



**Town of Twisp
Special Council Meeting
Tuesday, September 26th, 2023**

TIME CHANGE: 5:00 PM

**Location: Twisp Civic Building
118 S Glover St.**

If you would like to attend to the meeting online via computer, tablet, or smartphone, please visit our website and follow the link to join or navigate to the following

URL: <https://meet.goto.com/981306173>

If you would like to listen to the meeting over the phone, please use the following number: [+1 1 \(872\) 240-3212](tel:+118722403212)

Access Code: [981-306-173](https://meet.goto.com/981306173)

Anyone who wishes to make a verbal public comment may register in person before the meeting, or with the Clerk's Office via phone 509-997-4081 or email clerktreasurer@townoftwisp.com before 3:00 PM on the day of the meeting. Public Commenters must provide their name, address, and the topic of their comment. At the designated time, commenters will be called on by the Mayor. Comments will be limited to three (3) minutes in length.

Public comments may also be submitted in writing in advance of the meeting (via email to clerktreasurer@townoftwisp.com or dropbox at Town Hall) and must contain the Commenter's name, address, and comment. Written comments will NOT be read aloud at the meeting, but will be included on the meeting minutes.

Per TMC 14.05.070 5 (b) "The closed record appeal/decision hearing shall be on the record before the hearing body. If the appeal is on a Type II, III, or IV permit, no new evidence may be presented."

The Council WILL NOT be accepting public comments on or related to the Planned Development agenda items.



**Town of Twisp
Special Council Meeting Agenda
Tuesday, September 26th, 2023 - Time: 5:00 PM**

Call to Order and Roll Call

Pledge of Allegiance – Council Member (Mayor's Request)

- **Executive Session with Legal Counsel** (RCW 42.30.110(1)i) – Potential Litigation (30 Minutes)
- **Discussion/Action:** Resolution #23-710 - Orchard Hills Preliminary PD

Request for Additions &/or Changes to the Agenda

- **ADDITION - Discussion/Action:** 2027 .09 Funding Application Letter of Intent

Public Comment Period

Routine Items:

- Mayor's Report
- Staff Reports
- Committee/Commission/Board Reports

New/Old Business:

- **Discussion/Action:** Blackbirds Apartments Preliminary PD
- **Discussion/Action:** Housing Action Plan – Preliminary Housing Analysis
- **Discussion/Action:** NCW Narcotics Task Force 2024 Agreement
- **Discussion/Action:** Kelly Connect Lease Agreement

Consent Agenda:

1. Accounts Payable/Payroll
2. Minutes

Adjournment

RESOLUTION #23-710

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TWISP, APPROVING THE ORCHARD HILLS PRELIMINARY PLANNED DEVELOPMENT, ENTERING FINDINGS OF FACT AND SETTING FORTH CONDITIONS OF APPROVAL.

WHEREAS, Palm Investments North, LLC applied for a Preliminary Planned Development called the “Orchard Hills Planned Development” under Chapter 18.45 of the Twisp Municipal Code (TMC); and

WHEREAS, the property is zoned Low-residential single-family (R-1); and

WHEREAS, the Town has processed the application in accordance with applicable procedures; and

WHEREAS, preliminary approval of a Planned Development Permit is a Type IV action. The application, contents, review process, timelines and public hearing for the proposed Preliminary PD is required by Chapters 18.45 and 14.05 TMC; and

WHEREAS, following an open record hearing, the Twisp Planning Commission, recommended approval of the Preliminary Planned Development (PD) based on specific findings of fact and subject to certain conditions, a copy of the May 17, 2023 Final Planning Commission Staff Report which was recommended for approval by the Planning Commission is attached to this Resolution as Exhibit “1” and incorporated herein by this reference; and

WHEREAS, the MDNS for this application dated August 14, 2023 is attached to this Resolution as Exhibit “2” and incorporated herein by this reference; and

WHEREAS, the Twisp Town Council reviewed the application and submittals from the applicant, environmental documents, including SEPA comments, public comments on the application, and the Planning Commission recommendation along with the record created by the

Planning Commission, and being duly advised, voted to approve the Preliminary PD, entering specific findings of fact and adopting conditions of approval; and

WHEREAS, this Resolution sets forth the decision of the Twisp Town Council on the Palm Investments North, LLC application for a Preliminary PD and is effective upon passage;
NOW, THEREFORE,

THE TOWN COUNCIL OF THE TOWN OF TWISP HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of Staff Report and Planning Commission Recommendation. The following sections contained in the May 17, 2023 Final Planning Commission Staff report are hereby adopted by this reference as if set forth in full:

