

## **I. LAND USE ELEMENT**

The land use element of the comprehensive plan is intended to promote orderly community growth by providing for planned land use areas which consider environmental, economic, cultural and social factors. This plan is designed to meet both present and future needs of the community and to serve as a guide to the public and private agencies who, through their programs, are developing and redeveloping Twisp. The Land Use Element is an important tool for promoting orderly community growth over time. It is also a guide for the preservation and development of the community's public and private property and retains the basic form of the community while creating order within the general pattern. It incorporates requirements under the Growth Management and Shoreline Management Acts designated to protect lands that are environmentally significant.

The land use element of the comprehensive plan is general and the location of the land use categories shown by areas of different patterns on the map is intentionally nonspecific. Unlike a zoning map, the land use element of a comprehensive plan is not based on exact property lines. The plan is however, a statement of policy which includes both graphic and text statements which are designed to assist the future growth of the Town of Twisp toward certain objectives. See Map I of the Map Appendix for existing land uses based on 2005 County Assessor data. A summary of the land use inventory is presented in the Appendix B. The Land Use Plan Designations Map II is presented in the Map Appendix following the Existing Land Use map. Included in the pages following are objectives for land use in Twisp and descriptions of the land use designations.

### **A. GOALS OF THE LAND USE ELEMENT**

The goals for the land use element of the comprehensive plan are as follows:

1. Encourage the growth of the community that will insure the general health, safety and welfare of the citizens of Twisp while protecting individual choice and the integrity of the natural environment. Promote the concentration of urban life within the town and promote the "rural" residential character of the town.
2. Coordinate land use with circulation routes and public facilities in promoting the convenience, efficiency, health and welfare of the town. Provide for pedestrian connection of neighborhoods.
3. Protect and help develop desirable public and private investments in land and improvements.
4. Maintain and enhance the composition of the town as a vibrant tourist, commercial, and residential center.

5. Preserve open space. Both public and private lands can be considered open space, including parks, farmlands, playing fields, forested hills, wetlands, and public right-of-ways. These special features contribute to Twisp's small town atmosphere, offer visual relief and separation from urbanized areas and serve as natural systems which protect surface and ground water, and air quality. Also, open space provides and maintains valuable wildlife habitat.
6. Promote the Methow and Twisp River frontages as a valuable economic and recreation source.
7. Provide safe and convenient access for differently-abled people, pedestrians, and bicyclists.

## B. GENERAL PRINCIPLES FOR DEVELOPMENT

In developing the land use element of the comprehensive plan it is necessary to make general policy statements regarding the method in which particular land use categories should develop. Any development must have the existence of adequate utilities, such as water and sewer. Any new development should be required to be tied into the town's water and sewer systems and land with a prior history of industrial use should undergo environmental review when being redeveloped.

### 1. Residential Areas

Residential areas should be varied in density, dwelling types, and design to provide a maximum range of choice to meet the needs of diverse family sizes, age groups, and income levels.

### 2. Commercial Areas

Commercial areas, including professional services (office oriented) and tourist related facilities, should be compact with easy access and adequate off street parking and loading facilities. Retail commercial areas should be, whenever possible, convenient to major routes of transportation. Tourist commercial and professional office service areas should also be convenient to and along major routes of transportation. Each commercial area should be designed to adequately serve the public while discouraging the movement of disruptive traffic through residential areas.

### 3. Industrial Areas

Industrial areas should have maximum access to transportation corridors and utilities with sites large enough to accommodate off-street parking, loading and reasonable expansion. Industrial areas should be compatible with surrounding land uses and be buffered from conflicting uses.

### 4. Public Use

Public Use areas should, as their primary purpose, serve the common needs of the entire

community.

#### 5. Resource Lands, Critical Areas and Shorelines

Critical areas should be designated where natural features such as wetlands, floodplains, steep slopes and other critical areas preclude or require special considerations for residential, commercial or industrial development.

The Twisp Shoreline Master Program, in compliance with the Shoreline Management Act of 1971 (RCW 90.58) establishes a cooperative program of shoreline management between the Town of Twisp and the State of Washington. Four environmental designations have been developed which apply to the shorelines of Twisp: Urban Environment, Suburban Environment, Rural Environment and Conservancy Environment. From the Town of Twisp's perspective, the Shoreline Master Program articulates local policies and use regulations governing the physical development of land and water resources affecting the shorelines within our community.

#### 5. Recreation

Twisp has an opportunity to obtain a strong recreation base comprised of parks and trail systems. It will be important to acquire new properties for recreation, open space and to establish new programs to accommodate growth and changing needs. Refer to the Parks and Recreation Element of this comprehensive plan.

#### 6. Buffer Zones

Buffer zones should be erected in areas of critical zone changes. New development has the responsibility of buffering from existing uses.

#### 7. Urban Growth Area (UGA) and Areas of Interest (AOI)

Areas outside of Twisp should be developed to be consistent with proposed urban growth guidelines and AOI guidelines should be formally proposed to Okanogan County to guide future growth decisions.

### C. LAND USE PLAN

The allocation of land uses and projected needs for the future is shown in the table on the following page. Future needs are based upon present land use patterns and the medium population projections presented in the introduction to this plan. Due to present building trends and growing need for off-street parking and loading as well as storage areas in conjunction with development, future construction in Twisp will need more area than in the past.

Allocation of Land Uses (Acres) 2005

			Total Acres	% of Area	% of Dev Area	Acres per person
<b>Residential</b>			114.62	17.10%	31.96%	11.60
	Single Family		97.04	14.48%	27.06%	10.05
	Two Family		2.36	0.35%	0.66%	0.24
	Multi-Family		12.69	1.89%	3.54%	1.31
		Apt.	3.94	0.59%	1.10%	0.41
		Motel/Hotel	6.22	0.93%	1.73%	0.64
		Vacation	2.53	0.38%	0.71%	0.26
<b>Commercial</b>			83.96	12.53%	0.03%	8.69
	Retail, Wholesale		9.80	1.46%	2.73%	1.01
	Enter. & Service		61.39	9.16%	17.12%	6.36
	Mobile Home Park		12.29	1.83%	3.43%	1.27
	Tourist		0.68	0.10%	0.19%	0.07
	Utilities		0.27	0.04%	0.08%	0.03
<b>Manufacturing</b>			0.47	0.07%	0.00%	0.05
<b>Public and Semi Public</b>			68.3	10.20%	19.05%	7.07
	Parks		5.37	0.80%	1.50%	0.56
	Public		58.07	8.66%	16.19%	6.01
	Semi Public		2.92	0.44%	0.81%	0.30
	School District		1.97	0.29%	0.55%	0.20
<b>Streets &amp; ROW</b>			91.22	13.61%	25.44%	9.44
<b>Developed Area</b>			358.60	50.78%	100.00%	37.12
<b>Vacant</b>			242.21			25.07
<b>Agricultural</b>			69.42			7.19
	ag non-classified		15.93			1.65
	ag classified		53.49			5.54
<b>Land Area</b>			670.2	94.90%		69.38
<b>Water</b>			36.0	5.10%		3.73
<b>Total Area</b>			706.23	100.00%		73.11

Source Okanogan County GIS information 2005

1. RESIDENTIAL AREAS

Twisp's existing residential areas have developed into several reasonably distinct districts:

- a. Central District - The most highly developed area, which contains a mixture of single and multi-family development is that part of town west of the Methow River, south of the Twisp River, and is bordered on the south and west by commercial areas that border the north and east side of State Highway 20.

