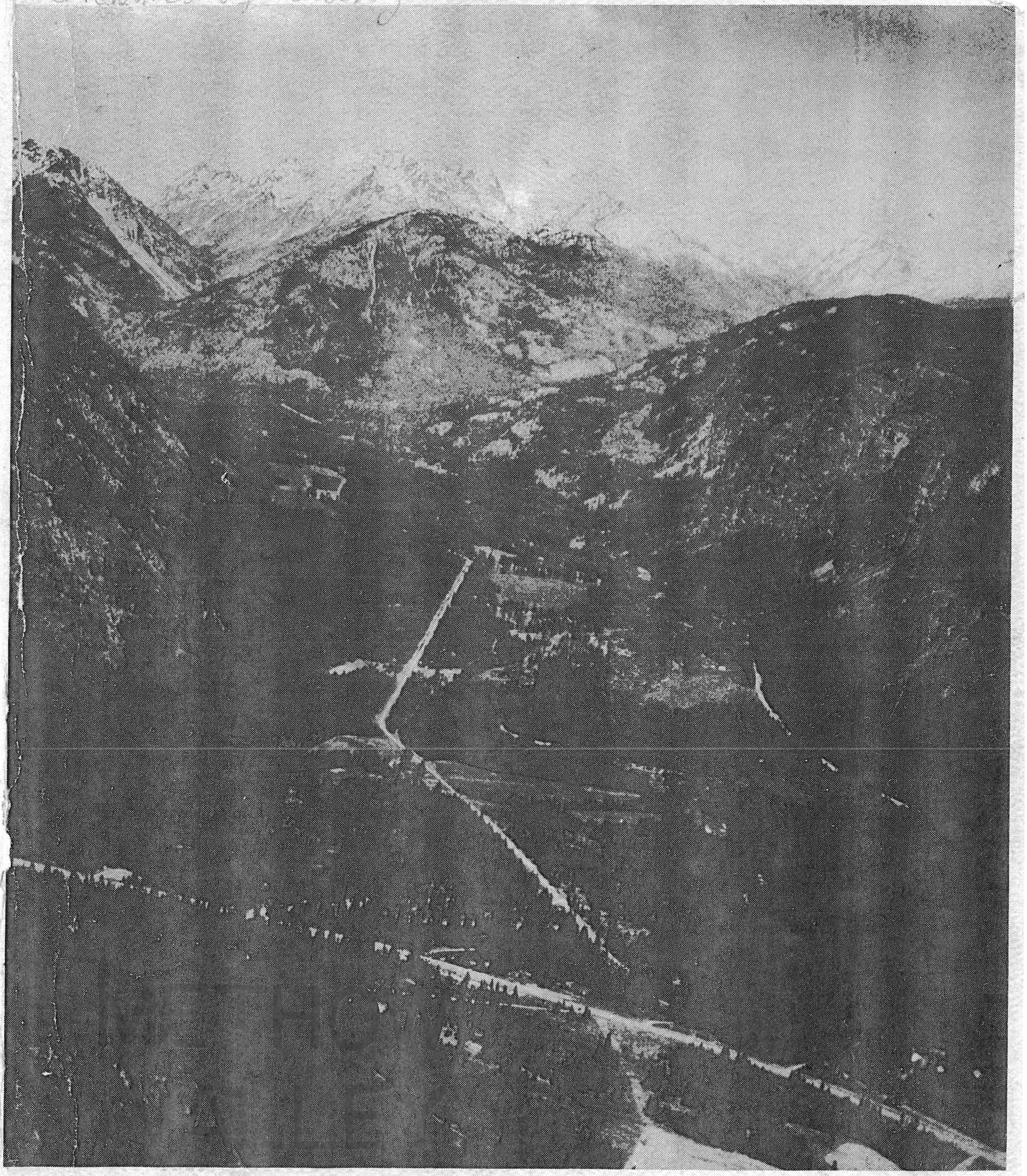
Stewards of Liberty



METHOW VALLEY
PLAN

An Addendum to Okanogan County's Comprehensive Plan

METHOW VALLEY PLAN

An Addendum to
Okanogan County's
Comprehensive Plan

This addendum to the Okanogan County Comprehensive Plan treats 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 in the study area, it is implicit that provisions in the county's Comprehensive Plan also apply here.