- Applicant, Parcel #, and Project Description
- Chronology, as amended by the Findings of Fact in Section 2
- Role of Planning Commission
- Applicable Codes and Town Standards and Analysis made up of the following subsections in pages 2-11:
 - Comprehensive Plan - Property is designated as R-1 Low Density Residential
 - Land Use Goals
 - General Principles for Development
 - General Goals for Residential Development
 - Land Use Designation – Single Family Low Density Residential (R-1)
 - Planned Development
 - Comprehensive Plan – Analysis
 - Zoning Code: Property is Zoned R-1
 - Planned Developments 18.45 Twisp Municipal Code
 - Zoning Code - Analysis
 - SEPA and Critical Areas
 - Critical Areas/Environmental Concerns

Section 2. Findings of Fact. The Town Council makes and enters the following findings of fact based on the record:

2.1 Palm Investments North, LLC is the legal owner of the property and the applicant for this project.

2.2 There is a need for housing in the community and the Methow Valley as a whole; the proposal addresses that need.

2.3 Adequate urban services (water, sewer, power and telecommunication) either are available, or, if any water improvements are required to serve the PD to satisfy fire flow, the Applicant will build or bond for such improvements prior to final PD.

2.4 The subject property is constrained by topographic features (critical area) limiting traditional development options.

2.5 The development proposal of single-family homes is consistent with the uses allowed by zoning for the subject property.

2.6 Development through the PD Permit will create approximately 10 acres of developable land and approximately 6.8 acres of permanent open space.

2.7 At least 40% of the project site will be dedicated to permanent open space. The open space is to be protected in perpetuity by one of the following methods: (1) deeding it to the Town, if the Town agrees to accept the property, (2) by including such requirement in the Plat Notes, or (3) by recording Covenants, Conditions, and Restrictions against the property that require such open space to remain undeveloped in perpetuity for future recreation/wildlife use.

2.8 Long-term maintenance of private accesses, stormwater facilities and other private improvements will be subject to recorded Covenants, Conditions, and Restrictions administered through a homeowner's association and will not burden the Town.

2.9 No additional development of the property is permitted as provided in TMC 18.45.070(6) and TMC 18.45.080.

2.10 Development of the property will not displace public recreation opportunities. The potential exists for a future public access to the open space parcels.

2.11 The proposal will not adversely affect wildlife habitat identified in the comprehensive plan for special consideration.

2.12 Development of the property is subject to Town and State requirements for stormwater management.

2.13 The development will create additional impervious surfaces. A stormwater management plan compliant with Town standards and the Eastern Washington Stormwater Management Manual will be prepared by a licensed engineer and approved by the Town and required improvements constructed to ensure that stormwater runoff from the development is retained, treated and dispersed within the project boundaries.

2.14 The proposal includes on-site pedestrian facilities.

2.15 The applicant demonstrated through a preliminary utility plan that the development will be adequately served by water, sewer, and electrical service.

2.16 The property has access to Town water and sewer.

2.17 The project is consistent with the requirements of Chapter 18 TMC, Zoning Code.

2.18 All requirements for processing a Type IV Permit stated in Chapter 14 TMC were followed.

2.19 Public notice of the application was published in the Methow Valley News on June 1, 2022.

2.20 A determination of non-significance was published in the Methow Valley News on June 1, 2022.

2.21 Notice of the public hearing scheduled for July 13, 2022 was published in the Methow Valley News on June 1, 2022.

2.22 The original notice of application, notice of hearing and DNS were withdrawn in September, 2022.

2.23 The applicant resubmitted the application and a revised SEPA Checklist on January 5, 2023.

2.24 The application was determined to be complete on January 5, 2023.

2.25 Public notice of the application was published in the Methow Valley News on January 11 and 18, 2023.

2.26 The applicant posted the property on January 11, 2023.

2.27 A Mitigated Determination of Non-Significance (MDNS) was issued on January 5, 2023 which was published in the Methow News on January 11, 2023, which was subsequently withdrawn.

2.28 A new MDNS was published in the Methow Valley News on February 1, 2023 with a comment/appeal period ending on February 22, 2023.

2.29 Notice of the February 8, 2023 public hearing before the Twisp Planning Commission was published in the Methow Valley News on January 25 and February 1, 2023.

2.30 The public hearing was continued to March 8, 2023, continued to April 12, 2023 then April 26th when the hearing was closed.

2.31 Nine (9) comments and documents labeled “appeals” were received on the MDNS, which resulted in its withdrawal on March 23, 2023.

2.32 The recommendations of a professional Fire Marshal hired by the Town to evaluate the application to address and reduce the potential wildfire impacts was considered by the Planning Commission and the Council. These recommendations included requirements for increasing the distance between planned structures, providing a buffer along the development’s western boundary, implementation of the latest Urban / Wildland Fire Code and fire reduction plan for the area south of Harrison Street.