- b. Twisp River District - This area contains a large manufactured home park. It is situated south of the Twisp River, north of the Twisp River Road (County Road #9114), and west of the commercial area that borders the west side of State Highway 20. This area is bordered by a large conservancy area on the west end.
- c. Painters Addition District (upper west side) - There are several single family residences located on fairly large lots in this area. They are located south of the Twisp River Road, and contain a conservancy area which separates two groups of housing establishments. It is bordered by conservancy and agricultural areas.
- d. Southeast District (lower east side) - This area is populated with single family residences on a mixture of small and large lots. This area lies in the southeast portion of Twisp, bordered on the north by the commercial area along State Highway 20, on the west by an industrial area and on the south by the Methow River. The east side is currently bordered by another industrial area that lies outside, but along the town limits.
- e. Southern District - This area is currently being utilized as an orchard with a few single family residences situated around the edges of the orchard. The borders are the Methow River on the east, County Road #9105 on the west, the commercial area that is along the south side of State Highway 20 on the north and the town limits on the south.
- f. Northwest District - This area is north of the Twisp River and west of the commercial area on the west side of State Highway 20. This area contains a mixture of small and large lots, consisting of single family residences.
- g. Lloyds Addition District – This area is east of town and comprises the old Wagner Mill site.
- h. Urban Growth Area – This area is the proposed annexation of areas south of Twisp as far as the highway 20 turn-off.
- i. Mobile Home Parks – This area should be provided for especially in areas immediately adjacent to the unincorporated boundaries where large land parcels exist and infrastructure is accessible.

The major portion of Twisp's future residential development should occur in these areas making it possible to provide municipal services at a reasonable cost. Future utilities expansion should be planned for the UBG area south of Twisp incorporating the airport and area to the Highway 20 turn-off.

GENERAL GOALS FOR RESIDENTIAL DEVELOPMENT:

- a. Residential areas should be located within close proximity of institutional facilities such as schools, parks, and churches.
- b. Commercial and industrial uses which are not compatible with residential development should not be allowed to encroach upon residential areas.
- c. Churches, schools, and similar uses should be allowed in residential areas after ascertaining the compatibility of the proposed development with the residential development of the area.
- d. Future residential development should have sufficient street right-of-way to provide curbs, paving of two driving lanes, at least one parking lane, sidewalks and other pedestrian walkways.
- e. Future high-density residential development should occur in such a manner as to allow maximum utilization of the land while retaining adequate open space for recreational and aesthetic values.
- f. Discourage placement of non-designated manufactured homes which are deemed incompatible with other single family dwellings in the area while designated manufactured homes should be placed in conformance with local building codes.
- g. The following facilities should be provided for as follows:
  1. Family day care facilities should be allowed in single family and multi-family residential designated areas. Family day care means an agency that regularly provides care during part of the twenty four hour day to six or fewer children in the family abode of the person or persons under whose direct care the children are placed.
  2. Mini day care should be allowed in single family residential designated areas under a conditional use permit. Mini day care means a day care center for the care of twelve or fewer children in a facility other than the family abode of the person or persons under whose direct care and supervision of the child is placed; or the care of from seven through twelve children in the family abode of such person or persons.
  3. Day care centers should be prohibited in single family residential designated areas. Day care centers should be allowed in multi-family residential designated areas under a conditional use permit. Day care center means an agency regularly providing care of thirteen or more children. No such center shall be located in a private family residence unless the portion of the residence where the children have access is used exclusively for the children during the hours the center is in operation or is separate from the usual living quarters of the family.

4. Long term residential care for the elderly, handicapped or disadvantaged should be provided for in single family and multi-family residential designated areas.

\* Definitions for Child Day Care facilities taken from RCW 43.215.010, as amended.

\* Long Term Residential Care goal complies with RCW 35.63, as amended, provisions for such facilities.

#### SPECIFIC RESIDENTIAL DESIGNATIONS FOR LAND USE PLAN

The residential designations, (single low = 10,000 ft. sq. and single high = 5,000 ft. sq. density) and multi-family (low to high density), are intended to indicate land which is already developed for residential purposes and land which is suitable for future residential development. Well over half of the town's land area, exclusive of streets, is in one of these designations as indicated on the Land Use Plan, page 7.

#### SINGLE FAMILY LOW DENSITY RESIDENTIAL

The purpose of the single family residential designation is to provide for areas of town where low density residential uses will be provided for. For the purposes of this comprehensive plan, low density shall mean from 1 to 4 dwelling units per acre of land, or a minimum of 10,000 ft. sq. lot size.

#### SINGLE FAMILY HIGH DENSITY RESIDENTIAL

The purpose of the single family residential designation is to provide for areas of town where high density residential uses will be provided for. For the purposes of this comprehensive plan, high density shall mean from 1 to 8 dwelling units per acre of land, or a minimum of 5,000 ft. sq. lot size; and include single family residences or duplexes

#### MULTI-FAMILY RESIDENTIAL

The purpose of the multi-family residential designation is to provide for the development of multi-family dwellings and other types of higher density residential uses such as manufactured home parks. For the purposes of this comprehensive plan, multi-family shall mean from 5 to 15 dwelling units per acre of land. Specific goals for multi-family residential development encourage a mixture of housing types, provide flexibility in land use regulations which allows for the development of all types of residential uses with varying densities, and allow family and mini-day care facilities outright in these areas.