Publication of this document was made possible through 701 Comprehensive Planning Funds from the Department of Housing and Urban Development.

April 5, 1976

Planning Department
Okanogan County Courthouse
Okanogan, Washington 98840

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ACKNOWLEDGEMENTS

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 I
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.

METHOW VALLEY LAND USE ADVISORY COMMITTEE
1975 MEETING DATES AND RECORDS OF ATTENDANCE

DATE:	PERSONS SIGNING ATTENDANCE ROSTER:	DATE:	PERSONS SIGNING ATTENDANCE ROSTER:
January 22	75	March 26	59
February 3	41	April 2	30
February 11	29	April 18	44
February 21	40	May 2	39
March 3	43	May 12	27
March 13	51	May 22	18
March 25	67	June 4	21

Note: An estimated 20% of persons in attendance at each meeting did not sign attendance roster.

MEETING SPEAKERS
AND
TOPICS COVERED

Name:	Agency:	Subject:
Don Ziegler	Department of Game	METHOW VALLEY WILDLIFE
Victor Jacobsen	Biles-Coleman General Manager	FOREST USES
John Updycke	U.S. Forest Service	FOREST USES
Jack Whitson	U.S. Forest Service	FOREST USES
Paul Rhodes	State Highway Department	HIGHWAYS
Ed Stuart	State Highway Department	HIGHWAYS
Jack Warren	Soil Conservation Service	AGRICULTURE
Al Blomdahl	Soil Conservation Service	AGRICULTURE
Dave Yates	U.S. Forest Service	FOREST USES
Morris Stokes	Rancher	AGRICULTURE
H. Woolschlager	U.S. Forest Service	MINING
Dr. J. Barksdale	Geologist	MINING
W. Livingstone	Quintana Mining Company	MINING
Jerry Blann	Aspen Skiing Corporation	DESTINATION SKIING AREA
Joe Porter	Design Workshops, Inc.	RECREATION, TOURISM
Herb Rosenberg	Twisp Businessman	BUSINESS DEVELOPMENT
Lyle Walker	Winthrop Businessman	BUSINESS DEVELOPMENT
Pete Edwards	Winthrop Businessman	BUSINESS DEVELOPMENT
Archie Eiffert	Twisp Businessman	BUSINESS DEVELOPMENT
Bob Ulrich	Twisp Businessman	BUSINESS DEVELOPMENT
Bud Pringle	Winthrop REA Manager	UTILITIES
Henry Hamm	County Health Department	SEWERS AND WATER
Don Lommasson	County Planning Department	TRAILS PLAN
Roland Flory	District 350 Superintendent	SCHOOLS
Dr. Bill Henry	Local Physician and North Central Washington Comprehensive Health Planning Council	MEDICAL FACILITIES
Jerry Beck	County Sheriff	LAW ENFORCEMENT
Pete Arnold	Chelan-Douglas Airport Authority	AIRPORTS
Anton Mueller	Architect	ARCHITECTURAL MOTIF
Dave Schuy	Washington State University	ECONOMICS
Bill Lassey	Washington State University	SOCIOLOGY
Gary Poor	Washington State University	CROSS IMPACTING
Bert Geiger	County Assessor	LAND VALUES, TAXES
Bill LeDrew	Gig Harbor Planning Commission	TRANSFER DEVELOPMENT RIGHTS

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 thru 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 imtimacy 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 flucuations 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 MANAGEMENT

HAPHAZARD 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 desireability 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 management policy which will:

1. *Cluster commercial developments and prevent strip development.*
2. *Protect critical areas such as ground and surface water, floodplains, 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 for 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:

