

OKANOGAN COUNTY COMMISSIONERS'

RESOLUTION 121 – 2014

A resolution by the Okanogan Board of County Commissioners adopting the subarea plan to the Okanogan County Comprehensive plan of 2014 titled Methow Valley More Completely Planned Area.

WHEREAS: Okanogan County adopted a comprehensive plan in 1964 in accordance with Revised Code of Washington (RCW) 35.63.090 (1935), and

WHEREAS: Other than the equivalent of sub-area planning conducted in the Methow Basin and adopted in 1976 and 2000 there has been no revision to the comprehensive plan since 1964, and

WHEREAS: The Okanogan Board of County Commissioners (BOCC) has directed the comprehensive plan be reviewed and updated in accordance with RCW 36.70 Planning Enabling Act and applicable portions of RCW 36.70A Growth Management Act, and

WHEREAS: The Okanogan County Regional Planning Commission conducted public hearings on the proposed revisions to the comprehensive plan in 2009 and 2013 and subsequently made recommendation to the BOCC that the sub-area plans in the Methow Review District be updated in the form of a sub-area plan for the Methow Review District and Methow sub-unit A, and

WHEREAS: RCW 36.70.340 allows the amplification of the required elements of a comprehensive plan including more completely planned areas, and

WHEREAS: The BOCC conducted a hearing on December 22, 2014 to consider a resolution adopting the Okanogan County Comprehensive Plan of 2014, and

WHEREAS: At the public hearing on December 22, 2014 the BOCC considered this resolution adopting the Methow Valley More Completely Planned Area, and

WHEREAS: The BOCC has determined that the adoption of the sub-area plan is in the public interest,

NOW THEREFORE BE IT RESOLVED: The Okanogan Board of County Commissioners adopts the Methow Valley More Completely Planned Area as appendix 1 to the Okanogan County Comprehensive Plan of 2014 found as attachment A to this resolution.

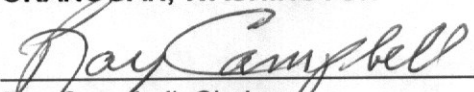
DATED at Okanogan, Washington this 22nd day of December 2014.

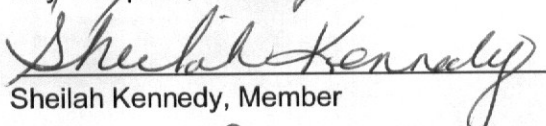



ATTEST:


Laleña Johns, Clerk of the Board

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**


Ray Campbell, Chairman


Sheilah Kennedy, Member


Jim DeTro, Member

Appendix 1
Attachment A

Methow Valley More Completely Planned Area

An update of the:

1976 Methow Valley Plan

METHOW VALLEY MORE COMPLETELY PLANNED AREA PLAN

This More Completely Planned Area (MVCPA) is consistent with Chapter 7 of the Okanogan County Comprehensive Plan for the upper Methow Valley. The text reflects the concerns, desires and needs of area residents and provides means to achieve their goals. It seeks to provide environmental and life style protection while answering social and economic needs. While this document is to be used by county officials as a basis for land use decisions, it is implicit that provisions in the county's Comprehensive Plan also apply here.

Adopted

[Date of new adoption]

Planning Department
Okanogan County Courthouse
Okanogan, Washington 98840

ACKNOWLEDGMENTS

A deep indebtedness is acknowledged for the data on the Methow Valley provided by many State and Federal agencies. The U.S. Forest Service deserves special recognition for numerous contributions. A sincere thank you is extended to all persons who offered expert testimony at public meetings held by the Methow Valley Land Use Advisory Committee and to other participating citizens for their contributions to this planning effort.

METHOW VALLEY LAND USE ADVISORY COMMITTEE

Name	Area	Group
Doug Devin, Chairman	Mazama	Member of previous Land Use Committee
Carol Davis, Vice Chairman	Winthrop	Concerned Citizen
John Abrams	Twisp	Twisp Business
Donna Burkhart	Mazama	Member at Large
Chuck Campbell	Twisp	Member at Large
Lewis Cooley	Twisp	Real Estate
Bob Hult	Winthrop	Winthrop Business
Bill Karro	Mazama	Mazama Resident
Randy Levine	Methow	Lower Methow Valley
Ed Welch	Twisp	Agriculture
Vicky Welch	Twisp	Quality of Life
Dana Visalli	Winthrop	Concerned Citizen

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SECTION 1

STUDY AREA AND

CITIZENS COMMITTEE

THE METHOW VALLEY LAND USE ADVISORY COMMITTEE

THE METHOW VALLEY LAND USE ADVISORY COMMITTEE met for the first time on January 22, 1975 to help the Okanogan County Regional Planning Commission establish goals, objectives and policies for the Upper Methow Valley on a variety of topics of concern to the citizens in the Methow Valley.

After the second meeting, citizens who showed interest in serving on the committee were divided in eight units with people asked to join a group that most nearly represented their interests.

Each of the eight groups was asked to elect a representative to serve on the "Executive Committee." The "Concerned Citizens," being a large group, was asked to elect two representatives. In addition, two "members at large" were asked to serve by election of committee members.

The committee, at its first meeting in executive session, elected a chairman and vice chairman to moderate at public and executive session meetings and coordinate the activities of the committee.

During the organizational meetings, all in attendance were asked to define in their own terms the "best" and the "worst" possible future in the Methow Valley. The results of this exercise indicated that the overwhelming majority felt long-range planning and land use controls were essential to guide future growth. This principle became the underlying focus of the committee's action.

Because the Upper Methow Valley is in the early stages of planning and development, it was felt that the broad objectives of the advisory committee were to:

1. Determine the desires and goals of the community.
2. Recommend ways to attain these goals.
3. Gather data to aid in present and future planning.

In order to determine the desires of the community, the committee advertised and held public meetings approximately every ten days over a five month period. Experts were asked to testify on a wide range of subjects and answer questions from the public. Ample opportunity for questions and discussions on all topics was afforded those persons in attendance. Written comments were requested from the public. Minutes were kept of all meetings and were mailed to over 150 persons, newspapers and to several state and federal agencies. Copies of these minutes are on file in the Planning Department office, County Courthouse, Okanogan, Washington.