## 2. COMMERCIAL AREAS

The commercial areas of Twisp are divided into distinct areas:

- a. Central Business District - The central business district is the commercial center of Twisp. This district is bound on the west by Lincoln Street, south of Twisp River, east of Johnson Street and north of Glover Street and Highway 20 intersection.
- b. North Commercial Area - This area, bound on the north approximately by Hagerman Street, on the west by the northwest residential area, on the south by the Twisp River and on the east by approximately the Twisp and Methow Rivers interface.
- c. South Commercial Area - This area, bound on the east by the Methow River, on the north by the mill site which designated for industrial use, on the south by the southeast residential area and on the east by industrial uses and the corporate limits.

### GENERAL GOALS FOR COMMERCIAL DEVELOPMENT:

- a. Commercial area construction should be attractive, convenient as possible to accommodate the shopper by providing adequate parking and pedestrian access.
- b. Businesses should provide ample and convenient off-street parking located in such a manner as to be architecturally pleasing and still accommodate the shopper. All new construction should provide off-street parking.
- c. Family Day Care, Mini Day Care and Day Care Center as defined under general goals for residential development, should be permitted uses in commercial designated areas.
- d. Long term residential care for the elderly, handicapped or disadvantaged should be provided for in commercial designated areas based on the State of Washington rules.

### SPECIFIC COMMERCIAL DESIGNATIONS FOR LAND USE PLAN

Commercial designations are intended to indicate land which is already developed for commercial purposes or which is suitable for future commercial development. The land use element of Twisp's Comprehensive Plan provides for four (4) different commercial designations: C-1, C-2, C3 and CR. These four categories parallel each other but provide different functions.

#### DOWNTOWN COMMERCIAL DESIGNATION (C-1)

INTENT: The C-1 District is a pedestrian-oriented commercial district designed to foster a vibrant downtown business area supporting a mix of residential and commercial uses. The C-1 designation is intended for the central business district encompassing Highway 20, Glover and Lincoln Streets between the Twisp River on the North and the intersection of Glover and Highway 20 on the South. In creating regulations for the C-1 District, we need to promote pedestrian circulation and access. Downtown Commercial is an area of shared parking and walking between stores, with limited space for off-street parking. Off-street parking areas should be encouraged wherever practical. Design elements and uses that will foster community life and social use of outdoor areas such as pocket parks are to be encouraged. The area needs to be attractive to pedestrians and provide for safety, and convenience of bicyclists, pedestrians, and the differently-abled.

Permitted uses in this area should include most types of retail, office, service and tourist type enterprises such as restaurants, galleries and theaters. Existing single family homes in this district should remain and living accommodations above businesses be allowed. Examples include banks, shops, and offices.

#### OFFICE/TOURIST COMMERCIAL DESIGNATION (C-2)

INTENT: C-2 District is intended to provide areas outside of the downtown business area for uses that do not generate large volumes of traffic or traffic circulation and turning patterns that would disrupt the smooth flow of traffic on adjacent arterial streets or the Highway 20 corridor, including low- to medium-intensity, generally non-retail commercial and service uses and residential uses (including single-family and multi-family dwellings as well as tourist accommodations). While the primary circulation between commercial establishments in C-2 districts is expected to be vehicular, with parking areas supplied for customer use, commercial users should also provide for the safety and convenience of bicyclists, pedestrians, differently-abled, and be generally compatible neighbors to residences and overnight accommodations.

Twisp must plan for an increasing number of tourists and community residents looking for similar services that are convenient to the highway but are quiet and attractive. The Comprehensive Plan accommodates these needs by focusing this type of commercial activity into the C2 and CR districts and to some degree into the C3 district.

This district includes the area North of Twisp River Bridge along Highway 20.

#### GENERAL COMMERCIAL (C-3) DISTRICT

INTENT: The C-3 District is intended to allow for a wide variety of commercial uses outside of the downtown business area. While the primary circulation between commercial establishments in C-3 districts is expected to be vehicular, with parking areas supplied for customer use, all users should also provide for the safety and convenience of bicyclists, pedestrians, and

differently-abled people. C-3 districts are suitable for Higher-intensity uses such as automobile sales, retail sales outlets, and large or mid-size office buildings. The Town will encourage uses and site development that are aesthetically pleasing and harmonious with the surrounding neighborhood. Outdoor bulk storage of materials and supplies should be screened from adjacent properties and public rights of way. The storage of goods typically displayed in outdoor parking lots, such as automobiles, motorcycles, farm equipment should be allowed.

This district includes the area along Highway 20 from the Glover Street intersection south to the Methow River Bridge, and continuing South along Highway 20 to the Southern edge of Town at Airport Road. The Wagner Mill site located North of Highway 20 and East of the East County Road has been proposed by the current owners to have future uses as C-3 commercial and multifamily residential.

#### COMMERCIAL RIVERFRONT (CR-4) DISTRICT

INTENT: CR-4 district is intended to provide areas for high-density, pedestrian-friendly mixed-use development that takes advantage of the special qualities of Twisp's riverfront and promotes public pedestrian access and use of the riverfront and its business amenities. The Town will encourage developments meeting high aesthetic standards and offering a mix of uses including pedestrian-oriented retail, multi-family housing and tourist accommodations entertainment and cultural activities, restaurants, offices, businesses and conference facilities. Provide for the safety and convenience of bicyclists, pedestrians, and differently-abled.

Developing a public accessible river front trail running along the East side of the river, both North and South of the Highway 20 Bridge will be encouraged.

This District includes the Old Wagner Mill property North of Highway 20 between the East County Road and the Methow River, and South of the bridge along the Methow Valley River to Marble Street, plus the property on the west side of the river by the town's stormwater retention site. Much of this area has a history of industrial use and is adjacent to established industrial uses. Development within this district should be required to conduct environmental reviews prior to development and provide sight and sound obscuring buffers to minimize the potential for conflict between planning and existing uses.

### 3. PUBLIC USE AREAS

#### GENERAL GOALS FOR PUBLIC USE DEVELOPMENT:

- a. Public sites should contribute to the general health, safety, welfare and economic well being of the community.
- b. Public sites should, where appropriate, provide protection for natural areas such as critical fish and wildlife habitat, wetlands, flood hazard areas and steep slopes.

- c. Public sites should be “barrier free”, and provide opportunities, where appropriate, for all age groups , regardless of race, creed, color or religious preference.
- d. Public sites should not be converted to other, non-public uses unless they are being replaced by similar or more enhanced facilities.

#### PUBLIC USE (PU) DISTRICT

The purpose of the Public Use designation is to preserve and provide lands for those community uses and utilities which are of cultural or physical benefit to the well being of the community and its residents. In general, land under this designation include parks, playgrounds, schools, city owned facilities and all other government owned properties.