1. *New residential and commercial developments should be allowed only when a need can be shown.*

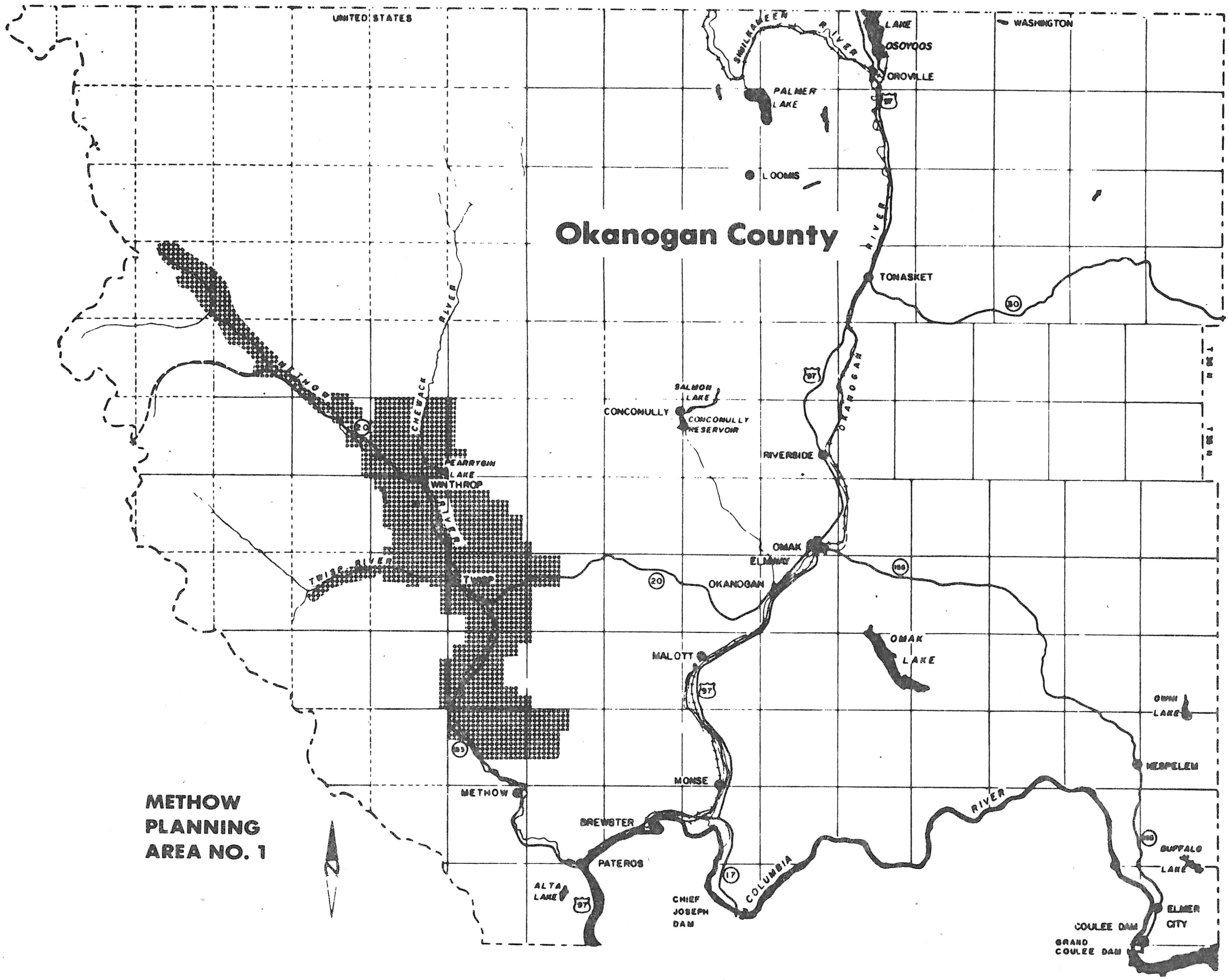
2. *Commercial and residential developments should be allowed only if either adequate community services and facilities are available or the developer is willing to help make them available.*