2.33 The Council also considered the report and recommendations made by the fire consultant hired by the applicant to evaluate the fire risk and create mitigation measures for the project.

2.34 The proposed conditions are intended to address the comments and concerns raised during the public review process consistent with the objectives contained in TMC 18.45.010.

2.35 On June 29, 2023 the SEPA Responsible Official withdrew the MDNS in accordance with WAC 197-11-340(3)(a)(ii) and TMC 16.05.120(8). However, due to a clerical error, the wrong withdrawal form was used.

2.36 On July 31, 2023 the SEPA Responsible Office issued a Corrected Notice of Withdrawal in accordance with WAC 197-11-340(3)(a)(ii) and TMC 16.05.120(8).

2.37 A new MDNS dated August 14, 2023 was issued on August 15, 2023.

2.38 The August 14, 2023 MDNS was published in the Methow Valley News on August 16, 2023 and August 23, 2023 with a comment period ending on August 28, 2023.

2.39 On August 28, 2023 the Town extended the comment period to August 31, 2023 as the MDNS was not issued until August 15, 2023 and published on August 16, 2023.

2.40 Prior to August 31, 2023 seven (7) separate SEPA comments were submitted.

2.41 On September 12, 2023, the Town Council held a duly-noticed closed review of this application and deliberated on the same.

2.42 The Town Council voted to approve the Preliminary PD with amended findings of fact and conditions based upon the updated MDNS, comments on the MDNS, and based on the record.

2.43 On September 26, 2023, the Town Council approved this Resolution.

Section 3. Conditions of Approval. The approval of the Orchard Hills Preliminary Planned Development is subject to the following conditions:

Utilities and Transportation:

3.1 That the water and sewer systems required to serve the development be designed and engineered to Town standards, subject to review and comment by the Town's engineer, approved by the Town and either be built or bonded prior to final PD approval. Said utilities must be inspected during construction, any system development fees paid, and accepted by the Town prior to final approval. In addition, prior to final PD approval, the applicant shall provide a report by a qualified professional that demonstrates that the water system has adequate fire flow for the project, including having adequate capacity to serve the required fire sprinklers in every home. Such report is subject to the review and approval by the Town Engineer. If fire flow is not shown to be adequate, then the applicant shall be required to make improvements to the water system serving the PD to ensure adequate fire flow. Such improvements shall be built or bonded prior to final PD approval.

3.2 A stormwater management plan compliant with Town standards and the Eastern Washington Stormwater Management Manual shall be prepared by a licensed engineer and approved by the Town and required improvements constructed to ensure that stormwater runoff from the development is retained, treated, and dispersed within the project boundaries. The stormwater system may not be located in preserved open space.

3.3 That other utilities be engineered in accordance with specifications provided by the Okanogan County PUD, Methow Valley Irrigation District and/or telecommunications provider, said plans must approved in writing by appropriate entity, any fees paid, improvements constructed and inspected by the appropriate entity in compliance with approved plans.

3.4 All utility lines shall be placed underground.

3.5 A note must be placed on the face of the plat of the PD as follows: "The Town has no responsibility for maintenance, included plowing, of the identified private utility and access easements"

3.6 That plans and specifications meeting Town standards for street and pedestrian improvements be provided to the Town for review and approval prior to construction and that any pavement on Harrison Street, May Street, or Isabella Lane disturbed during construction be repaired and approved by the Town of Twisp Public Works Director prior to granting of final approval.

3.7 Two accesses to the development are required. If feasible, the applicant shall construct a secondary access road from the PD to Isabella Lane within the Town's

reservoir access easement. In the alternative, the applicant shall construct the secondary access road for ingress and egress to the project in another location (to either Isabella Lane or Harrison Street) subject to approval by the Public Works Director. Any such secondary access road may not be barricaded and must be maintained year-round by the applicant or successor HOA, unless made public.

3.8 That a traffic study be completed analyzing the impacts of the development on the capacity of the intersections of May Street and Second Avenue and Second Avenue and SR 20 during emergencies. Potential mitigation measures required of the applicant for addressing identified impacts on intersection capacity shall be as determined by the analysis.

3.9 Any proposed bond for incomplete utility extensions must comply with TMC 18.45.030(1) and be approved prior to final development plan approval.

Fire/Public Safety:

3.10 That all provisions of the International Fire Code related to access and fire flow be included in project designs and be built prior to granting of final approval of the PD.