#### 4. INDUSTRIAL AREAS

##### GENERAL GOALS FOR INDUSTRIAL DEVELOPMENT:

- a. Industrial sites should be level, well-drained, provided with utilities, and have good access.
- b. Industrial sites should be large enough to provide for expansion and for off-street loading and parking.
- c. Industrial areas should be buffered from all other uses so as to not create any adverse effects on other types of land use.
- d. Family Day Care, Mini Day Care and Day Care Center, as defined in the general goals for residential development, should be permitted uses in Light Industrial designated areas given certain provisions.

#### INDUSTRIAL (I-1) DISTRICT

INTENT: I-1 districts are intended to provide areas for high-intensity uses, new industries, and uses requiring large amounts of space, including outdoor yards, storage areas, and parking areas. Retail operations are limited to activities that are incidental to a permitted use and a small number of bulk retail uses that involve outdoor storage and display. I-1 districts shall be located where utilities, street capacity, and other services are adequate to support the intended uses. While the primary circulation in I-1 districts is expected to be vehicular including large trucks, with parking areas supplied for customer use, all users should also provide for the safety and convenience of bicyclists, pedestrians, and differently-abled people. The Town will encourage site development that is aesthetically pleasing and harmonious with the surrounding

neighborhood. I-1 districts are suitable for heavy industrial, manufacturing, and commercial uses such as metal fabrication, research and development, high-tech facilities, storage, wholesale trade, distribution, and auto, truck, and equipment repair services.

This district includes part of the existing industrial property west of Wagner Street and south of Highway 20, and the existing industrial property located off Airport Way at the South end of Town. The Wagner Mill site located North of Highway 20 and east of the East County Road has been changed from industrial to C3 and RM uses. Part of the proposed Urban Growth Area (UGA) South of Twisp and around the Twisp Airport should be designated for Industrial use and is covered in the UGA section of this plan.

## 5. RESOURCE LANDS, CRITICAL AREAS, AND SHORELINES

A growing body of state and federal laws mandate that the Town and County identify and protect certain types of land uses and environmentally sensitive areas. The State of Washington's Growth Management Act (GMA) requires that the Town and County classify and designate resource lands and classify, designate, and regulate development in critical areas. The Shoreline Management Act of 1971 mandated that the Town and County prepare and enforce shoreline master programs, comprised of a comprehensive plan and zoning ordinance for shoreline areas; and it is also required that the Town and County adopt and enforce flood damage prevention ordinances. The federal government has not established regulations directly affecting local land use planning but has passed laws that regulate development of wetlands, construction in flood hazard areas and impact development through clean air and water regulations. This section of the land use element is intended to ensure that Twisp is meeting the requirements of the Growth Management Act, Shoreline Management Act and both state and federal flood hazard and wetlands regulations.

Area residents are concerned about their "quality of life" and the environmental attributes that contribute to the rural lifestyle. Resource Lands, Critical Areas, and Shorelines all play a significant role in the "quality of life" enjoyed by people living, working or playing in Twisp and the Methow Valley. Therefore this section of the plan plays a crucial role in maintaining community desires into the future.

### Growth Management Act

In 1990, the Washington State Legislature passed the Growth Management Act (GMA) in response to rapid growth that was occurring in certain areas of the state. Counties that are either required or have opted to plan under GMA have a wide array of planning issues to address. Jurisdictions in counties that aren't required to plan under the Act or have not chosen to plan are still required to address certain issues. Okanogan County and Twisp fall within the latter category; the Tribes are exempted, although, fee lands within the boundaries of the Reservation are subject to the Act.

In 2000, the State Legislature amended the Growth Management Act to include new rules for requiring the use of Best Available Science in critical area policies and regulations. Specifically,

the new regulations state:

“Counties and cities must include the best available science when developing policies and development regulations to protect the functions and values of critical areas and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.”

#### Shoreline Management Act

Enactment of the Shoreline Management Act in 1971 (RCW 90.58) reflected a growing concern among the residents of Washington State with the adverse effects of unplanned and uncoordinated development on the states shorelines. The Shoreline Management Act establishes a cooperative program of shoreline management between local government and the state. Local government has the primary responsibility for initiating and administering the regulatory program for shoreline development. The state Department of Ecology acts primarily in a supportive and review capacity with primary emphasis on ensuring consistency between local policy and provisions of the Act.

In Twisp, the Methow and Twisp Rivers are designated "shorelines of statewide significance", and thus, the Town is required to give priority to statewide objectives and goals enumerated in RCW 90.58.020 (as it exists or may hereinafter be amended). Twisp regulates its shorelines through a Shoreline Master Program (SMP) adopted in 1991. In 2003, the State Legislature enacted new shoreline rules that require all such Programs to be updated by 2014. Okanogan County has received grant funding and will be preparing a Regional Shoreline Master Program that will provide much of the data and information for the Town to update its own SMP prior to the 2014 deadline. Until this happens, application of critical areas policies and regulations in shoreline areas may fill in certain gaps in shoreline protection.

The main purpose in including a reference to the shorelines in this section of the land use element is to provide a link between the comprehensive land use plan and shoreline master programs.

#### GENERAL POLICIES FOR RESOURCE LANDS, CRITICAL AREAS AND SHORELIENS

The following policies are intended to guide decision-making regarding resource lands, critical areas and shorelines in the Twisp Area.

The Town and County shall:

Policy 1: agree to develop plans, programs and intergovernmental cooperation aimed at ensuring resource lands, critical and shoreline areas are not subject to unnecessary impacts.

Policy 2: cooperatively develop strategies for meeting the requirements of the Growth

Management Act for the Planning Area.

- Policy 3: coordinate and cooperate on the review and revision of critical areas ordinances to reflect changes in local, state and federal regulations.
- Policy 4: cooperate on identification of resource lands and critical areas. This would simplify the administration of existing ordinances consequently promoting compliance and resource protection.
- Policy 5: agree that development in areas outside of shoreline and floodplain areas should be subject to review under the State Environmental Policy Act to ensure disclosure of potential environmental impacts.
- Policy 6: agree to inform the public of resource protection and permitting requirements for resource lands, critical areas and shorelines using news media and educational materials available from local, state and federal agencies.
- Policy 7: agree to provide for reasonable use of developable lands and to use enhancement measures to mitigate effects of development.

a. RESOURCE LANDS

As identified under GMA, natural resource lands include three distinct categories to be classified and designated: agricultural lands, forest lands, and mineral resource lands.

