

**Support/Rationale for “Rural Residential 20” Designation for Valley Floor and
“Low Density 40” for Uplands**

The following rationale were provided by LVAG members for their choice of Land Use Designations in the planning area:

- Community vision process supported Rural Character, protection of agriculture and resource-based activities and landscapes, and limiting “unregulated” roads, development and sprawl
- Majority of property in planning area is already in smaller parcels; rationale is to protect remaining larger parcels from subdivision
- With all the existing small parcels, the area will already change significantly regardless of the recommended density limitations; rationale is to prevent more density than is currently possible with existing subdivisions.
- Planning area is wintering range for mule deer; additional density and traffic concerns re: deer migration and road kill.
- Given the amount of priority habitat and critical areas identified in this area, does it need to accommodate all the growth predicted for the county?
- Traffic concerns: Is Hwy 153 adequate for higher density subdivisions along its corridor? Given the narrow and scenic nature of the Methow Valley, there is not room to widen the highway, which raises public safety concerns if population and traffic increases
- LVAG density recommendations include designating a Receiving Area for higher density near Alta Lake, near Pateros, and along the Columbia river north and south of Pateros
- Methow River is critical habitat for endangered salmon species and a valuable asset for scenic beauty and recreation. Vision process results included concerns about water quality, scenic aesthetics, recreational solitude and river access being affected by additional density on the valley floor
- Lower density supports economic diversity provided by a diversity of residential, agricultural, recreational, and rural commercial uses
- Water availability issues raise questions about the ability of the land to support a “suburban” level of population, on the valley floor and in the uplands