3.11 That all construction be completed in compliance with applicable requirements of the International Building Code and all homes meet the 2018 International Wildland-Urban interface code. A note on the final plat will also be required referencing the requirement that all homes meet the 2018 International Wildland-Urban Interface code, including being constructed using Class 2 Ignition-Resistant construction methods and materials. In addition, all homes shall be equipped with NFPA 13D fire sprinkler systems. The requirements in this Condition shall be recorded either as a note on the final plat, or this requirement shall be recorded as part of Covenants, Conditions, and Restrictions for the development prior to approval of the Final PD.

3.12 That each lot be labeled with an E911 address prior to filing and recording of PD Plat.

3.13 That a fire hazard reduction plan be prepared by a qualified professional for all open space, approved by the Town and implemented prior to issuance of Final PD.

3.14 That any townhomes constructed within the development shall be on separate lots and are limited to two-unit buildings in accordance with the Town's zoning code applicable to this property.

Environmental:

3.15 That Best Management Practices shall be used during all construction activities to minimize dust, runoff, noise and associated environmental impacts.

3.16 Each dwelling unit shall be limited to one wood burning apparatus and no wood-burning fireplaces shall be allowed on any of the lots in the Planned Development. Prior to final PD, this condition shall be included as a Note on the Plat, or the applicant shall record Covenants, Conditions and Restrictions condition this restriction.

3.17 That all mitigation measures in the SEPA checklist submitted with the application and as set forth in the August 14, 2023 Mitigated Determination of Non-Significance are implemented and maintained for the life of the project.

3.18 That construction of improvements and development of parcels that contain steep slopes shall be required to follow the regulations contained in 18.60.180 TMC.

General / Land Use:

3.19 All required open space parcels must be kept as undeveloped open space in perpetuity by one of the following methods: (1) deeding it to the Town, if the Town agrees to accept the property, (2) by including such requirement in the Plat Notes, or (3) by recording Covenants, Conditions, and Restrictions against the property that require such open space to remain undeveloped in perpetuity. If the open space is not deeded to the Town, it shall be managed in perpetuity by the HOA. The HOA shall allow continued public access to the open space for walking in perpetuity.

3.20 That approximate footprints of all proposed buildings and their nature shall be shown or noted on each lot on the final PD.

3.21 That improvements and other aspects of the project described in the Project Narrative submitted with the application be supplemented with greater detail and the means of implementing the improvements described prior to Final PD.

3.22 That all requirements for final plat stated in TMC 17.25.020 be completed.

3.23 That any subsequent development/use of said parcels must comply with the regulations for the zoning district applied to the property as set forth in TMC 18.45.070(6).

3.24 The required open space percentage must be at least 40% per TMC. The open space area needs to be recalculated without the inclusion of the proposed roads/access and infrastructure improvements and verified by the Town prior to Final PD.

3.25 Covenants, Conditions and Restrictions or Plat Notes must be developed and provided to the Town that address the following items:

- a. Maintenance of private access and utility easements
- b. Landscape standards for individual lots
- c. Limitation of one wood burning device for each home
- d. Design criteria and standards for new homes and accessory buildings
- e. Exterior lighting standards.

3.26 All building sites shall be at least 30' below the nearest ridgeline. The applicant shall demonstrate compliance with this requirement prior to Final PD.

3.27 The Applicant submitted the following reports, each of which was prepared by qualified professionals: Geotechnical Report, a Limited Environmental Investigation, Wetlands Determination and Delineation, Habitat Assessment, and Lead and Arsenic Testing report. The mitigation measures contained in each of these reports are hereby made conditions of approval of the Final PD. Such mitigation measures shall be consistent with the Town's adopted codes and standards and the consultant reports shall be implemented or such work bonded prior to Final PD.

3.28 Arsenic testing and cleanup shall be as directed by the State Department of Ecology. The applicant shall provide evidence of compliance with Ecology's requirement prior to Final PD.

3.29 Any public or private dead-end streets and lanes shall meet all applicable codes. Private roads and access ways shall include design for snow clearing and storage in order to not impede emergency access and shall be designed so that snow will not be pushed onto the public street.

Section 4. Appeals. This decision is a Type IV decision and may be appealed in accordance with Chapter 36.70C RCW.

PASSED by the Town Council of the Town of Twisp, signed by the Mayor and attested by the Town Clerk in authentication of such passage on this 26th day of September, 2023.