Agricultural Lands of Long-Term Commercial Significance

1. Classification

Okanogan County uses six criteria to classify the long-term value of agricultural lands outside of the Town. For the sake of consistency, this classification scheme is also used by the Town to determine the extent of agricultural lands of long-term significance within and around the community.

In order to be classified as Agricultural Lands of Long-Term Commercial Significance, land must meet at least four of the following six criteria:

- Land is currently in agricultural use.
- Land has one or more of the following improvements in place:
  - Irrigation facilities (public or private)
  - Drainage facilities (public or private)

- Fencing, stock watering, or other physical improvements that enhance the land's suitability for commercial agricultural production
- Land is enrolled in Agricultural Open Space taxation program.
- Land is surrounded by lands primarily in agricultural use with few non-farm commercial, industrial or residential uses and is not located in areas with clear potential for more intense uses of land
- Land is not located within areas identified for urban or suburban growth (or similar designation) in official city, town, or county comprehensive plans
- Land is not located within an area served by domestic sewer or domestic water service districts.

## 2. Designation

In applying the classification to the Twisp planning area it has been determined that there are no parcels of land that meet 4 of the above mentioned 6 criteria.

## Forest Resource Lands of Long-Term Commercial Significance

### 1. Classification

For the initial purposes of classification of Forest Lands for timber production and harvest, the Town of Twisp intends to designate Land grades 1 through 5 pursuant to WAC 458-40-530 (as it existed or is hereinafter amended), as forest lands of long-term commercial significance.

### 2. Designation

The Washington State Department of Natural Resources Private Forest Land Grading Productivity maps are used to designate Forest Resource Lands in Okanogan County. No forest resource lands of long-term commercial significance have been identified within the Town nor the associated planning area.

## Mineral Lands of Long-Term Commercial Significance

### 1. Classification

A four-tiered classification scheme presented in a report by Alan Robert Grant to the U.S. Forest Service (May 3, 1982) is the basis for the five-tiered system developed by the Okanogan County GMA Mineral Resource Lands subcommittee to classify these resource lands within the county. The Okanogan County classification system, which is accepted by the Town, is based on the "likelihood of activity" which includes the

following categories:

- Area I has Very Good Potential for development of minerals of long-term commercial significance. These areas will see continued exploration activities and includes areas that have historic mineral resources, which include some identified and demonstrated reserves, with a very good potential for undiscovered reserves.
- Area II has Good Potential and includes areas geologically favorable with some identified reserves and good potential for undiscovered reserves.
- Area III has moderate potential and includes areas geologically favorable with some identified reserves and moderate potential for undiscovered reserves. Also included are areas where rock units of poor potential obscure underlying areas of good and very good potential.
- Area IV has Fair Potential and includes areas geologically unfavorable overall, but includes certain areas that require additional geologic investigation. Also included are areas where rock units of poor potential obscure underlying areas of moderate, good and very good potential.
- Area V has Poor Potential and includes areas that are geologically unfavorable with poor potential for undiscovered reserves.

## 2. Designation

In Okanogan County, mineral resource lands are mapped based on information from the following sources: US Forest Service, US Bureau of Mines, Landsat, Colville Confederated Tribes Geology Department, Washington State Department of Natural Resources, personal knowledge of the members of the Okanogan County GMA Mineral Resources Subcommittee and others.

Mineral resource lands of long-term significance in Okanogan County, including Twisp and its urban growth area have been designated according to the above classification criteria. West of the Okanogan River, the designation for the Greater Omak Area is IV, Fair Potential. East of the river, on the Reservation, the designation is Area III, Moderate Potential. The Mineral Resource Lands Designation Map for Okanogan County is located at Okanogan County Department of Planning and Building.

## Resource Land Goals

The Comprehensive Planning Goals for resource lands of long-term commercial significance are:

- 1) Respect and support existing agricultural operations, both within and surrounding

the Town and its projected growth area, while protecting the health, safety and welfare of those persons living, working or recreating within areas targeted for future growth.

- 2) Encourage mineral development in areas where it can be accommodated with historic, present, and projected land use patterns for the area, while recognizing that mineral development can only occur where economically viable deposits exist.

#### Resource Land Policies

The policies intended to implement the general land use and specific resource lands goals are:

- 1) Zoning within the Town shall treat agricultural land as a non-conforming use that can continue but cannot expand or be substantially changed.
- 2) The Town shall encourage the establishment of sufficient buffers for proposed non-agricultural activities that adjoin existing agricultural uses in order to protect the public health and safety and welfare.
- 3) Existing or proposed urban uses within the incorporated boundaries of the Town shall be given acknowledgment and priority consideration over agricultural uses while appropriate and effective buffers should be encouraged between such uses to protect the health, safety and welfare of citizens choosing to live, work and play within the Town.
- 4) The Town shall encourage and strictly enforce the control of noxious weeds throughout its jurisdiction.
- 5) The Town shall encourage the use of "best management practices" (defined by the particular agricultural industry) on all agricultural lands as a means to reduce potential conflicts with adjoining landowners, particularly in those areas where agricultural and non-agricultural uses presently co-exist.
- 6) The Town shall recognize and support the multiple uses and beneficial role agricultural resource lands play in the provision of open spaces, enhancement of wildlife habitat and the rural qualities prized by the community.
- 7) The Town shall encourage growth where urban services are available and where such growth has the least potential for impact on any lands identified as agricultural lands of long-term commercial significance.
- 8) The Town shall provide opportunities for affected citizens to be involved in the preparation of plans and regulatory programs intended to protect natural resources, including agriculture.

- 9) Residential and commercial development shall take priority over any proposed mineral exploration of development.
- 10) In the event that substantial mining development occurs, the Town shall incorporate the preceding goal and these policy statements into regulations specific to mining exploration, development and reclamation.
- 11) The Town shall coordinate with relevant county, state and federal entities in at least the three following areas:
  - Access to mineralized lands.
  - Opportunities for development of mineralized lands.
  - Reclamation of the land according to an approved site reclamation plan.
- 13) Lands that are already developed for urban uses shall be protected from the hazards of mine development.
- 14) Lands being considered for annexation that have known mineral development sites shall include zoning designations that would allow the use or potential use to take place while providing protection for urban uses (including gravel or soil extraction).

#### b. CRITICAL AREAS

Classifying, designating and regulating "critical areas" is a required task for all cities, towns and counties in the State. Critical areas include wetlands, aquifer recharge areas, frequently flooded areas, fish and wildlife habitat conservation areas, and geologically hazardous areas, which include erosion hazard, landslide hazard, mine hazard, seismic hazard and volcanic hazard areas. Local governments may also choose to address other critical areas, such as wildfire hazard areas or river channel migration zones.