The results of the Methow Valley Land Use Advisory Committee meetings were to prepare a summary of citizens concerns, to pinpoint goals, objectives and policy statements and to provide growth management recommendations. Three papers were submitted to the Okanogan County Regional Planning Commission together with the committee's goals and policy statement on July 28, 1975. The three papers are reproduced on pages 5 through 8.

**LAND USE
AND
QUALITY OF LIFE**

It became evident from the public response and attendance at the Advisory Committee meetings that many of the people of the Methow Valley are deeply concerned about what the future holds for the area. There is a love for the intense natural beauty of the valley and for the high quality of life that such natural surroundings afford, and a concern that these values may deteriorate as the growth which appears imminent in the area materializes. There is a concern among the business-people that a means is found to integrate a more stable economy into the valley than exists now without giving rise to this deterioration.

There is a consensus that the future needs to be planned for if the high quality of life that currently exists in the Methow is to be preserved. Quality of life is a factor not easily measured or captured in words, and yet the human feelings involved are of the utmost importance. For the people of the Methow it is evinced in the atmosphere of intimacy and trust that exist here, in the absence of many urban problems (crime, noise, pollution, etc.), in the peace of mind that the quiet of the valley encourages, in the privacy, in the freedom of movement amid the open spaces, and in the freedom to be and to support oneself. These qualities are largely the benefits of a low population density living in a well defined, unspoiled area of great natural beauty. Clean air, clean water, the forests, the fields, the wildlife are all integral parts of the whole, and all have an important place in the planning process.

While all growth has accompanying disturbances and problems, certain forms of growth stand out as being particularly destructive to the natural and human qualities of an area. For the Methow these include sales of raw land in which the developers are not held responsible for the many hidden costs, small unit subdivision without adequate provision for open space, large-scale sprawling developments, strip commercial or residential developments. The study area in general and the Mazama area in particular are prime targets for development. If there is to be any control of future growth in these areas, the planning effort must be undertaken immediately.

Methow Valley Land Use Advisory Committee

July 28, 1975

**ECONOMIC STABILITY
AND
LIMITATIONS OF THE LAND**

The problems of economic stability, particularly the maintenance of a reasonable level of economic activity year-around has been a problem of the Methow Valley since the original influx of settlers. This can be attributed to several factors of which extreme climate changes from summer to winter, limited amounts of private land and the logistics involving transportation to and from the marketplace are some of the major factors.

The main employers now are the timber, agriculture and recreation industries. Most other employment, including small business, government, and construction, can be directly related to the three major categories. All of these forms of employment are directly connected with the seasonal weather variations. These fluctuations and lack of employment opportunities should be taken into consideration in planning for the Upper Methow Valley.

Two of the major employers, timber and agriculture, have been declining in the number of people employed. This can be attributed mainly to mechanization, greater equipment costs and a short summer. This leaves recreation and new industry as the basic source of potential employers. Heavy industry, in general, is not compatible with the geography of the area nor with available and compatible transportation.

While it is not imperative that new employment sources be found it is true that many young people who leave school also leave the area to find jobs. Though many of these young people wish to go elsewhere, many also would like to remain. Also, many people move into this area because it is a desirable place in which to live. These people require jobs, too.

Realizing that the two basic items we have in the valley which draw people here to live and visit are CLEAN AIR AND CLEAN WATER, we must at all times endeavor to protect the AIR AND WATER. All industry, present and future, must be monitored for highest qualities in air and water standards.

Methow Valley Land Use Advisory Committee

July 28, 1975

GROWTH AND DEVELOPMENT PLANNING

UNDIRECTED GROWTH is of paramount concern to study area residents who turned out at the meetings. Sprawl and leap frog development not only detract from the desirability of the valley as a place in which to live, but can adversely affect the natural resources of the valley. Characteristically, sprawling development results in higher costs in public services and facilities. To help assure that development will be an asset to the study area and that foreseeable adverse impacts will be minimized, the Methow Valley Land Use Advisory Committee recommends a growth policy which will:

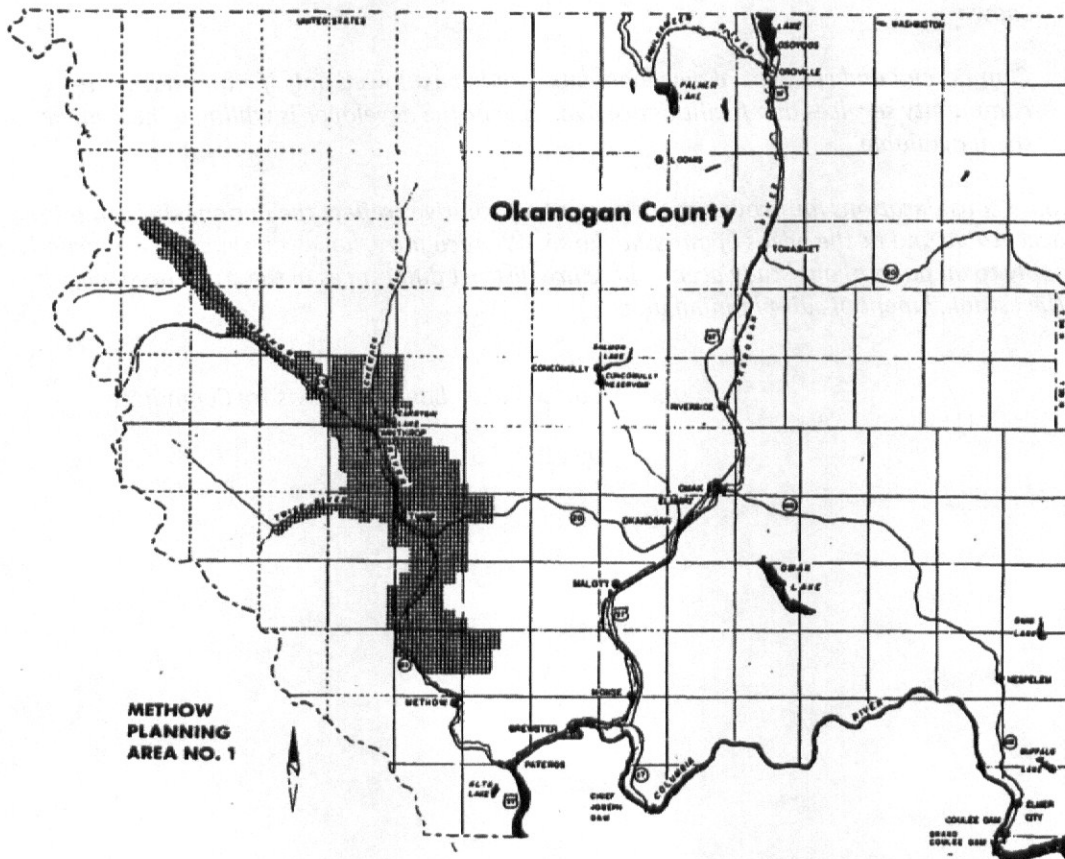
1. Cluster commercial developments and prevent strip development.
2. Protect critical areas such as ground and surface water, flood-plains, wildlife habitats, etc.
3. Preserve open space in the form of agricultural lands, green belts, wildlife areas, etc.
4. Assure development will not be detrimental to the environment or place excessive cost on existing public facilities and services.

