Army Corps of Engineers permit and a jurisdictional determination will be necessary. For non-federally regulated wetlands, applicants must submit a request for an Administrative Order to comply with the state Water Pollution Control Act (Chapter 90.48 RCW).”

Recommended Response: The City of Okanogan has reviewed the application materials and concurs that the development occurs in the vicinity of a NWI mapped wetland. The National

Wetland Inventory maps (NWI) identify a band of Palustrine flooded wetlands (PUBH) coincident with the west channel of the Okanogan River, which was isolated from upstream connection by state highway construction activities. The area retains a bottom connection and is currently managed by the City as part of a river restoration project. By virtue of its continued downstream connection with the Okanogan River, the wetland would be subject to ACOE federal jurisdiction.

The wetland is identified as a forested Category II wetland with an assigned 75' setback buffer per the CAO. The City CAO allows for encroachments of up to 25% for storm water facilities and allows for development of trails and paths for access to the shorelines. The Fowler site plan appears consistent with the CAO requirement provided that the storm water features are held back a minimum of 58 feet from the boundary of the wetland and there are no discharges to receiving waters of the United States.

The City recognizes that state law prevents the unlawful discharge of any pollutants or storm water into any of the waters of this state that could cause or tend to cause pollution of such waters without approval of the Department of Ecology per 90.48 RCW. The City will review the site plan to ensure that storm water collection and dissipation measures are adequate to prevent discharge to identifies surface waters and/or wetlands.

Respectfully,

Chris Johnson
City Planner

Agency Comment attached



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

February 7, 2023

Bryan Forbus
Building Official/Permit Administrator
P.O. Box 752
Okanogan, WA 98840

RE: 202300272, OKAPD-22-001

Dear Bryan Forbus,

Thank you for the opportunity to comment on the Determination of Non Significance for the Fowler MHP Expansion. We have reviewed the documents and have the following comments.

SHORELANDS

Thank you for the opportunity to provide comments to this project as it pertains to the Shoreline Management Act of 1971, RCW 90.58; Wetlands RCW 90.48; and Shoreline management permit and enforcement procedures, WAC 173-27.

Shorelands

Shoreline Jurisdiction is defined by the local Shoreline Master Program which is commonly defined by a 200' setback from legally established floodway (FEMA) and all associated wetlands.

For projects with development within Shoreline Jurisdiction, a complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information found at WAC 173-27-180 and WAC 173-27-130.

Applicants are required by local, state and federal permitting agencies to show that they have followed *mitigation sequencing* and have first avoided and minimized impacts to waters of the state, such as shorelines and wetlands, prior to exploring mitigation options. For more information and sample checklists, see <http://www.ecy.wa.gov/programs/sea/wetlands/avoidance.html>.

Bryan Forbus
February 7, 2023
Page 2

Section 401 - Water Quality Certificate

Waters of the United States may be subject to Army Corps of Engineers permit and a jurisdictional determination will be necessary. For non-federally regulated wetlands, applicants must submit a request for an Administrative Order to comply with the state Water Pollution Control Act (Chapter 90.48 RCW). Ecology may issue Administrative Orders under this act for impacts to wetlands that are not jurisdictional under the federal regulations (e.g., non-federally regulated wetlands or NFRs). These wetlands remain protected under state and local laws and rules. For more information see Ecology's webpage for State regulations & applicant resources - Washington State Department of Ecology at <https://ecology.wa.gov/Water-Shorelines/Wetlands/Regulations/State-wetland-regulations>.

Ecology staff is available to provide technical assistance to the local jurisdiction by reviewing wetland delineations, ratings, and verifying provided wetland and ordinary high water mark determinations in the field.

Please contact Alicia Schulz, Shorelands and Environmental Assistance, alicia.schulz@ecv.wa.gov or (509) 379-4541 if you have any questions about the comments provided.

Sincerely,

Lucila Cornejo

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecv.wa.gov

Staff Comments: Fowler Mobile Home Park Expansion

Date: 02/14/23

Subject: Fowler expansion SEPA Comments
WA DAHP Comment 01/23/2023

From: Chris Johnson, Planning Department

To: Bryan Forbus, Permit Administrator

Dear Bryan,

Planning staff has reviewed the attached letter and provided the following comments.

Agency Comment on Cultural Compliance – “Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the project area – which may have been important to Native Americans and or settlers in this area.” Therefore, we recommend a professional archeological survey of the project area be conducted and a report be produced prior to ground disturbing activities.”