During 1993 and 1994, the Town of Twisp and other Okanogan County communities participated in a coordinated planning effort that included broad citizen participation in order to comply with the critical areas provisions of the Growth Management Act (GMA). In 2001, the legislature adopted new requirements for consideration of "best available science" in the classifying, designating and regulating of critical areas. Again, the local jurisdictions joined together to craft locally and regionally relevant policy for meeting GMA requirements. In an attempt to maintain reasonable consistency among the different municipalities and Okanogan County, information that was collected in these joint planning activities is used in this Plan for the management of critical areas.

The Town has used shoreline and conservancy overlays, in combination with development standards set forth in the City's Shoreline Master Program, Flood Damage Prevention and Zoning Ordinances, to regulate development in critical areas. In the past, these largely served to cover critical areas requirements. Upon review, however, it appears development may occur in some critical areas without the additional consideration required under GMA. The goals, policies, classifications and designations contained in this Comprehensive Plan are intended to support the use of best available science in regulating critical areas through a comprehensive overlay. Maps of critical areas within the Town were prepared with data from the Okanogan County Office of Planning and Development and other sources using the best data available. The maps accompany the classifications and designations of this Plan. While they show known critical areas, the classification and designation of new sites is implicit in the goals and policies herein.

#### Goals for Critical Areas

- C. A. Goal 1      Use Best Available Science in classifying, designating and regulating Critical Areas within the Town of Twisp
- C.A. Goal 2      Provide flexibility in critical areas regulations, recognizing that the Growth Management Act encourages development within cities in order to limit the geographic extent of human impacts.
- C. A. Goal 3      Protect the aquifer recharging functions of land located within and adjacent to the Town.
- C. A. Goal 4      Maintain a high standard of quality for both groundwater and surface water resources.
- C. A. Goal 5      Increase and maintain awareness in the community of the roles and functions of various natural systems in maintaining water quality and quantity.
- C. A. Goal 6      Recognize fish and wildlife habitat as an attractive amenity of the Town of Twisp and, protect its valuable role in the local and regional economy.
- C. A. Goal 7      Ensure that the Twisp area experiences no net loss of the functions and values provided by its remaining wetlands.
- C. A. Goal 8      Manage land use in such a way that flood damage potential is minimized and development that increases flood potential is avoided.
- C. A. Goal 9      Avoid the loss of life and property due to development in areas determined to be geologically hazardous.

### Policies for Critical Areas

- C.A. Policy 1. Review and incorporate best available science into all critical areas regulations.
- C.A. Policy 2. Use the following criteria to determine the best available science for developing and implementing critical areas regulations:
1. Meets the definition under WAC 365-195 (as it exists or is hereinafter amended). Such sources may include natural resource science, documented and verifiable research using valid scientific methods, and scientific reports that offer decision making processes and/or tools.
  2. Regionally relevant and defensible. This includes scientific studies conducted within the region, specific to habitat and/or species known to exist in the region, and science generally accepted through past use. See Priority Habitat Species (PHS) Map III in the Appendix.
  3. Locally (sub-regionally) relevant. This includes science which is specific to the local area.
  4. Isolated/Unique. Such sources would include studies of isolated or unique features, not adequately covered in larger scale scientific sources.
  5. Anecdotal. Where recognized science does not adequately address a specific situation or location, anecdotal information which can be verified and documented by historic records, photos, or other means.
- C.A. Policy 3. Develop and maintain a bibliography of best available science consistent with the criteria in Policy 2.
- C.A. Policy 4. Update critical areas maps as new scientific information becomes available.
- C.A. Policy 5. Discourage the release of hazardous wastes or materials, regardless of their risk potential, through setting an example and providing educational materials.
- C.A. Policy 6. Shorelines, zoning, and all other pertinent regulations should appropriately limit impervious lot coverage and provide for adequate stormwater drainage.
- C.A. Policy 7. When the Town is requested to comment on any land use applications or rezones outside the corporate limits, the critical areas classification criteria should be applied in developing comments for the particular development

proposal.

- C.A. Policy 8. Critical Areas classification criteria should be applied when annexations are considered and areas identified in any of the aquifer recharge classifications should be appropriately zoned and protected.

Upon discovery, those areas that have critical potential for recharge shall be subject to limits on the construction of impervious surfaces and protection against ground and surface water contamination

Critical areas classification criteria should be applied when annexations are considered, and any annexed areas should be appropriately zoned and protected.

### c. AQUIFER RECHARGE AREAS

In general, aquifer recharge areas are those areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation. Among these areas, some have a critical recharging effect on aquifers used for potable water. Aquifer recharge areas serve the vital function of replenishing groundwater resources that provide potable water, an essential life-sustaining element. Aquifers not only provide water for domestic use but influence water availability for fish, wildlife, recreation and agriculture in wetlands, lakes, rivers and streams. Groundwater contributes to these water bodies while they return the favor when groundwater supplies become depressed. Where groundwater and surface water are in continuity, any decrease in ground water level. See Aquifer Recharge Map IV in the Map Appendix.

Frequently flooded areas are those that experience a general and temporary condition of partial or complete inundation of normally dry areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source. Such areas include the 100-year flood plain as defined and mapped by the Federal Emergency Management Administration (FEMA). Twisp's frequently flooded areas are associated with the Methow and Twisp Rivers. See Flood Hazard Map V. These areas are regulated by the Town's flood damage prevention ordinance.

#### 1. Classification

- Class I The floodway of any river or stream as designated by FEMA; and draws, alluvials and flood channels that are not mapped by FEMA but are areas of local concern that have a historical reoccurrence of flood events characterized by significant damage from flood flows.
- Class II All areas mapped by FEMA as 100-year flood plain; and, those areas of local concern that experience recurrences of flooding that are characterized by damage due primarily to inundation.

## 2. Designation

The Town designates those areas of special flood hazard indicated in the *Flood Hazard Boundary Map/Flood Insurance Rate Map* and *Flood Boundary/Floodway Map*, together with the accompanying *Flood Insurance Study* for Community Number 5301170875C, revised November 16, 2003. As information becomes available, the Town should pursue mapping of areas of local concern that have a tendency to flood, despite being outside the levee.