It is apparent to the Methow Valley Land Use Advisory Committee that no land use regulatory activity which has only a single dimension e.g. zoning, will adequately direct growth in a rapidly growing area such as the upper Methow may become. The committee is of the opinion that growth must be directed by a combination of measures with good zoning as a basis. Set out in the following paragraphs are possible alternatives which, when used in combination to fit the specific physical and geographical conditions of the area, should allow for quality development with a minimum of adversity.

Conditional Use Permits ~ Commercial Development. Commercial developments which are consistent with the goals and policies of this comprehensive plan should be allowed only on the issuance of a conditional use permit. Adequate standards and criteria which compel careful examination of cost-benefit relationships in terms of public services and facilities, environmental and sociological impacts must be prepared.

Planned Residential Development. We find residential development in the traditional small lot grid pattern subdivision not always in the best interests of the study area. To encourage innovative design, we recommend a development policy that would give incentive to developers for clustering housing, retaining open space, preserving resources and the environment, and for working within the framework of the comprehensive plan. The incentive to the developers would be increased density over the designated allowable density within a given zone. The planned residential development, also known as the planned unit development, would lend itself well in this concept of residential development.

The growth rate of a community relates directly to the impacts which will be felt in the area. For this reason, we recommend the adoption of the following policies to help keep growth rates manageable:



METHOW PLANNING AREA NO. 1

THE MORE COMPLETELY PLANNED AREA is irregular in shape and contains approximately 200 square miles. It includes all private land within the Methow River drainage North of the South line of Sections 22, 23 and 24, Township 31 N., Range 22 E.W.M. The study area is the same area as School District 350.

In 1976, the population in the Methow Valley More Completely Planned area was 2,743. 1,616 people lived in the unincorporated area, 371 lived in the Town of Winthrop and 756 in the Town of Twisp, according to the 1970 census. Currently, the population in the Methow Valley More Completely Planned area is _____. _____ people live in the unincorporated area, _____ live in the Town of Winthrop and _____ in the Town of Twisp, according to the 2010 census.

1. *New residential and commercial developments should be allowed only when a need can be shown.*
2. *Commercial and residential developments should be allowed only if either adequate community services and facilities are available or the developer is willing to help make them available.*

The foregoing considerations for growth management alternatives reflect the options this committee feels are acceptable and fit the needs of our study area. We recognize, however, that these alternatives may not apply to all parts of our study area. There are distinct differences in the study area which suggests the establishment of sub-planning units.

Methow Valley Land Use Advisory Committee

July 28, 1975

SECTION II

LAND USE

AGRICULTURE

Agriculture in the Methow Valley has included apples, cattle, milk products, sheep, beans, peas and corn. Today, alfalfa, potatoes, orcharding and cattle production predominate. In 1976 the Methow Valley more completely planned area contained 76,000 acres of range-land; 26,000 acres of woodland; 11,000 acres in irrigated cropland; 4,300 acres in dry cropland; and 1,250 acres in orchard. The 1970 census data show that agriculture contributes \$2.2 million annual income to resident households and employs 165.

Agriculture, particularly in the southern portion of the planning area, has helped diversify the valley economy for many years. As land values increase, working farms are being converted to nonfarm uses. Under present Methow Valley land values, it has become more difficult over the past several years to capitalize an investment in farm land from the production of farm commodities. This means as older farmers and ranchers retire, working farms not passed on to family members will be converted to small, uneconomical units operated by part-time farmers or discontinued entirely.

The part-time farmer who has an outside job is a chosen way of life for many valley residents. Part-time farming adds to family income. Part-time farming and ranching should be encouraged.

Methow Valley residents want protection for agriculture. This is essential not only for the necessary food and fiber production, but is essential to a growing tourist and recreation industry. They want consideration of land use approaches, taxation techniques and other measures which will assure a healthy agricultural industry in the valley.

Policy 1. Encourage adoption of protective land use measures for existing agricultural land.

Policy 2. Investigate and encourage the preservation of farm lands through innovative methods such as transferable development rights and land taxes which encourage agriculture, open space and forest uses.

Policy 3. Encourage protection of existing irrigation systems and appurtenant water rights.

FOREST USES

In 1976, approximately 65 million board feet of timber was cut each year in the Methow Valley. Most comes from U.S. Forest Service lands.

In 1974, the forest products industry employed 206 persons and resulted in income to residents of about \$1.8 million. Future cuts are expected to decline because of the exhaustion of old growth stands. This, combined with more efficient harvest methods and processing, will mean fewer forest related jobs.

Timber is important to the economy of the study area and to the county. Forest uses and practices should be planned so as to cause minimal environmental or visual degradation.

Policy 1. Coordinate forest practices so as to minimize impacts on critical wildlife and fisheries areas.