Soo Ing-Moody, Mayor

ATTEST:

Randy Kilmer, Town Clerk

FILED WITH THE TOWN CLERK: _____
PASSED BY THE TOWN COUNCIL: _____
RESOLUTION NO: 23-710

TOWN OF TWISP
STAFF REPORT
ORCHARD HILLS PLANNED DEVELOPMENT

TO: PLANNING COMMISSION
FROM: KURT DANISON, TOWN PLANNER
SUBJECT: FINAL PLANNING COMMISSION STAFF REPORT
DATE: 5/17/23
CC: PALM INVESTMENTS NORTH LLC – PD22-02

Applicant: Palm Investments North LLC

Parcel #: 3322170391

Project Description:

Palm Investments North LLC proposes, through a Planned Development (“PD”) permit (Chapter 18.45 TMC), to divide a 16.81acre site (parcel number 3322180099), located west of the Painters Addition to Twisp in the western half of the Town of Twisp, into 52 individual single-family residential lots ranging in size from 3,630 sq ft to 8,903 sq.ft. with 3 open space tracts of 8,390 sq.ft., 116,669 sq.ft. and 171,156 sq ft. The applicant proposes engineering and installation of water, sewer, stormwater, irrigation and street infrastructure compliant with the Town’s Development Standards and installation of power and telecommunication infrastructure engineered and installed to the appropriate entities (Town, PUD, MVID, telecom) requirements.

Chronology:

Representatives of the Palm Investments North, LLC (“LLC”) contacted the Town in late 2021 with discussions centered on land use regulations and processes and public utility availability and capacities. Over the following year, the LLC begin detailed planning and discussions with Town Staff on code requirements. Several pre-application conferences were held during the winter of 2021/22 with an application submitted in May 2022 that was declared complete by the Town on May 26, 2022.

A public hearing before the Planning Commission was set for July 13, 2022 with a Notice of Application (published in Methow Valley News on June 1, 2022 and posted on the project site). A SEPA Determination of Non-Significance (DNS) was published on June 1, 2022 as well.

During the public review process prior to the July 13th planned hearing the Town received numerous comments on the PD application and 3 appeals of the SEPA DNS. As a result of the scope and scale of the comments, the Town withdrew the SEPA DNS, requested that the applicant prepare a revised application and SEPA Checklist and postponed the public hearing until August, that was subsequently postponed until September then postponed indefinitely until the revised application and SEPA checklist were submitted and accepted as complete.

The revised application, SEPA checklist and numerous special studies were submitted in late December of 2022 and accepted as complete by the Town on January 5, 2023. A Mitigated Determination of Non-Significance was signed by the Town on January 23, 2023 with a comment/appeal period ending on February 22. The Town received letters from 9 individuals who labeled their comments as a SEPA Appeal.

A public hearing before the Town's Planning Commission was set for February 8, 2023 which was continued until March 8 due to the comment/appeal period for SEPA not ending until February 22, and then to April 12 for the same reason.

Role of the Planning Commission:

The Planning Commission's role in the review process for a Planned Development is to hold the single open record public hearing as required by 14.05 TMC. The Commission's task is to review written or oral comments received during the public review process, interpret the comprehensive plan and zoning regulation, and prepare a recommendation to the Town Council on whether to grant preliminary approval of the PD, approval with conditions or deny the request.

18.45.060(4) provides the following guidance for the Commission once the public hearing is closed:

(4) Planning Commission Recommendation. Within 30 days after conclusion of the hearing on a preliminary development plan application (including any continued hearing), the planning commission shall recommend approval, conditional approval, or disapproval of the application. The recommendation of the planning commission shall be in writing, with all conditions of approval (if any) precisely stated, and shall be accompanied by findings of fact to justify such recommendation. Conditions may include, but shall not be limited to, change of types of uses, limitations on density, change in locations of improvements or uses, provision for pedestrian trails, conveyance of land, money or other property to the town for the purpose of providing public facilities, services or other mitigation needed, and/or the monitoring of development proposed or specific impacts therefrom. The planning commission may recommend disapproval of the application if, in the opinion of the commission, impacts from the proposed project cannot be mitigated sufficiently to assure maintenance of the public health, safety and welfare, or if the comprehensive planning goals and/or the policies and objectives stated in this title are not met. When the application calls for construction or alteration of roads, utilities, or other improvements for which public agencies would have responsibility for completion should the developer fail to complete them adequately, or when the application or the recommendation of the planning commission conditions the project on improvements or changes to mitigate anticipated adverse impacts from construction, and when such required improvements will not be completed at the time of final approval of the plan, the planning commission shall recommend to the town council that a bond or other acceptable security be required of the developer in an amount equal to at least 120 percent of the estimated cost of the required improvements. If the development is to be done in stages, the planning commission shall ensure that open spaces and facilities proposed for the entire development be developed or committed in proportion to the impact and needs of each phase of construction of the development.

Applicable Codes and Town Standards:

Preliminary approval of a Planned Development Permit is a Type IV action. The application,

contents, review process, timelines and public hearing for the proposed PD is required by Chapters 18.45 and 14.05 of the Twisp Municipal Code. The following excerpts from the Comprehensive Plan and Zoning Code provide the planning goals and regulations that govern the PD process.