Recommended Response: The City of Okanogan has reviewed the recommendations from DAHP and offers the following. Staff understands that properties adjacent to the Okanogan River have an elevated potential for encountering cultural resources. The majority of the City of Okanogan falls into this consideration. The City relies on notification from the Colville Tribes for areas which they identify as having a high probability of cultural significance. We have reviewed the known history of this area and past correspondence from the Colville Tribes and have concluded that, while the potential of encountering cultural resources exists, the location is not unique or in the immediate vicinity of known gathering places (Confluence of Salmon Creek and Elgin Creek are documented). The City has not received any comments from the Tribes or SEPA comments requesting a physical survey of this site. Accordingly, unless subsequent comments are received from the Tribes, the City plans to require that the proponent to prepare and submit an inadvertent discovery plan (IDP) for this site. The City will provide the IDP to the Tribes for their review and comment.

Agency Comment on Cultural Compliance – “We also recommend that any historic buildings or structures (45 years in age or older) located within the project area be evaluated for eligibility for listing.”

Recommended Response: The City of Okanogan has reviewed the site for potentially eligible structures, both by physical inspection and by aerial review. No structures were identified. The property has historically been utilized for agricultural production in association with other adjacent properties. Cultivation has resulted in clearing and disturbance of soils. The lower field

area adjacent to the Okanogan River has been altered by flooding and diking over the past 80 years. The site is considerably south of the historic town site of Alma and the points of access for early river transport. Based on the lack of historic development and the current cleared status, the City does not intend to include a requirement that historic building eligibility be completed.

Respectfully,

Chris Johnson
City Planner

Agency Comment attached



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 23, 2023

Bryan Forbus
Building Official
City of Okanogan
120 3rd Ave North, P.O. Box 752
Okanogan, WA

In future correspondence please refer to:

Project Tracking Code: 2023-01-00453

Property: City of Okanogan_Fowlers Mobile Home Park Planned Development (OKAPD-22-001)

Re: Survey Requested

Dear Bryan Forbus:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Okanogan River, a resource which may have been important to Native Americans and/or settlers in this area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Staff Comments: Fowler Mobile Home Park Expansion

Date: 02/14/23

Subject: Fowler expansion SEPA Comments
WA DOT Comment 01/24/2023

From: Chris Johnson, Planning Department

To: Bryan Forbus, Permit Administrator

Dear Bryan,

Planning staff has reviewed the attached comments from WA DOT and provides the following comments.

WA DOT has commented that the developer will need to address proposed access to SR 20 by contacting WSDOT NCR developer services to coordinate improvement needs related to the project.

Specific concerns raised are listed below:

- 1) DOT identifies that the property is only allowed a single point of access to the Highway, but that 4 currently exist;
- 2) The number of proposed MH spaces requires a traffic analysis be prepared to identify mitigation needs;
- 3) DOT is requesting to be included in the review and approval process on any needed access improvements.

Recommended Responses:

The City of Okanogan appreciates the comments provided by WA DOT and will include a requirement on the preliminary approval that the developer shall prepare and submit a traffic study to the WA DOT for review and approval of any changes to existing access points to SR 20. The City will also include a requirement that the developer comply with mitigation improvements required by WA DOT to satisfy existing road standards for access to SR 20.

From a planning perspective, I am concerned that consolidation of the existing number of access points to a single access point may result in impacts to public safety – fire, emergency vehicles, turning movement, etc. I would recommend that this question be raised with the Fire Chief and Public Works Director for their input. I believe it would also be prudent to request confirmation from WA DOT as to whether the access controls referenced limit access to one access point per existing parcel, or whether they believe it should be limited to one access point for the entire

Bryan Forbus

From: NC Review <NC_Review@WSDOT.WA.GOV>
Sent: Tuesday, January 24, 2023 12:37 PM
To: Bryan Forbus
Cc: Cervine, Scott
Subject: RE: [EXTERNAL] SEPA Determination of Non-significance (DNS) for Fowler Mobile Home Park Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email]

They will need to address access to SR 20 by contacting WSDOT NCR developer services
Scott Cervine
509-667-2909
CervinD@wsdot.wa.gov

Per WAC 468-52-040(2) the parcel(s) are only allowed one access point, currently there appears to be 4.
The number of spaces they are proposing would require a traffic impact analysis, to determine if any mitigation is required for the access connection.
We would want to work closely with the City and County on any needed active transportation improvements.