Policy 2. Encourage the adoption of zoning districts to protect private wood lots.

Policy 3. Promote uses which expand the multiple use concept.

SUBDIVISIONS

AND

RESIDENTIAL DEVELOPMENT

Between 1909 and 1975, fifty-four plats in the Methow Valley were filed with the County Auditor. The recorded subdivisions account for approximately 4,260 acres which have been divided into 1,700 lots. Eighty-six percent of these plats are North of Township 32 N.

A random sampling of 50 percent of the subdivisions platted between 1960 and 1975 accounted for 616 acres. These subdivisions were divided into 671 lots with an average lot size of 0.92 acre. In 1975 it was estimated that between three and four percent of all platted lots had been improved. Methow Valley residents want to maximize the attractiveness of residential areas by retaining the rural character, feeling of openness and environmental quality of the valley.

Sub Unit A recorded subdivisions accounted for 1,238 acres in 1975. The acreage was divided into 1,046 lots. The average lot size was 1.18 acres. There are approximately 15,758 acres in Sub Unit A, and most open acreage is being held for future development.

As development pressures increase, the density of second homes will become more crucial in terms of both visual impact and impacts on the physical environment--water quality, air quality, wildlife habitats, etc.

Also, potential commercial and industrial developments which may locate in the area could pose additional employee housing problems. Increased land values and building costs may require employees in the lower pay bracket to live in mobile homes. Many valley residents do not want

mobile homes to dot the landscape so mobile home parks with proper screening should be made available through private development. Employers of large numbers of people should be encouraged to assist with employee housing that minimizes the costs of public services and that addresses the Planned Unit Development, Mobile Home Development and Architectural Motif suggestions in the "Plan Implementation Methods," Section VI.

- Policy 1. Encourage residential and second home developments to locate in proximity of existing community facilities and services.
- Policy 2. Encourage that employee housing be provided where industrial or recreational developments have large work forces.
- Policy 3. Encourage subdivision design which will cause the adaptation of subdivision to the topography.
- Policy 4. Determine the general density levels for areas of future residential developments within the limitations of the land and water table.
- Policy 5. Retain large amounts of open space.
- Policy 6. Prohibit development designed for human habitation in the 100-year floodplain or subject to destruction from geologic hazards.
- Policy 7. Require that residential utilities be installed underground where feasible.
- Policy 8. Require that residential developments be reasonably screened from the highway by natural vegetation.
- Policy 9. Insure that residential developments have minimal fiscal impacts in terms of providing community facilities and services.
- Policy 10. Encourage the adoption of stringent mobile home park standards.

PUBLIC RECREATIONAL AREAS

The Methow Valley has a wide variety of outdoor recreational opportunities available to visitors and residents. There are two basic types of recreation areas: concentrated recreation, and dispersed recreation.

Concentrated recreation is a category suited for private development. These are uses primarily oriented to recreational opportunities and include overnight campgrounds, guest ranches, golf courses, swimming pools, ski areas, etc.

Dispersed recreation occurs over large areas. Hunting, fishing, hiking, and rock climbing are examples of uses which require extensive areas of natural terrain.

It is anticipated that future energy policies will have an effect on gasoline consumption for recreational uses. The result may be a reduction in the growth rate of short-stay tourism in the study area. It may also increase the percentage of tourists who spend longer periods of time in the area.

- Policy 1. Provide adequate space for both concentrated and dispersed recreational pursuits.
- Policy 2. Limit development of access into dispersed recreational areas where a certain amount of "aloneness" is necessary.

RECREATION VISITS TO OKANOGAN NATIONAL FOREST

AND

YEAR	NORTH CASCADES NATIONAL PARK			
	NORTH CASCADES PARK*	TWISP & WINTHROP DISTS.	OKANOGAN NATIONAL FOREST PASAYTEN WILDERNESS	TOTAL FOREST
1968	n.a.	409,000	73,000	603,000
1969	n.a.	467,000	162,000	642,000
1970	295,000	452,000	88,000	619,000
1971	216,000	484,000	100,000	694,000
1972	552,000	574,000	30,000**	776,000
1973	872,000	808,000	41,000	1,410,000
1974	885,000	801,000	43,000	1,001,000

*Park Service estimates based on traffic counts. Park opened in 1968.

**Changes of measurement system accounts for most of decline.

Sources: National Park Service, Sedro Woolley Office, United States Forest Service, Okanogan
NF Supervisor's Office.

COMMERCE

The basic business sectors in the Methow Valley include agriculture, forestry, government, tourism and recreation. The 1975 levels for job market and personal incomes for sectors are as follows:

SECTOR	\$ MILLIONS	PERSONS EMPLOYED
Agriculture	2.2	165
Forest	1.8	206
Recreation and Tourism	1.5	100
Government	1.6	133
Other	<u>1.6</u>	<u>304</u>
TOTAL	71	908

Since the opening of the North Cascades Highway, the tourist and recreation industry is the fastest growing economic segment. Many businesses report 200% increase in dollar volume since 1972. The 1974 taxable retail sales for Twisp and Winthrop were \$4,539,000 and \$1,672,000 respectively. This compares with \$90,200,000 for all of Okanogan County.

Many young people find that they must leave the valley if they are to realize career expectations. Opportunities for becoming established economically in the valley are limited.

Methow Valley residents want to stabilize the economic base by diversifying employment opportunities which offer year around jobs. However, residents want commercial development to be compatible with other activities found in the valley and not degrade the high quality of the environment and life style.

- Policy 1. Prohibit strip development.
- Policy 2. Require future commercial development in the study area to locate in areas appropriately zoned in the vicinity of Mazama, Twisp, Winthrop or Carlton.
- Policy 3. Discourage commercial zoning of good agricultural lands and open space land.
- Policy 4. Signs shall be limited in size, be made of natural materials whenever practical, and be indirectly illuminated.
- Policy 5. Utilities shall be underground where feasible.

INDUSTRIAL DEVELOPMENT

The potential for light, nonpolluting industrial activities exists in the study area. Viewed as industry are forest products processing, fruit and agricultural production, minerals extraction, outdoor recreation, tourism and manufacturing.