It is important to note that the Town has to use and follow the adopted plans and regulations that are in place at the time an application is accepted as complete, not what folks believe what the plans and regulations should be. There is a formal process for amending the Town's Comprehensive Plan and implementing regulations which can be pursued in a variety of ways, but any such changes will not impact this development.

Comprehensive Plan - Property is designated as R-1 Low Density Residential

Land Use Goals: The Twisp Comprehensive Plans provides the following overall land use goals:

1. Encourage the growth of the community that will ensure 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.

General Principles for Development:

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.
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.

6. 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.

General Goals for Residential Development:

- a. Residential areas should be located within close proximity of institutional facilities such as schools, parks, and churches.
- 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.

Land Use Designation - Single Family Low Density Residential (R-1)

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

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 more creative approach to development which will result in a more efficient, aesthetic and environmentally responsive use of the land.
- 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.
- 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.

Comprehensive Plan – Analysis:

The Town's Comprehensive Plan contains some contradictory goals and principals. Some support the type of development planned for Orchard Hills others seem to discourage such development. The provisions related to Planned Development support the proposed Orchard

Hills planned development. The Planning Commission will have to determine whether recommending approval of the planned development, as conditioned, is consistent with the comprehensive plan.

Zoning Code: Property is Zoned R-1

18.25.030 Low-density residential single-family (R-1) district.

- (1) Intent. The low-density residential single-family district is intended to reserve areas primarily for family living in single-family dwellings on large lots, characterized by privacy, an atmosphere conducive to sleep and repose, and living environments that promote the enjoyment of residential and neighborhood life. Certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods should be allowed. Approved accessory dwelling units should be allowed.
- (2) Uses Allowed.
 - (a) Uses allowed in the R-1 district are shown in the district use chart in Appendix A of this title.
 - (b) Approved accessory dwelling units may be allowed in R-1 zoning districts. The following standards shall apply:
 - (i) Minimum lot size: 10,000 square feet.
 - (ii) In R-1 zoning districts, an accessory dwelling unit may be located in a separate accessory structure or incorporated within the principal dwelling. See definition in TMC 18.20.060.
 - (iii) Accessory dwelling units in R-1 zoning districts must be sited so that they will conform with all applicable regulations, including all setback requirements, if the parcel is to be divided.
- (3) Dimensional Requirements. Lot sizes, minimum dwelling unit sizes, allowable densities, lot coverage, height and setbacks shall be as set forth in Table 5. (Ord. 753 § 3 (Exh. C), 2019; Ord. 620 § 5(3), 2010)

The District Use Chart, Appendix A provides for the following uses:

LEGEND:

A = Allowed Use

P = Prohibited Use

AP = Allowed; Administrative Permit Required PD = Planned Development Permit Required

CUP = Conditional Use Permit Required

BSP = Binding Site Plan

	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU*
Residential uses	I									
Accessory dwellings	I	A	A	AP	AP	P	PD	P	P	P
Accessory structures	I	A	A	A	A	A	A	A	P	A
Adult family homes	I	A	A	PD	PD	CUP	PD	P	P	P
Assisted living facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Bed and breakfasts	I	AP ¹³	A ¹³	P**	P**	P**	P**	P	P	P
Boarding homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Boarding houses	CUP	CUP	A	A	A	A	A	P	P	P
Condominiums, residential	PD	PD	PD	PD	PD	P	PD	P	P	P
Convalescent	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Duplexes	I	A	A	AP ¹⁴	AP ¹⁴	P	PD	P	P	P
Dwellings, multifamily	I	P	A	AP ¹⁴	AP ¹⁴	P	PD	P	P	P
Dwellings, single-family	I	A	A	AP ¹⁴	AP ¹⁴	P	P	P	P	P

Table 5 provides dimensional and density standards for residential development:

**Table 5 – Residential Districts
Lot Size, Coverage, Density, Setback, and Height**

	R-1	R-2	R-3
Minimum lot size ¹	10,000 square feet	5,000 square feet, single-family; 7,500 square feet, duplex	5,000 square feet single-family; 1,500 square feet each additional unit
Maximum density, with PD permit	6 d.u./net residential acre	10 d.u./net residential acre	16 d.u./net residential acre
Maximum building coverage ²	35%	50%	50%
Maximum lot coverage ²	50%	65%	80%
Minimum front yard setback ^{2,3}	15 feet	15 feet	15 feet
Minimum side yard setback ^{2,3}	5 feet	5 feet	5 feet
Minimum rear yard setback, main structure ³	15 feet	10 feet	5 feet
Minimum rear yard setback, accessory structure ³	5 feet	5 feet	5 feet
Maximum height, main structure	30 feet	30 feet	30 feet
Maximum height, accessory structure	24 feet	24 feet	24 feet
Minimum lot size with accessory dwelling unit	15,000 square feet	7,500 square feet	6,500 square feet
Minimum primary dwelling unit size	950 square feet	500 square feet	360 square feet
Minimum accessory dwelling unit size ⁴	360 square feet	360 square feet	360 square feet

LEGEND: d.u. = dwelling unit

¹ Minimum lot sizes do not apply to planned developments.

