

Appendix IV

Land Use – Residential and Commercial Growth – Question 7 General Themes and Comments

Residential and Commercial Growth – Question 7

Recognizing that a certain level of future residential and commercial development is inevitable, a. Where and how would you ideally like to see it occur, and b. Do you want to see more residential development in towns versus outside of towns?

1. Residential Growth - In towns (or adjacent to existing towns), town centers, municipalities, reduce sprawl, provide for affordable housing. [Within Twisp, Winthrop, Carleton, Methow, Pateros, (Mazama)]. [In the incorporated towns of Winthrop, Pateros and Twisp and to a lesser degree in the unincorporated towns of Mazama, Carleton and Methow – provided water rights can be secured for development in these areas]. [In the Middle Methow River Reach]. Avoid dense housing developments outside of town. (many replies)
2. Residential development – need a balance between in town and outside of towns, with more in town than outside of town, but need both. (4 replies)
3. More affordable housing and rental housing rather than airbnb
4. Commercial in town, residential out of town (that's what people want)
5. Commercial should be focused in and around towns with the exception of agriculture and home-based businesses.
6. Residential and Commercial growth - More in towns with controlled water use (If capacity allows for it), encourage growth and services in our towns, concentrate development and concentrate water use!
7. I think residential and commercial density should occur inside and close to the towns - Winthrop, Twisp, Mazama, Carlton . I am open to having commercial occur near the airports and areas not desirable for residential or agriculture.
8. Limit residential to 2 stories, no high-rises.
9. Cluster development, in clusters - Consolidate residential development in towns or in areas already developed or beginning to be developed (eg., Edelweiss, Winthrop North Village, Liberty Woodlands, Canyon Street (affordable housing)).
10. Cluster residential and commercial development and maintain larger pieces of land for agricultural use

11. Think about the carrying capacity of the Methow – endless growth is not an option (several replies) Several replies also suggest a full study to understand how much growth can be sustainably supported with water use assumption. [Water conservation needs to be a priority no matter what the land use].
12. Transfer valley water rights where there is low population to towns! (one reply)
13. Yes, but we can't sustain large towns and not ALL the water should be for domestic use or in-town residential.
14. Comprehensive Plan is critical, set reasonable growth limits outside of town and cap sprawl. Suggestions made on minimum lot sizes inside and outside of town.
15. Naturally, under current zoning regulations. Without the illogical, unnecessary and punitive water regulations derived from an unrealistic interpretation of WAC 173.548
16. Smart development - including senior housing with assisted living support (1 reply)
17. Consider smaller town hubs – a robust brainstorming session needed with community (1 reply)
18. Concentrated Residential and Commercial Development to occur in lower Methow
19. Residential and Commercial Development between Mazama and Twisp
20. Lower, Middle, Upper Methow Reaches where water is available, other reaches off limits
21. No homes in floodplains, limit growth along rivers, streams, farmland and forests], keep hills and tributary valleys “safe from development
22. Commercial development in towns (numerous replies), should prioritize outdoor, non-consumptive recreation (1 reply)
23. Commercial and residential growth MUST STOP, no more development! (1 reply)