All of these resource uses have the potential to create economic wealth for the county and provide employment for its residents. At the same time, if not properly managed, each could destroy the character and environment of the valley.

In 1974 mining interests and a skiing corporation commenced looking at areas in the upper Methow Valley for possible future development. If either or both initiate large developments, there will be a significant impact on other segments of the valley's industrial sector.

The citizens of the Methow Valley have expressed a desire to encourage diversification of nonpolluting industry compatible with the environment which will aid in stabilizing the valley's economy.

- Policy 1.** Confine industrial development, to a limited number of areas.
- Policy 2.** Permit industrial development only upon the issuance of a conditional use permit.
- Policy 3.** Promote the adoption of standards that signs be limited in size, be made of natural materials whenever practical, and be indirectly illuminated.

SECTION III

COMMUNITY FACILITIES

WITH REGARD TO THE UTILITIES AND SERVICES DESCRIBED IN THIS SECTION, THE COST TO THE PUBLIC FOR A DEVELOPMENT PROPOSAL, WHERE THEY APPEAR DISCOURAGINGLY HIGH, MUST BE INTERNALIZED BY CHARGING IDENTIFIABLE COSTS BACK INTO THE PRICE STRUCTURE OF THOSE WHOSE PROFIT OBJECTIVES ARE BEING ACCOMMODATED.

TRANSPORTATION AND CIRCULATION

State Routes No. 20 and No. 153 are the main thoroughfares in the Methow Valley. The State Highway Department's Six Year Improvement Plan calls for construction of the SR-20 Winthrop Bypass and SR-20 seal coating from Rainy Pass to Okanogan. Future plans call for eventual construction and renovation of the present State Highway to a "major" classification with partial access control. The Highway from Sedro Woolley to Pateros is classified as scenic route. During 1975, an average of 1,270 cars traveled SR-20 each day. The state projection for 1990 is a daily volume of 2,400 vehicles.

Other roadways in the valley are either part of the County System or are on Forest Service lands. County construction plans call for rebuilding County Road No. 9129 between Winthrop and Twisp and improvement of other minor roads.

The valley has a number of traffic generators in the area which must be considered in land use planning. They are the Intercity Airport, Pearrygin Lake State Park, the North Cascades Highway.

The Intercity Airport is currently being used as the base for the U.S. Forest Service's aerial fire suppression and for limited private and commercial purposes.

Trails planning to diversify circulation systems has been done by the State Highway Department, U.S. Forest Service and Department of Natural Resources. State Highways No. 20 and No. 153 have been designated as part of the state wide bicycle corridor. Okanogan County has also developed a trails plan for bicycles, horses and pedestrians. The county plan is being coordinated with the state and U.S. Forest Service. Present land use practice has required that commercial buildings northwesterly of Winthrop be set back from the centerline of SR-20 at least 300 feet as a conditional use permit requirement. Regulated subdivisions must be served by improved public roads.

Valley residents want to insure that all transportation systems serve the land. Additionally, design and construction should encourage land use consistent with the goals of this plan.

- Policy 1. Encourage access control plans for state highways and county roads that limit access for commercial purposes unless at Mazama, Winthrop, Twisp or Carlton.
- Policy 2. Encourage the 300-foot building setback distance from the centerline of state highways and 130-foot setback distance from the centerline of county roads for commercial buildings.
- Policy 3. Encourage construction design that allow safe crossing by cattle and wildlife, i.e. underpasses.
- Policy 4. Where appropriate, provide areas along road right-of-way for bicycle, pedestrian and horse traffic.

- Policy 5. Require adoption of development regulations which assure completion of roads within private developments.
- Policy 6. Develop a highway information system that provides adequate information to travelers without degrading the environment.
- Policy 7. Limit airport construction to existing sites and encourage confinement of commercial air traffic to Intercity Airport.
- Policy 8. Limit traffic speeds to reasonable levels which will serve the valley and compliment the aesthetics of the area.
- Policy 9. Develop a comprehensive trails plan for the area.
- Policy 10. Develop land use regulations for airports and adjacent lands consistent with FAA standards.
- Policy 11. Promote the creation of a comprehensive transportation and tourist parking analysis of the study area.

SEWER AND WATER

Sewer and water systems in the unincorporated areas of the Methow Valley are nonexistent. Winthrop developed a sewage lagoon system in 1973 and Twisp developed a sewage treatment and collection system in 1975. Sewage elsewhere in the valley is by septic tank systems in accordance with Okanogan County Health Department requirements. Water systems are by individual wells except in a very few platted subdivisions.

Studies commenced in 1974 to determine water quality baseline information. R.W. Beck and Associates completed a Sewage Drainage Basin Plan for the Okanogan, Methow and Nespelem River Basins in 1975. The Department of Natural Resources completed a study of depth to ground water in 1975.

The Methow Valley is a huge glacial trench which was filled to a depth of 500-1000 feet with deposits of large cobble when the last glacier receded. The character of this deposit is extremely porous allowing the water table to fluctuate freely within the deposit. It rises to within a few feet of the surface during spring run off and is lowest during winter months. These conditions mean that there is a great potential for groundwater contamination from on-site sub-surface sewage disposal.

Citizens of the Methow Valley are concerned about contamination to the water supply and feel that the number of septic tank systems permitted in the valley should be controlled. Utility Local Improvement Districts should be formed in areas where the potential for pollution requires central treatment facilities.

- Policy 1. Develop an on-going water quality monitoring system.
- Policy 2. Require sewer and water systems for commercial, industrial and large residential developments.
- Policy 3. Prohibit septic tanks and drainfields in critical areas when effluent constitutes the threat of water pollution.
- Policy 4. Establish Utility Local Improvement Districts to assure participation of all parties in community sewage disposal at all sites designated for commercial development prior to development.
- Policy 5. Provide protection of existing water rights from future water users, i.e. zoning options.
- Policy 6. Reevaluate county sewage disposal regulations in light of serious pollution potential in the study area.

HEALTH CARE

As of 1976, the only health care facilities in the Methow Valley More Completely Planned Area consisted of a Medical Center in Twisp. Currently there is also the Country Clinic in Winthrop.