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

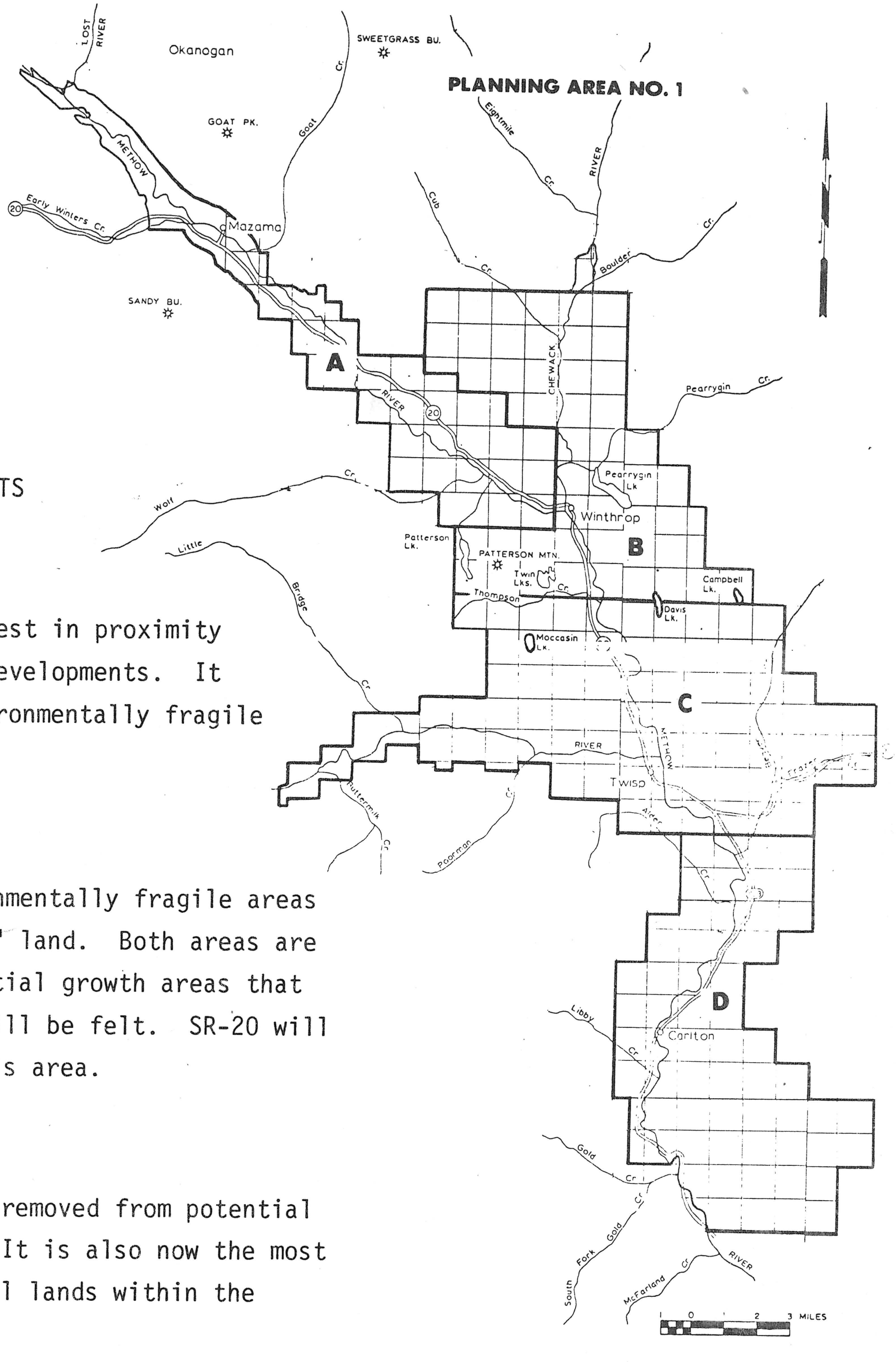
July 28, 1975

The three foregoing statements titled "Land Use and Quality Of Life," "Economic Stability and Limitations of the Land," and "Growth Management" are not a part of the Comprehensive Plan as such, but represent the views of the Methow Valley Land Use Advisory Committee as constituted July 28, 1975.