DECLARATION OF POSTING

STATE OF WASHINGTON)

: SS

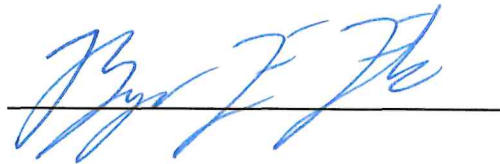
COUNTY OF OKANOGAN)

PROJECT NAME: **SEPA Posting for Planned Unit Development for Fowler MHP Expansion
23254 Highway 20, Okanogan, WA 98840**

COMES NOW BRYAN F. FERBUS, and being first duly sworn upon oath,
deposes and states as follows:

1. I am the BUILDING OFFICIAL/PERMIT ADMINISTRATOR
for the City of Okanogan, am over the age of eighteen (18) years and am fully
competent to testify in a court of law to all matters stated herein; and
2. On **January 25th, 2023** I did visit the website of the Washington state SEPA
recording; and
3. I did post to the website the record of Application, SEPA checklist and
determination of none-significance **for Planned Unit Development for Fowler MHP
Expansion 23254 Highway 20, Okanogan, WA 98840**, a true and like copy of the
attached, and
4. I did email a like copy to email chain attached outside of SEPA's website
public notice records on **January 19th, 2023**,

DATED this 25th day of JANUARY, 2023.



Affidavit of Publication

(2023-026 Jan. 25)
SEPA Determination
WAC 197-11-340
Determination of
Non-significance (DNS).
Fowler MHP Expansion
File ID: OKAPD-22-001

Description of Proposal:
Planned Development for
the expansion of the Fowl-
ers Mobile Home Park to ex-
pand by 48 new lots.

Proponent: Dendarii LLC
Location of Proposal:
23254 Highway 20 Okano-
gan, WA 98840; Parcel #: 6200020015; Tax 15 PT Lot 2 LHW Mock Tracts Short Plat Okanogan.

Lead Agency: City of Okanogan Building and Permitting Department

The lead agency received this proposal for review in September of 2022. After reviewing the application, the lead agency found some mitigations that needed to be addressed to satisfy a determination of non-significance. After consulting with the lead agency's engineer consultant, solutions were presented and applicant understands the conditions set by the agency and agreed to applying the changes. Therefore, the lead agency has determined the project Application and SEPA Checklist prepared by the applicant, as described, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is therefore not required under RCW 43.21C.030(2)(C). This decision was made based on applicant's submittals and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days of the date published. Timely comments must be submitted by February 9, 2023.

Responsible Official: Bryan F. Forbus C.B.O.

Position/title: Building Official / Permit Administrator
Address: P.O. Box 752 Okanogan, WA 98840; Phone: (509) 422-3600

You may appeal this determination to Okanogan City Council at the Clerk's Office, City Hall, 120 3rd Ave North, P.O. Box 752, Okanogan, Washington no later than 02/16/2023 by written method. You should be prepared to make specific factual objections. Contact City Hall to read or ask about the procedures for SEPA Appeals.

Published by Omak Okanogan County Chronicle.

STATE OF WASHINGTON

SS.

County of Okanogan

The undersigned, being duly sworn on oath, deposes and says that she is the principal clerk of the Omak-Okanogan County Chronicle, a weekly newspaper, that she is duly authorized to make this affidavit; that said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of publications hereinafter referred to, published in the English language continuously as a weekly newspaper in Omak, Okanogan County, Washington, and it is now and during all of said time was printed in an office maintained at 618 Okoma Drive, the place of publication of said newspaper. That the annexed is a true copy of

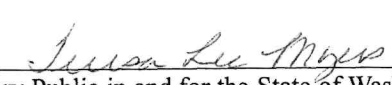
01/25/23

and that such newspaper was regularly distributed to its subscribers during all of said period. The full amount of the fee charged for the foregoing publication is the sum of \$101.15.

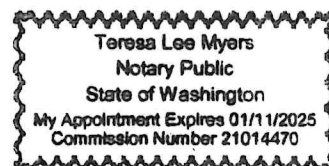


Principal Clerk

Subscribed and sworn to before me 1/25/2023


Notary Public in and for the State of Washington

Residing at Omak



(2023-058 March 1)
**NOTICE OF APPLICATION
FOR PLANNED UNIT
DEVELOPMENT AND A
PUBLIC HEARING ON THE
MATTER**

**Fowler MHP Planned De-
velopment**

**File ID: OKAPD-22-001
NOTICE IS HEREBY GIVEN**

THAT: Denarii LLC (Steve Orr) who is the owner of the below described property has filed an application for a planned unit development to expand the original Fowler Mobile Home Park consisting of a total of 48 new lots. The proposal is to be developed at 23254 Highway 20, Okanogan, WA 98840; Parcel # 6200020015; Tax 15 PT Lot 2 LHW Mock Tracts & Parcel # 6200040004; Tax 4 Lot 4 Mock Tracts of Okanogan, WA. Said proposal to be within the Residential three (R-3) zoning district with Highway Business Overlay (HBO). Proposal will also have some development in Flood Plain Zone AS - 100-year flood plain & shoreline area.