The citizens of the Methow Valley are concerned that health care facilities and capabilities are adequate.

- Policy 1. Encourage communication between public and private health care agencies to eliminate duplication of effort or facilities.
- Policy 2. Establish policy which will encourage adequate health care facilities and capabilities.
- Policy 3. Provide for adequate space, appropriately located, for future health care facilities.

LAW ENFORCEMENT

The National Association of Chiefs of Police recommend a standard ratio of 1.5 officers per 1,000 population. Based on this ratio for a year around population of 2,700 residents, four officers normally would provide adequate police protection. Because of the remoteness of the area and the large influx of summer visitors, it is believed this ratio is too low.

One of the most serious problems in the area with law enforcement is radio communications between the Sheriffs office in Okanogan and that portion of the Methow Valley that is above the Weyman Bridge.

- Policy 1. Encourage large developments which create significant burdens to assist law enforcement agencies.

EDUCATION

School District #350 had an enrollment of 692 students in 1974-1975. Enrollment over the last two and one-half years has been declining in the Methow Valley.

A study commenced in 1975 within the School District to determine the needs for new programs and facilities. Part of that study will include a projection on the demographic make-up of the valley. With the present population, facilities are adequate but cannot absorb much of an increase without requiring additional space.

In 1974, the capacities of schools within the district were as follows:

Liberty Bell High School	160 students
Jr. High School	169 students
Elementary School	289 students
Kindergarten	<u>74 students</u>
TOTAL	692

- Policy 1. Provide for adequate space, appropriately located, for future educational facilities.
- Policy 2. Encourage cooperation and communication in fact-finding and projection efforts between School District #350 and private or governmental agencies in the future.

FIRE PROTECTION

Fire protection exists in all of the study area. To compound fire problems steep and timbered slopes frequently abut areas coming under development pressures. Apart from Fire District No. 6,

the U.S. Forest Service has the primary responsibility for fire control in the study area. The use of U.S. Forest Service equipment is not authorized for recreational subdivision protection and for the protection of private cabins or structures unless the fire poses a threat to the surrounding forest.

Factors which must be considered in evaluating any new development are the distance from a fire station, the availability of water, proximity of equipment and personnel, communications systems and access to structures.

Policy 1. Require new developments (industrial, commercial, residential or recreational) provide adequate fire protection plans as a part of proposals.

Policy 2. Provide for adequate space and equipment, appropriately located, for future fire protection facilities.'

UTILITIES

The Methow Valley More Completely Planned Area is served with utilities for both telephone and electricity. Electricity is provided by the Okanogan County Electric Co-Op and the Okanogan County P.U.D., both of which purchase power from the Bonneville Power Administration.

The Okanogan County Electric Co-Op under the Rural Electric Association served 1,054 users in the upper portion of the Methow Valley during 1973 and 1,128 during 1974. This slight increase in user numbers is fairly uniformly distributed. Residences increased from 631 in 1972 to 691 in 1974; commercial users increased from 101 to 121 during that same period; irrigation electrical use increased from 94 to 103 users; and seasonal electrical users increased from 174 in 1972 to 221 in 1974

Carlton-Twisp area. Residential users increased from 332 in 1973 to 347 in 1974 while commercial users went from 107 in 1973 to 111 in 1974. Irrigation users are included in the residential and commercial figures.

Total kilowatt hours of electricity delivered by both the Electric Co-Op and the Okanogan P.U.D. increased from 17,655,621 in 1973 to 19,274,469 in 1974.

Geothermal applications have been received by the U.S. Forest Service in an area located southwest of the Town of Winthrop inside the area.

Policy 1. Minimize visual impacts of new utility construction and installation.

Policy 2. Require underground utilities in developments where feasible.

PUBLIC BUILDINGS

Public buildings are an important part of community facilities which house necessary equipment, personnel and material for serving the public. The citizens of the Methow Valley have expressed a desire to minimize the cost of community facilities while, at the same time, insuring that they are adequate to meet the needs.

Sites for county and state highway shops, new fire stations, schools and new or expanded medical facilities typify the public needs that must be provided for if extensive development occurs in the study area. Property which is appropriately located for new buildings should be acquired in advance of need and put to an alternate use or left as open space to eliminate future higher acquisition costs to the public or possible condemnation.

Valley residents also want to avoid duplication of public buildings. Joint use of local, state and federal facilities should be made where this is practical. Joint tenancy by agencies providing public services should be encouraged.

SECTION IV SENSITIVE AREAS

SUB UNIT A WATER TABLE

A depth-to-groundwater study was made by the Department of Natural Resources in the spring of 1975 using resistivity and seismic methods. Depths are platted on a map with 5-foot contour lines and a scale of 1 inch to 200 feet. The original map is in the Okanogan County Planning Department. It was learned that the average depth-to-groundwater from Winthrop northwesterly up the valley floor was between 5 and 7 feet during May, 1975.

On May 4, 1973 geologist Don Ringe of Central Washington State College visited the Methow Valley, giving special consideration to the Mazama Bridge site, and the following excerpts are taken from Dr. Ringe's report:

"...development in the Methow Valley must be required to return essentially pure water to the groundwater surface water system. Contaminated water may well 'channel' through the coarse gravels and enter the system unfiltered and relatively unchanged. Small residences which are properly spaced and set back several hundred feet from the stream do not pose a critical threat to the groundwater system if they have proper septic tanks. Even this type of development must be discouraged if the septic systems become too numerous or too concentrated.

"Large developments such as restaurants, motels, and the like must take steps to provide pollution-free effluent. The discharge of large quantities of waste water from commercial operations greatly enhances the possibility of polluting the groundwater and streams."

- Policy 1. Assure sewage effluents do not enter groundwater.
- Policy 2. Establish density requirements, such as dwelling units per acre to protect groundwater from pollution and make a part of the Health Department sewage disposal ordinance.
- Policy 3. Not allow siting of sewage disposal systems or other sources of contaminants in areas where groundwater is at unacceptable depths.