THE STUDY AREA included in this addendum to Okanogan County's Comprehensive Plan 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.

Population in the study area is 2,743. 1,616 people live in the unincorporated area, 371 live in the Town of Winthrop and 756 in the Town of Twisp, according to the 1970 census.



PLANNING AREA SUB UNITS

Sub Unit A

This is the unit closest in proximity to potential future developments. It is also the most environmentally fragile area.

Sub Units B and C

These are less environmentally fragile areas and have more "usable" land. Both areas are close enough to potential growth areas that development impacts will be felt. SR-20 will continue to impact this area.

Sub Unit D

This area is farthest removed from potential development impacts. It is also now the most productive agricultural lands within the study area.

SECTION II
BACKGROUND INFORMATION

The material presented in the "Background Information" section is not a part of the Comprehensive Plan as such. This material constitutes some of the information and conditions considered by the Methow Valley Land Use Advisory Committee, the Planning Commission and the Board of County Commissioners. It should not be construed as the sole or even major reason or basis for particular sections or provisions of the Comprehensive Plan.

INTRODUCTION

Today, from any promontory in the upper Methow Valley in 1975, a visitor can enjoy a distant view of landscapes that are largely untouched by man. The mountains, canyons and waterways were explored, probably for the first time, a couple hundred years ago by a handful of trappers. Before the turn of the century, a few prospectors entered the innersanctum of Mother Nature. Then a number of homesteaders came. Settlers moved in.

Today, because of the opening of the North Cascades Highway, thousands of people are visiting the unspoiled, fragile and breathtakingly beautiful Methow Valley. If the worst is not to happen in the Methow Valley traditional patterns of development must be changed. Realizing this, valley residents came to terms early in 1975 with what they wanted the valley to be like twenty, fifty, a hundred years later. Their efforts are reflected in the following pages.

NORTH CASCADES HIGHWAY

On September 2, 1972 the North Cascades Highway was opened. Traffic counts through the year 1975 are provided in the following table on page 13. The Department of Highways has projected an average daily traffic figure of 2,400 on the North Cascades Highway by 1990, with summer weekend peaks of 4,300. The 2,400 figure applies to the expected 6-month period when the pass will be open. The department expects nonresident traffic in 1975 to be 76 percent of total traffic. If this relationship can be projected to 1990, the predicted nonresident average daily traffic will be 1,920 and a total, 6-month nonresident count of 345,600 vehicles in 1990.

NORTH CASCADES HIGHWAY TRAFFIC COUNTS, DATA AND COMPARISONS AT MAZAMA, WA.

Month/Year	Average Day	Average Week Day	Saturday	Sunday	Total	
May, 1973	1090	640	1700	2220	38,200	Opened 4/27
May, 1974						
May, 1975	579	434	826	808	17,960	Opened 5/16
June, 1973	1320	1140	1810	1680	22,420	
June, 1974	1190	1010	1590	1800	20,290	Opened 6/14
June, 1975	1060	806	1403	1612	31,800	
July, 1973	1770	1575	2280	2216	54,870	
July, 1974	1684	1396	2285	2335	52,200	
July, 1975	1437	1219	1895	2115	46,270	
August, 1973	1990	1769	2678	2605	61,820	
August, 1974	1927	1689	2750	2453	59,750	
August, 1975	1708	1408	2208	2164	52,960	
September, 1973	1345	1084	1848	1868	40,360	
September, 1974	1456	1192	1853	2138	43,690	
September, 1975	1230	906	1940	1973	36,890	
October, 1973	645	450	950	1060	19,980	
October, 1974	1073	702	1550	1893	33,250	
October, 1975	757	579	1220	1533	20,427	
November, 1973	117	111	173	210	2,550	Closed 11/21
November, 1974	281	159	407	490	5,340	Closed 11/21
November, 1975					860	Closed 11/24