The City of Okanogan completed a review of the applicant's State Environmental Policy Act Checklist (SEPA) and issued a Determination of Non-Significance (DNS) in accordance with WAC 197-11-340(2) on January 25th, 2023. Public notice of the SEPA DNS was issued also on January 25th, 2023. The 15-day public SEPA comment period ended February 9th, 2023 and the SEPA appeal period closed on February 24th, 2023. Multiple comments were received during the comment period. Comments were reviewed by the City, as the SEPA lead agency, and the issued DNS was upheld. All comments received during SEPA review will be presented in staff findings of fact and conclusions of law for review of the Planned Development and may be applied as conditions of preliminary approval for this Planned Unit Development permit. A public hearing on the proposal will be held before the City of Okanogan Planning Commission on the 27th of March 2023, at the hour of 5:30pm at City of Okanogan Council Chambers, or via Zoom/conference call. <https://us06web.zoom.us/j/87348898016> Meeting ID: 873 4889 8016 One tap mobile +1-253-205-0468 Please contact City Hall for details to the meeting or visit City of Okanogan website for meeting times and details. Any person desiring to provide testimony to the relevant issues may be pres-

ent and will be heard.

The complete application, maps, SEPA Checklist are available to the public and will be provided upon request, please contact the Clerk's Office, City Hall, (509) 422-3600 during normal business hours. For further information please contact the responsible official below. Any person desiring to express his/her views or to be notified of the action taken on this application should notify Bryan F. Forbus, C.B.O./Permit Administrator, Okanogan City Hall, P.O. Box 752, Okanogan, WA 98840 in writing of his/her interest by 4:00pm March 23rd, 2023. This Notice is given pursuant to Section 18.100.060 C. of the city of Okanogan Municipal Code. Published by Omak Okanogan County Chronicle.

Affidavit of Publication

STATE OF WASHINGTON

SS.

County of Okanogan

The undersigned, being duly sworn on oath, deposes and says that she is the principal clerk of the Omak-Okanogan County Chronicle, a weekly newspaper, that she is duly authorized to make this affidavit; that said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of publications hereinafter referred to, published in the English language continuously as a weekly newspaper in Omak, Okanogan County, Washington, and it is now and during all of said time was printed in an office maintained at 618 Okoma Drive, the place of publication of said newspaper. That the annexed is a true copy of

03/01/23

and that such newspaper was regularly distributed to its subscribers during all of said period. The full amount of the fee charged for the foregoing publication is the sum of \$136.85.

Principal Clerk

Julie Boek

Subscribed and sworn to before me 3/1/2023

Tammie M Moon

Notary Public in and for the State of Washington

Residing at Okanogan



NOTICE OF A SPECIAL MEETING
City of Okanogan Planning Commission

NOTICE IS HEREBY GIVEN THAT the City of Okanogan Planning Commission will be having a special meeting on March 27th 2023. This meeting which is open to the public will begin at 5:30 p.m. and be held at Okanogan City Hall in the Council Chambers.

This notice is given pursuant to Section 18.100.050 OMC.

Bryan Forbus, Building Official * Permit Administrator (509) 422-3600
P.O. Box 752, Okanogan, WA 98840 e-mail: build@okanogancity.com

Official Date of Notice: **March 1st 2023**
Date Issued: **March 1st, 2023**

Affidavit of Publication

STATE OF WASHINGTON

SS.

County of Okanogan

(2023-059 March 1)
NOTICE OF A SPECIAL MEETING
City of Okanogan Planning Commission
NOTICE IS HEREBY GIVEN
THAT the City of Okanogan Planning Commission will be having a special meeting on March 27th 2023. This meeting which is open to the public will begin at 5:30 p.m. and be held at Okanogan City Hall in the Council Chambers.
This notice is given pursuant to Section 18.100.050 OMC.
Bryan Forbus, Building Official* Permit Administrator (509) 422-3600
P.O. Box 752, Okanogan, WA 98840 e-mail: build@okanogancity.com
Official Date of Notice: March 1st, 2023
Date Issued: March 1st, 2023
Published by Omak Okanogan County Chronicle.