Note: "Unacceptable depths" are the subject of a report made by a committee comprised of personnel from the Soil Conservation Service, Washington State University Extension Service, Department of Ecology, U. S. Forest Service, State Health Department, County Health Department, Department of Natural Resources, and Geologist Julian Barksdale.

FLOODPLAINS

The Methow, Chewack and Twisp rivers have well-defined floodplains. A floodplain study, conducted by the Soil Conservation Service, was completed for the Chewack River in 1975 on private lands to the U.S. Forest Service boundaries. Two floodplain studies combined provide flood information on the Methow River from Mazama to Carlton. (R.W. Beck and Associates, a Seattle Consulting Engineering firm, completed a flood information study from Twisp to Mazama in 1973. Consulting Engineers, Norman Associates, completed a flood information study from Twisp to Carlton in 1974.)

As a result of the Federal Disaster Act of 1973 and the subsequent National Flood Insurance Program, any person or firm seeking a loan from any agency insured by the federal government must purchase flood insurance if construction is in the 100-year floodplain. The engineering firm of CH2M-HILL is under contract with the U.S. Department of Housing and Urban Development to provide flood information studies on the Twisp River and portions of the Methow River not studied and which fall within the study area. Work commenced in 1975 and is expected to be completed in 1976.

Copies of flood information studies which have been completed are on file in the Okanogan County Planning Department.

Policy 1. No structures for permanent human habitation or any sewage disposal facilities shall be allowed in the areas inundated by the 100-year flood.

METHOW, CHEWACK AND TWISP RIVERS

The Methow River and its principal tributaries, the Chewack and Twisp rivers, are classified as being in floodway zones, according to Wolf G. Bauer 5 system of classifying rivers into geologic-hydraulic zones.

A floodway zone is described as having a river channel characterized by an intermediate gradient of from 5 feet to 25 feet per mile in which the predominant material in the channel bed ranges in size from cobblestones to small gravel and where the combination of current energy and increasing width of valley floor encourages meandering with a frequently flooded, multi-channel streamway.

The environment of the Methow, Chewack and Twisp rivers not only contain useful and inviting sand and gravel spits, bars, islands and beaches, but also magnificent stream-side groves and natural park areas that screen meadows, backwater ponds and wildlife sanctuaries from the nearby activities of people.

Since the floodway is a velocity zone during high water stages, it is constantly being re-sculptured with the scouring of new channels and the abandonment of others, creating islands that give it a braided appearance. This constant rechanneling action is partly due to the-current-diverting nature of uprooted trees, snags, stumps and log jams that act as deflection baffles in one instance and bank protection barriers in another.

Thus far the rivers have remained largely unspoiled retreats enjoyed by adjacent property owners, local residents and occasional river floaters and fishermen. They are sanctuaries for fish and wildlife which account for the scenic and recreational values.

Special care must be exercised with respect to adjacent tract developments and private cabins locating within the velocity corridor. Such encroachments have invited channel modifications bank-dumpings and junk-revetments as well as diking practices that have already led to disruption and a loss of the streamway heritage values. Training dikes are often the first feeble attempt to

deflect highwater currents. Where these are washed out or overtopped, or cause new erosion points elsewhere, the resulting higher losses then set the stage for channel straightening, canalizing and bank diking. Thus, the recreational and aesthetic values of the rivers can be lost.

Policy 1. Protect the natural character of the shoreline.

WILDLIFE

Mule deer and Blue grouse populations in the Methow Valley are among the largest in the Pacific Northwest. Nongame species are varied and abundant. Bald eagles winter along the rivers in the valley. The valley's wildlife resources add significantly to the quality of life and economics (sportmen's dollars) of the area.

Weather is the primary factor affecting changes in deer populations. Game Department officials consider the preservation of high quality wintering areas key to maintaining deer herds. Wintering areas support an average of 122 deer per square mile. Better quality ranges can winter upwards of 200 deer per square mile. Ranges are used from 120 to 160 days each winter. Game experts point out that loss or ranges on federal, state and private lands would result in the loss of 75 percent to 80 percent of the deer herd in the valley.

Valley residents want to maintain and enhance present levels of wildlife by preserving wintering wildlife areas. In a questionnaire prepared by the Methow River Basin Steering Committee in 1974, nearly 95 percent of those responding indicated populations of wildlife should be maintained or enhanced. Only 5 percent were willing to develop lands which would result in wildlife losses. The questionnaire was mailed to 1161 households in the Methow Valley. Over 35 percent of the households responded (412).

- Policy 1. Discourage development adversely affecting critical and key wildlife areas.
- Policy 2. Adopt dog control measures to protect deer on wintering areas.
- Policy 3. Protect valley fisheries habitat by maintaining adequate stream flow, subject to existing water rights.

AIR QUALITY

Air quality data has been collected by the Okanogan County Health Department since February 1975 at two points within the study area. One station is located at Mazama, Highway No. 20 and Early Winters Road. The other is located at the Old Ranger Station in Winthrop.

Data reports from these two stations show ambient air quality is very high compared to other areas of the county and state. For 1975, reports from Mazama and Winthrop show means of 38 and 35 milligrams per cubic meter of suspended solids respectively. The acceptable maximum set by the Department of Ecology is 150 milligrams per cubic meter of suspended solids. Maximums for Mazama and Winthrop were 96 and 101 respectively for the same period.

For purposes of comparison, the particulate sampler located at the Okanogan Shopping Center during 1975 showed a mean of 64 and a maximum of 205 milligrams per cubic meter.

- Policy 1. Encourage measures which will assure clean and healthful air.
- Policy 2. Control burning during air inversion periods.
- Policy 3. Encourage investigation of air shed characteristics.

SECTION V

PLAN IMPLEMENTATION METHODS

PLAN IMPLEMENTATION METHODS

The methods by which local governments can achieve development goals are through land use regulations and administrative decisions. Land use regulations include the codes and ordinances used to regulate the change in land uses. Administrative decisions are not so commonly associated with planning but with the general administration of government. They do affect the planning effort because they treat capital improvements, budgeting and interagency cooperation.