Source: STATE HIGHWAY DEPARTMENT

TOWNS AND COMMUNITIES

Twisp

Twisp is located in the central Methow Valley at the confluence of the Twisp and Methow Rivers. It is the largest town in the valley with an estimated 1975 population of 750. Twisp's early economy was based on mining and agriculture. However, mining has since been replaced by lumbering and tourism. The town's largest industry is the Twisp Division of the Crown Zellerbach Lumber Company.

Public facilities include a water system, sanitary sewer and treatment plant which was under construction in 1975. The town also has park facilities and a swimming pool.

Twisp has had planning for land use and facilities since early 1960 when its comprehensive plan was adopted. The town's Planning Commission intends to update its plan in light of growth potentials facing the area.

Winthrop

Winthrop is the northernmost incorporated town in the Methow Valley, platted and incorporated in 1924. Thw town originated with the establishment of the first store in the Methow Valley in 1891. It grew through 1940, with its fastest growth in the 1930s. The town population has been relatively constant from 1940 through 1970. The estimated population in 1975 is 408.

Public facilities include a water system, sanitary sewer and lagoon-type sewage treatment facility. The Town of Winthrop also has park facilities.

In 1972 the town adopted a western style of architecture in its downtown district. Town officials intend to maintain this theme. A comprehensive plan was prepared for Winthrop during the summer and fall of 1974. There are plans to write a zoning ordinance which will help to perpetuate the "western" theme of the town.

Unincorporated Communities

Within the study area are the unincorporated communities of Carlton, Mazama and Heckendorn. Heckendorn is, for all practical purposes, a part of Winthrop because it abuts the town immediately to the south. Carlton and Mazama are located in the southern and northern portions of the study area respectively. These communities are sparsely populated with little more in the way of services and facilities than post offices, gasoline pumps, grocery store and cafe.

Other locations within the study area and outside the incorporated communities may develop into communities. The Sun Mountain Lodge/Twin Lakes area and land northwest of Winthrop platted for recreational and second home development by the Edelweiss Company have the greatest, immediate potential.

A LOOK AHEAD

The possibility of two major developments occurring in the study area within the next two to ten years, plus increased use of the North Cascades Highway, are harbingers of change.

The Aspen Skiing Corporation commenced a feasibility study of Sandy Butte on U.S. Forest Service land in 1974. The mountain and the privately owned land at its base are being considered for a future destination skiing area. Unofficial projections are for a facility capable of caring for from 4,000 to 7,000 skiers on any one day. The population in Sub Unit A of the study area could increase anywhere from 8,000 to 8,500 people on a peak day.

Numerous mining claims have been filed on U.S. Forest Service lands in the Goat Peak area, also located inside Sub Unit A. An executive of a large mining corporation predicted in 1975 that open-pit mining would occur in the study area, although he stated that it will not happen until after 1980.

The ore body is great enough to provide for 35 years of operations, based upon extracting 30-thousand to 40-thousand tons per day, according to a consulting mining engineer. A work force of between 600 and 1,000 persons is possible. A concentration plant would be constructed and concentrates would be trucked to a railhead, then to a smelter.

These potential developments, in addition to opening the upper valley by the North Cascades Highway, have stimulated land sales in the study area. By 1975, land prices in Sub Unit A reached $4,500-6,000 per acre for five to ten-acre parcels. Speculative prices in the $7,000 per acre range were occassionally seen for small lots. River front lots sold for as high as $7,000 to $14,000 per acre.