² Maximum lot coverage, front yard setback, and side yard setback apply to all structures, including accessory dwelling units.

³ Required off-street parking is not allowed in required front, side, or rear yard setbacks.

⁴ Limited to detached dwellings.

Planned Developments: 18.45 Twisp Municipal Code

18.45.010 Intent.

The intent of the planned development permit process is to allow a variety of uses and developments within the town of Twisp while retaining the ability of the town to review and condition those developments that might without restriction infringe on other uses in the district or threaten the environmental or aesthetic attributes of the town. The planned development permit process allows review and the implementation of restrictions or

conditions on a development by the town, pursuant to identified issues and standards, in order to achieve the following objectives:

- (1) Provide for flexibility in the design of land uses and activities to encourage more creative approaches to development, to result in more efficient, aesthetic, and environmentally responsive use of lands within the town;
- (2) Allow for public input and response by town citizens and interested persons, agencies and groups, to better assure that land uses and development within the town reflect the needs and desires of town citizens and are consistent with the public welfare of the town;
- (3) Permit creativity in design and placement of buildings, use of required open spaces, provision for on-site circulation plans, off-street parking and other site design elements that better utilize the potentials of special features of the property, including location, geography, topography, vegetation, size or shape, and scenic views;
- (4) Facilitate the provision of economical and adequate public improvements, including streets and utilities;
- (5) Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural or existing features including but not limited to key wildlife habitats, riparian habitats, floodplain and other wetlands, mature tree stands, steep slopes, unique or aesthetically important views and vistas, and similar resources and features;
- (6) Minimize and/or mitigate the impacts of development on the public health, safety, welfare, aesthetic values, and other interests of the town;
- (7) Require the incorporation of public access to recreational opportunities, including trail systems, as a part of development activities;
- (8) Allow areas to be combined together for development that would otherwise be developed on a lot-by-lot basis, and to develop the area jointly with clustered or common features and structures and shared roads and utilities for more economic use of the land and better utilization of limited land and natural resources and maintenance of open space areas;
- (9) Assure that aesthetic values are considered in the architectural design of structures and in the overall development plans, and are a part of the review process of significant developments within the town;
- (10) Provide regulations for the planned development permit process which will give notice to developers of pertinent issues, concerns and limitations in planning of projects. (Ord. 620 § 9(1), 2010)

18.45.030 Additional planned development permit regulations.

- (1) Utilities. All electrical lines, telephone lines, and other wiring conduits and similar facilities in planned developments shall be placed underground by the developer, unless this requirement is waived by the planning commission and the town council. Waiver of this requirement must be based upon the physical constraints of the site and/or technical difficulties with such underground installations that are unique to the lot or parcel, and shall not be based upon financial considerations alone. Waiver shall not be permitted when it would be in violation of the requirements of this or other town ordinances or regulations for the zone in which the planned development is located. When a planned development includes utility extensions that are to be dedicated to and become the

responsibility of the town upon completion and acceptance thereof, the developer shall provide to the town a one-year maintenance bond for such utility extension to cover all necessary maintenance and repairs of the utility extension during the covered period.

The developer may be required to increase the one-year term when special considerations or unique circumstances make a longer term advisable for the protection and welfare of the town, and upon order for such increased bond period by the town council; provided, that in no event shall the one-year term for the maintenance bond be reduced. Water and sewer line extensions shall be properly engineered with plans approved by the town and shall meet all applicable town, state, and federal requirements.