The undersigned, being duly sworn on oath, deposes and says that she is the principal clerk of the Omak-Okanogan County Chronicle, a weekly newspaper, that she is duly authorized to make this affidavit; that said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of publications hereinafter referred to, published in the English language continuously as a weekly newspaper in Omak, Okanogan County, Washington, and it is now and during all of said time was printed in an office maintained at 618 Okoma Drive, the place of publication of said newspaper. That the annexed is a true copy of

03/01/23

and that such newspaper was regularly distributed to its subscribers during all of said period. The full amount of the fee charged for the foregoing publication is the sum of \$36.89.

Julie Boek

Principal Clerk

Subscribed and sworn to before me 3/1/2023

Tammie M Moon

Notary Public in and for the State of Washington

Residing at Okanogan



DECLARATION OF MAIL/SERVICE

STATE OF WASHINGTON)
) ss
COUNTY OF OKANOGAN)

PROJECT NAME: **Notice of Application for Planned Unit Development for Fowler MHP Expansion 23254 Highway 20, Okanogan, WA 98840**

Kaylee Beetchenow says that (s)he is the **Clerk One (1)** for the City of Okanogan and that on **02.28.2023** (s)he ensured the following documents as listed below were placed in an envelope that was properly addressed envelope with proper postage pre-paid directed to individuals named on attached list to this affidavit deposited in a mail receptacle of the United States of America or hand delivered in person thereof the same.

I declare under penalty of perjury that the above is true and correct.


Kaylee Beetchenow

3.2.2023
Dated

Documents:

- Notice of Application for Planned Unit Development and a Public Hearing on the Matter (1 pg.)
- Land Use Action Comment Sheet (1 pg.)

Named Individuals:

See attached mail list

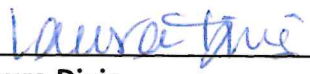
DECLARATION OF MAIL/SERVICE

STATE OF WASHINGTON)
)
COUNTY OF OKANOGAN) ss

PROJECT NAME: **Notice of Application for Planned Unit Development for Fowler MHP Expansion 23254 Highway 20, Okanogan, WA 98840**

Laura Divis says that (s)he is the **Utility Clerk** for the City of Okanogan and that on **02.28.2023** (s)he ensured the following documents as listed below were placed on the City of Okanogan's Website page.

I declare under penalty of perjury that the above is true and correct.



Laura Divis

2.28.2023
Dated

Documents:

- Notice of Application for Planned Development and a Public Hearing on the Matter
- Land Use Action Comment Sheet

DECLARATION OF POSTING

STATE OF WASHINGTON)

: ss

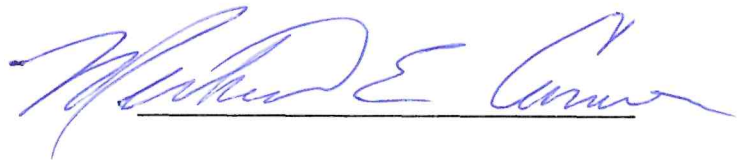
COUNTY OF OKANOGAN)

PROJECT NAME: **Notice of Application for Planned Unit Development for Fowler MHP Expansion 23254 Highway 20, Okanogan, WA 98840**

COMES NOW Michael Cannon, and being first duly sworn upon oath, deposes and states as follows:

1. I am the a Public Works Employee for the City of Okanogan, am over the age of eighteen (18) years and am fully competent to testify in a court of law to all matters stated herein; and
2. On March 1, 2023 I did visit the site noted on the attached map depicting the area of Okanogan; and
3. I did post in a conspicuous manner, on Public notice boards, a true and like copy of the attached **Notice of Application for Planned Unit Development for Fowler MHP Expansion 23254 Highway 20, Okanogan, WA 98840**

DATED this 1st day of March, 2023.



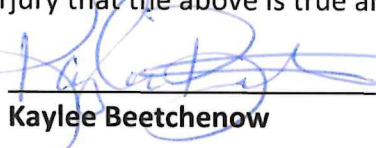
DECLARATION OF MAIL/SERVICE

STATE OF WASHINGTON)
)
COUNTY OF OKANOGAN) ss

PROJECT NAME: **March 27th, 2023 Staff Report for Planned Unit Development for Fowler MHP Expansion 23254 Highway 20, Okanogan, WA 98840**

Kaylee Beetchenow says that (s)he is the **Clerk One (1)** for the City of Okanogan and that on March 20, 2023 (s)he ensured the following documents as listed below were scanned and sent properly to the email list provided directed to individuals named on attached list to this affidavit and hand delivered in person on day of hearing March 27th, 2023, to all recorded members of the meeting.

I declare under penalty of perjury that the above is true and correct.



Kaylee Beetchenow

3/20/2023

Dated

Documents:

- Staff Report (11 Pages)
- Affidavit and Issuance (1 Page)

Named Individuals:

See attached email list