In Sub Units B and C, dryland acreage sold for $200 to $1,000 per acre during the same year, depending upon location and other factors. Smaller tracts, five to ten acres, brought higher prices.

In Sub Unit D and to the south, the pace of subdividing is slower and increased land prices are not as dramatic. However, subdividing has occurred and some farmers are concerned about the rising demand for land in the area.

As prime parcels of land in the area above Twisp become scarce and more expensive, it is likely that promoters will be attracted by lower land prices farther down the valley. Even if marketing efforts for lower valley properties prove unsuccessful, the activity will have disruptive effects on important agricultural operations.

Second Homes

Two important factors regarding the Methow Valley deserve note. First, the valley is quite distant from major population centers--about 190 miles from Spokane and 180 miles from Seattle. Nationally, about 58 percent of existing second homes are less than 100 miles from their owners' residences. Thus, the study area is at the outer limits of the distance that most families seem willing to drive to use second homes. It is possible that, in the future, people will drive longer distances to enjoy high quality surroundings.

Second, for most families there will be no possibility of earning a living in the valley. Recreational lots and second homes will probably sell at prices which only the relatively affluent can afford--persons in professional and high-paying occupations. Job opportunities in the study area for such occupations will be limited. This means that the impact of a given number of second homes on the permanent population will probably be small.

Destination Skiing Area

The transient population will be very high should the Aspen Skiing Corporation develop the Sandy Butte area. It is expected that condominium development would concentrate at or near to the skiing facility as it has at other destination skiing areas. It is important to obtain a commitment on the upper limit of skier days and the number of skier beds that would be required and compel the corporation to hold with these figures. The number of skiers and skier beds should not be allowed to get out of balance or a seesawing action will occur with real estate developers and ski mountain developers.

Mining

The potential housing needs required by mining and skiing industries, should both materialize, would be significant. Between 600 to 1,000 mining families would compete with affluent skiers for private land on which to build homes. It is unlikely that many mining employees and ski-supportive workers would locate above Winthrop because of high land values, construction costs and real property taxes. Although ski-supportive personnel are largely transient, mining families are permanent residents.

15-YEAR POPULATION PROJECTION

A projection of the number of people who may live, work and play in the study area follows. Numbers are population estimates made by Dr. Lloyd Irland and Ms. Maggie Coon in 1975. No figures have been developed to date for potential mining operations in the study area.

	Approx. 1975-76 Population	Projected 1982-83 Population	Projected 1989-90 Population
WITHOUT SKI AREA DEVELOPMENT			
Permanent Population	2800	3100	3300
Transient Population*	3700	5300	6700
WITH SKI AREA DEVELOPMENT			
Permanent Population	2800	3600	4600
Transient Population			
(Winter)		1900	4900
(Summer)	3700	5500	9100

*Based on non-resident average daily traffic counts and projections.

Source: Lloyd C. Irland, Maggie B. Coon

SECTION III

LAND USE

AGRICULTURE

Agriculture in the Methow Valley has included seed production, apples, cattle, milk products, sheep, beans, peas and corn. Today, alfalfa, potatoes, orcharding and cattle production predominate. The study area contains 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 fibre 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.

Policy 4. Encourage public use of private grazing lands through such things as development easements.

FOREST USES

Approximately 65 million board feet of timber is cut each year in the Methow Valley. Most comes from U.S. Forest Service lands. The timber is utilized primarily by the valley's largest employer, Crown Zellerbach's Twisp mill.

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 whi

RES

Between 1909 and 1975, fift
with the County Auditor. T
4,260 acres which have been
these plats are North of To

A random sampling of 50 per
1975 accounted for 616 acre
with an average lot size of
three and four percent of a
residents want to maximize
retaining the rural charact
of the valley.

In Sub Unit A of the study
acres in 1975. The acreage
size was 1.18 acres. There
and most open acreage is bei

As development pressures inc
more crucial in terms of bot
environment--water quality,

Also, potential commercial a
the study area could pose ac
land values and building cos