### d. GEOLOGICALLY HAZARDOUS AREAS

Geologically hazardous areas consist of the following types: Erosion Hazard Areas; Landslide Hazard Areas; Mine Hazard Areas; Seismic Hazard Areas; and Volcanic Hazard Areas. Each type has different criteria for determining and evaluating the extent of the hazard area, however all types, when necessary, will use the same classification system. Based upon the risk to development in geologically hazardous areas, the following categories will be used:

1. Known or Suspected Risk
2. No Risk
3. Risk Unknown (Data not available to determine presence of absence of a geological hazard).

#### 1. Classification

Erosion Hazard Areas - Erosion hazard areas are those areas that contain all three of the following characteristics:

1. A slope of 30% or greater, *Cashmere Fine Sandy Loam (25-65% slopes)*; *Cashmont Extremely Stony Sandy Loam (25-45% slopes)*; *Ewall Loamy Fine Sand (25-45% slopes)*; *Haley Fine Sandy Loam (25-45% slopes)*; *Lithic Xerochrepts-Cashmont Complex (15-45% slopes)*; *Pogue Extremely Stony Fine Sandy Loam (25-65% slopes)*; *Skaha Gravelly Loam y Sand (25-65% slopes)*; *Tonasket Silt Loam (25-45% slopes)*
2. Soils identified by the Natural Resource Conservation Service (NRCS) as unstable and having a high potential for erosion, and
3. Areas that are exposed to the erosion effects of wind or water.  
*No soils identified by NRCS as unstable. See Steep Slopes Map VI in the Map Appendix.*

Landslide Hazard Areas - Landslide hazard areas may include:

4. All areas that have historically been prone to land sliding.
5. All areas containing soil types identified by the Natural Resource Conservation

- Service (NRCS) as unstable and prone to landslide hazard.
6. All areas that show evidence of or are at risk from snow avalanches.
  7. All areas that are potentially unstable as a result of rapid stream incision or stream bank erosion.

Mine Hazard Areas - Mine Hazard Areas include: Areas that are directly underlain by, adjacent to, or affected by mine workings such as adits, tunnels, drifts, or air shafts with the potential for creating large underground voids susceptible to collapse, tailings piles, and waste rock. In addition, steep and unstable slopes created by open mines, tailings and waste rock piles have the potential for being mine hazard areas. Mine hazard areas are based upon the identification of active or historic mining activity and site-specific information regarding topography and geology.

Seismic Hazard Areas - Areas subject to sever risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or soil liquefaction.

Volcanic Hazard Areas - Areas that are subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity.

## 2. Designation

Geologically Hazardous Areas - Each type of geologically hazardous area is designated based on different factors. The designation process for each type follows:

Erosion Hazard Areas – Soil Conservation Service (SCS) soil erosion-hazard ratings are interpretations of the potential for erosion, applied to broadly generalized map units. They do not pinpoint erosion sites, but rather areas that, because of soil properties, availability of water, etc., are more susceptible to severe erosion than others. The SCS maps will be used to identify areas of erosion potential. The soil information needs to be combined with site-specific information (rills, inter-rills, and wind erosion) to determine if erosion hazard is present on the site. The soil types that have erosion hazard potential have been identified within the urban growth area in the County. In Twisp’s case, most of the land within the incorporated boundaries is already developed and soil stability has been proven. See Soils VII in the Map Appendix.

Landslide Hazard Areas - Lands that meet the classification criteria are hereby designated as landslide hazard areas and should be mapped, as resources become available.

Mine Hazard Areas - Lands that meet the classification criteria are hereby designated as mine hazard areas and will be mapped, as resources become available.

Seismic Hazard Areas - There are no known active faults in Twisp. The majority of the Town is located within Seismic Zone 2B in accordance with the Uniform Building Code

(1991 Edition, as amended).

Volcanic Hazard Areas - There are no volcanic hazard areas in Twisp. There are, however, several active volcanoes that could have impacts on areas of Twisp, particularly the fallout of ash. There is no way to prevent the impacts of fallen ash, but there are ways to respond to the ash that could lessen its impacts.

Maps III through VII depict the various Critical Areas in Twisp.

## 6. RECREATION AREAS

Refer to the Parks and Recreation Element of this comprehensive plan.

## 7. BUFFER ZONES

Areas of abrupt changes in land use should include buffer zones that are visually appealing as well as effective in absorbing the impact of uses that are incompatible. Buffers can include but are not restricted to vegetative screening, transitional densities and use intensities, fences and berms. New development has the responsibility of buffering from existing uses.

## 8. URBAN GROWTH AREA (UGA) AND AREAS OF INTEREST (AOI)

While it is realized that the Town of Twisp does not have jurisdiction over that area outside of its corporate limits, development in the unincorporated areas surrounding the Town has a definite impact upon the Town. Since this area is under Okanogan County jurisdiction, the County will have to supervise its development. However, major developments in the surrounding unincorporated areas should be approved by the Town of Twisp as well as the County to assure that the development will fit into the Town's plans and be served with adequate utilities. This is extremely important for the future economic and physical well being of the Town.

At present, Okanogan County has zoned areas around Twisp for two major types of land use; residential and industrial. They are described as follows:

### Industrial Area

The industrially classified area within the unincorporated area adjoins the corporate limits to the east and southeast. This area, which contains a large equipment storage and maintenance facility and an industrially zoned subdivision, is significant in that it is the only industrially zoned land within the unincorporated area of Okanogan County.

### Residential Areas

While the County has only one type of industrial zoning designation, there are four different classifications for residential use within the unincorporated area surrounding Twisp. Residential

classifications are based on density (density means the number of dwelling units per acre of land).

Okanogan County residential zoning designations make a distinction between the "uplands" and "valley floor". Descriptions of the various residential classifications follows:

A. "Uplands"

The "upland" zoned areas around Twisp are located in the foothills on both sides of the Twisp and Methow Rivers. Areas zoned as "uplands" are limited to a density of 1 dwelling unit per twenty acres. "Upland" areas contain no other density classifications.

B. "Valley Floor"

There are three different "valley floor areas around Twisp:

1. Standard "Valley Floor"

This area covers the majority of the land on either side of the Methow and Twisp Rivers outside of the corporate limits of Twisp. The designation allows one dwelling unit per five acres.

2. Higher Density "Valley Floor"

This area, zoned one dwelling unit per one acre, is located adjacent to the industrially zoned area east and southeast of the corporate limits. This area nearly surrounds the Town's airport, particularly around the north and west sides of this facility.

4. Highest Density "Valley Floor"

This area, zoned three and one-half dwelling units per acre, is located adjacent to the northern corporate limits west of State Highway 20.

Current Okanogan County Zoning for the unincorporated areas around Twisp are shown on Map VIII of the Appendix.