Zoning Ordinance:

Zoning should be flexible, insofar as undeveloped areas are concerned, unless a policy which takes into consideration the desires of the people in the area have established the desire for maintaining or encouraging a prior use or character of the land. Of the several kinds of codes and ordinances available as tools for guiding land use, the zoning ordinance is most important. Zoning, almost exclusively, regulates the use of the land.

Planned Unit Development/Cluster Subdivision:

The Methow Valley Land Use Advisory Committee members believe that residential development in the traditional small lot grid pattern subdivision is not always in the best interest of the valley. To encourage innovative design, the committee supports a development policy which will give incentive to developers for clustering housing, retaining open space, preserving the natural resources and the environment.

The incentive to developers may include increased density over the designated allowable density within a given zone.

Mobile Home Development:

Recent court decisions show that land use regulations cannot unreasonably preclude mobile homes from an area. Additionally, mobile homes provide relatively low-cost housing. The Methow Valley Land Use Advisory Committee recommended that mobile homes be encouraged to locate in mobile home courts which meet high standards relative to screening and other environmental considerations.

Subdivision Ordinance:

Subdivision regulations govern the manner in which land may be divided and prepared for development. The regulations outline subdivision procedures, design standards and minimum improvements such as streets and utilities to be installed by the developer.

Uniform Building Codes:

Adoption of the uniform building code and similar codes of plumbing, mechanical and fire on January 1, 1975 were required by the State Legislature. These codes are intended to establish minimum standards of safe design and construction for structures in Okanogan County. A county building inspection department was established in May, 1975.

Signing:

It is recognized that the purpose of signing is to inform, warn or advertise. It is also acknowledged that proliferation of signs may destroy scenic qualities and even reduce the effectiveness of individual signs. The Methow Valley Land Use Advisory Committee desires that signing in the area conform with the pastoral and historical characteristics of the valley be in keeping with the rural character of the valley, and be made of natural materials indigenous to the valley wherever possible. It is their desire to prohibit commercial flashing or neon signs in the unincorporated area. The illumination of signs, except where required for the health and safety of the public, should be of an indirect nature whenever possible.

Architectural Motif:

Encouragement should be given to enhancing the rural character of the valley. The architect, home builder, building supply dealers and commercial contractors should be encouraged to play leadership roles in helping develop motif compatible to the character of the valley.

The Town of Winthrop has established an architectural motif which most residents believe should be encouraged. The issuance of all conditional use permits should address architecture and building materials.

Transferable Development Rights:

TDR's may offer an equitable method for directing growth. The concept can be used to retain agricultural lands, protect environmentally sensitive areas such as wildlife habitats, groundwater recharge areas and floodplains. The Methow Valley Land Use Advisory Committee suggested that the transferable development rights should be considered as an alternative land use measure.

The concept of TDRs has the following advantages:

1. Eliminates the wind-fall, wipe-out problem associated with traditional zoning.
2. All land owners benefit from the growth of an area by marketing their development "shares."
3. Encourages retention of agricultural practices.
4. Helps prevent sprawl.
5. The concept is environmentally sensitive.
6. Places the cost burden of retaining open spaces and protecting the environment on developers, not on local government.

Capital Improvement Program

An important tool of local government is the capital improvement programs. Major capital improvements, i.e., streets, schools, major utility expansions, parks and others are important to the planning process. The use of such a formalized capital improvement program enables the local government and the public-at-large to anticipate the effect large public works may have on long term finances. Also, the impact of large public works affect the timing of private development decisions.

Environmental Assessments:

In compliance with the State Environmental Policy Act of 1971, developers must fill out an environmental assessment worksheet for all projects which are not categorically exempt from the law. This assessment worksheet will aid the responsible agency to determine whether a negative environmental declaration should be filed with the state regarding a project, or whether an environmental impact statement should be prepared. If an environmental impact statement is

required, the developer should be required to provide a detailed environmental assessment with all pertinent facts required by the impact statement.

Shoreline Management:

The State Shoreline Management Act has jurisdiction for regulating activity and development within 200 feet of lakes over 20 acres and streams with a mean annual flow of 20 cubic feet per second. Permits for substantial development on rural shorelines are issued by the county in accordance with Department of Ecology guidelines and local regulations. The natural character, existing development and capabilities of the shoreline help establish criteria which new developments must meet. The following lakes, rivers and creeks are located in the area and are subject to the Shorelines Management Act:

Methow River

Chewack River

Twisp River

Wolf Creek

Beaver Creek

Patterson Lake

Pearrygin Lake

Twin Lakes

Moccasin Lake

Davis Lake

After July 1, 1977 the U.S. Army Corps. of Engineers will have authority over all waters of the United States.

On-going Planning Efforts:

Greater knowledge and expanded public participation should be sought after. Long-term decisions must be based upon factual information. If they are not, the monetary and natural resource losses to both county residents and responsible developers can be inestimable.

It is realized that a general increase in the economic sophistication of those who formulate public policy is needed, too. A fifteen-year cash flow projection for the study area should be undertaken

to assist local governments anticipate both revenues and expenses incurred by developments.

An on-going Methow Valley Land Use Advisory Committee should meet regularly and make recommendations to the Board of County Commissioners, the Planning Commission, the Board of Adjustment and to Planning Department employees on land use practices in the area. To this end the Planning Commission, at its September 22, 1975 meeting, appointed the following persons to the Methow Valley Land Use Advisory Committee No. 2 (included below for historical purposes). :

<u>Name:</u>	<u>Address:</u>
John Abrams	Twisp
Donna Burkhart	Winthrop
Orvan Campbell	Twisp
Carol Davis	Winthrop
Doug Devin	Winthrop
James Donaldson	Carlton
Archie Eiffert	Twisp
Ivan Guntherson	Twisp
Bob Hult	Winthrop
John Huselton	Winthrop
Bill Karro	Mazama
Randy Levine	Carlton
Herb Rosenberg	Twisp
Vicky Welch	Twisp

Due to the time that has passed between original adoption and adoption of this More Completely Planned Area Plan, a new Advisory Committee will need to be appointed by the Okanogan County Commissioners consistent with Chapter 7 of the Okanogan County Comprehensive Plan.