The Land Use for unincorporated areas is shown on Land Use Designation Map II in the Map Appendix. Note that designations are general and non-specific.

It should be noted in the following discussion of these areas that low-density residential use for County purposes is not the same as that for Twisp (urban) purposes. In other words, a density of 3.5 dwelling units per acre is a relatively high- density use in the unincorporated areas but low-density for urban residential use.

Those lands lying north of the Methow River high water channel at the north boundary of Twisp

should remain low-density as zoned by the County. This is not the preferred direction of growth for the Town partially due to its recognition as a deer migratory route. In addition, much of the area is in the 100-year floodplain.

The area immediately south of the high water channel and northwest of the Town limits that is currently zoned at 3.5 dwelling units per acre should also remain in that status for low-density residential use, at least until a need for a higher density may required as a result of annexation.

Urban growth is also targeted for those areas in the vicinity of the County road south of Town and west of the Methow River where urban related uses have been slowly developing.

The area between the airport and the southeast incorporated boundary which is already zoned by the County for industrial use should be studied for annexation for that same use. Those areas lying approximately one mile south of Town along S.R. 20 should be considered as potential annexation areas for medium density residential uses while recognizing that the airport, which has recently been annexed, and the area surrounding it should be developed in respect to airport uses.

With the exception of certain lands immediately adjacent to the Town, most other areas are recommended to remain in low density residential/agricultural use due to topography and other physical restraints. It is recommended that appropriate land adjacent to the Town be identified for the specific purpose of locating quality manufactured home sites to ensure availability of affordable housing options.

Any lands being considered for annexation should be thoroughly analyzed for costs and benefits to the Town to ensure that municipal taxpayers are not overburdened with the costs of development. Furthermore, the County should be encouraged to provide the Town with the option to review all development proposals within one mile of incorporated boundaries.

#### GENERAL GOALS FOR AREAS OUTSIDE OF TWISP:

- a. Ensure that development of lands outside of Twisp is consistent with the intent of this plan.
- b. Coordinate planning and permitting processes with Okanogan County.
- c. Request that the County send all development proposals within one mile of Twisp to the Town for review and comment regarding consistency with the Town's Comprehensive Plan.
- d. Encourage the County to restrict further commercial and industrial development in unincorporated areas that warrant urban services.
- e. Discourage urban sprawl to valuable agricultural and open space areas while encouraging

infill of urban areas.

- f. Establish policies for annexation proposals that are consistent with those recommended on the following page.

## 9. ANNEXATION OF UNINCORPORATED LANDS

Annexation of unincorporated lands around Twisp provides for the expansion of the community and in some cases can increase the value of the Town when annexed lands contain certain types of development. The overriding concern for all annexation requests should be that the residents of the community are not liable for the costs of development.

The following are recommended policies for annexation:

- a. No property should be annexed without the Town of Twisp Planning Commission recommendation to Town Council based on data supplied by the Town of Twisp staff.
- b. Allow approval of an annexation request only when there is reasonable assurance of a positive benefit to the Town from such an approval.
- c. Require that all annexation requests be subject to planned development approval. The only exception should be the annexation of property which has already been developed or will only be used as a single family residence.
- d. Develop guidelines for residential, commercial and industrial development occurring adjacent to the Town limits to serve as guidelines for County review of such development.
- e. In the course of annexation of properties no island of property shall be left unincorporated if surrounded by 75% or more of incorporated property.
- f. Urban services should only be extended to serve areas which will be annexed.
- g. Areas to be annexed should be required to connect to urban services.

## D. IMPLEMENTATION OF THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

There are four basic ways to legally implement the land use element of the comprehensive plan. These are through adoption of zoning, subdivision, planned development and binding site plan regulations.

## 1. Zoning

Zoning is the most important legal tool which can be used to implement the land use plan. The basic purpose of zoning is to promote the town's public health, safety, and welfare, and to assist in the implementation of the comprehensive plan. In a zoning ordinance the town is divided into zoning districts, with types of uses, permit requirements and other land use regulations defined for each district. The most basic regulations pertain to:

- a. the height and bulk of buildings;
- b. the percentage of the lot which may be occupied and the size of required yards;
- c. the density of population; and
- d. the use of buildings and land for residential, commercial, industrial, and other purposes.

It is important that zoning within the Town of Twisp be closely coordinated with any zoning established around the town by Okanogan County.

## 2. Subdivision

Subdivision regulations are intended to regulate the manner in which land may be divided and prepared for development. They apply whenever land is divided for purposes of sale, lease or transfer. State law specifies that any subdivision of land which results in the creation of a parcel of less than 5 acres in size must comply with state and local subdivision requirements.

There are two basic forms of subdivision: long plats, which contain 5 or more lots; and, short plats, which contain four or fewer lots. Regulations pertaining to both types of subdivisions are adopted and enforced at the local level in accordance with provisions and statutory authority contained in state law.

The regulations specify methods of subdivision procedures for the developer and the Town, minimum improvements (streets, utilities, etc.) to be provided by the developer, and design standards for streets, lots, and blocks. Subdivision regulations are intended to encourage the orderly development and redevelopment of large tracts within and surrounding the town. Development of subdivisions immediately outside the Town of Twisp should be closely coordinated between the Town and the County.

## 3. Planned Development

Planned development regulations are intended to provide an alternative method for land development which:

- a. Encourages flexibility in the design of land use activities so that they are conducive to a

- b. Permits creativity in the design and placement of buildings, use of required open spaces, provision of on-site circulation facilities, off-street parking, and other site design elements that better utilize the potential of special features, such as, geography, topography, vegetation, drainage, and property size and shape;
- c. Facilitates the provision of economical and adequate public improvements, such as, sewer, water, and streets; and
- d. Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural features such as agricultural lands, steep slopes, and floodplain and shoreline areas.

Planned development regulations may be incorporated into the Town's zoning ordinance or developed as a separate ordinance. It is also possible for the Town to use the planned development process for certain uses which due to their nature may be more appropriately reviewed under such regulations.

#### 4. Binding Site Plan

The binding site plan is a relatively new method for dividing property for commercial and industrial purposes, and in some cases for residential uses such as manufactured home and recreational vehicle parks where the individual parcels are not to be sold. This method for regulating development is intended to provide a flexible alternative to developers and requires that a specific site plan be developed which shows the layout of streets and roads and the location of utilities required to serve the property. The binding site plan is a legally enforceable document which, when required, can be amended to reflect changing conditions. The plan also must be reviewed to ensure that the cost of providing basic services and the maintenance of those services does not represent an unreasonable burden on the residents of the town.