- (2) Views. Planned development proposals shall give consideration to views, both those available from the subject lot(s) or parcel in orientation of the development, and those views from neighboring properties and roadways that might be obscured or obstructed by the development. Proposals shall be designed to minimize obstruction of river views and of other desirable views from neighboring properties, including usage of more stringent height limitations, view corridors, and building orientation and location restrictions where feasible and appropriate.
- (3) Trails and Recreation Facilities. As additional consideration for increased densities and development approval on riverfront parcels, developers may be required to dedicate a public nonmotorized trail along the river (in such location as shall be determined by the developer with approval of the administrator and in consultation with town departments and resource agencies). Residential planned developments shall consider additional trail systems in their development plans to promote both nonmotorized recreational opportunities and pedestrian circulation. Commercial planned developments shall consider and provide for pedestrian access to and through the development where practical. Multifamily residential planned developments or larger-scale residential planned developments shall consider other recreational areas and facilities, such as community parks, picnic areas and play areas, in the design of the development.
- (4) Landscape Plans. Planned development applications shall include a general landscape plan which shall include plantings for street frontage and interior lot line buffers and parking lot and ornamental landscaping (including light diffusion and site obstruction), and which shall concentrate on low-water-use plantings where feasible. As a minimum, plantings shall include the landscaping and buffers specified in TMC [18.20.120](#) for the zoning district in which the planned development is proposed. Timed irrigation systems will generally be required in planned developments to minimize irrigation water needs.
- (5) Additional Areas of Regulation. Those areas of concern set forth in TMC 18.45.050(2) as planned development program items shall be reviewed by the town and may be subject to regulation to meet the specified performance goal for each item where appropriate. (Ord. 620 § 9(3), 2010)

Zoning Code – Analysis: There is a conflict between the intent of the R1 zoning district and the regulations which provides for the reduction of minimum lot sizes through the PD process. There is also a conflict with the comprehensive plan which calls for a maximum density of 4 units per acre rather than the 6 permitted under zoning. However, as the zoning code has been adopted by ordinance, the zoning provisions prevail. The proposed use is considered allowed as it consists of single-family residences and falls within the allowable zoning density providing it follows the

requirements for a planned development.

SEPA and Critical Areas:

Preliminary approval of a Planned Development Permit, which can only be granted by the Town Council, is subject to review under the State Environmental Policy Act (SEPA) and review for potential impacts to designated critical areas (Chapter 18.60 TMC).

The applicant submitted a SEPA Checklist as part of the original application materials accepted as complete on May 26, 2022. The SEPA Administrator issued a Determination of Non-Significance (DNS) on May 26, 2022, which was published in the Methow Valley News (MVN) on June 1, 2022, with the required appeal period ending on June 28, 2022. This DNS was appealed and drew numerous comments. As a result, the Town withdrew the DNS and provided the applicant with a list of items that needed to be addressed in a revised SEPA Checklist and PD application.

A revised SEPA Checklist with a revised PD application and numerous special studies intended to address the comments and concerns was submitted during the preliminary review process. The revised SEPA Checklist and related information resulted in the Town issuing a Mitigated Determination of Non-Significance (MDNS) on January 5, 2023 which was published in the Methow News on January 11, 2023. The MDNS drew comments from the Department of Ecology noting the MDNS form was incorrect and that more detailed information on the proposed mitigation needed to be included.

The Town reissued the MDNS on the correct form with reference to the issues the Town required be addressed in the revised SEPA Checklist and references to the revised SEPA Checklist and special studies that provide information on impacts and proposed mitigation measures. The reissued MDNS was circulated to commenting agencies and individuals on January 26 and was published in the Methow Valley News on February 1, 2023 with comments or appeals due on February 22, 2023.

Nine letters were received on or before February 22, 2023 stating that the letters were appeals of the MDNS. While the “appeals” were generally more comments on the proposed development, than suggestions for specific mitigation measures, the result was a review of the comments, concerns and questions raised. As a result of the review, how the appeals would be handled in light of conflicting requirements between appeals of land use actions and SEPA determinations and the timing thereof, as well as a procedural issue raised in one of the appeals, the MDNS had to be withdrawn again on March 28, 2023.

As there will be no decision made by the Planning Commission and the decision to grant preliminary approval is vested with the Town Council, the MDNS will not be reissued until the Planning Commission has made its recommendation to Council.

A new MDNS will be issued on May 19, 2023.

Critical Areas/Environmental Concerns:

A review of the Town’s geologic hazard areas designation maps finds that portions of the subject property lie within areas with steep slopes. Compliance with the geologically hazardous areas standards in Chapter 18.60 TMC requires specific geotechnical evaluations of development. The applicant provided a soils report which shows that the majority of the area to be developed avoids steep slopes. The project site is also within a designated critical aquifer recharge area

which requires all stormwater runoff to be retained and treated on-site in compliance with the provisions of the Eastern Washington Stormwater Management Manual. The applicant provided a preliminary Stormwater Management Plan that addresses the regulations. The report will need to be finalized, design completed and infrastructure be built, inspected and/or bonded prior to final approval.

Other environmental concerns raised through the public comment period included the potential presence of wetlands and possible soil contamination due to former use as an orchard. The applicant provided a study which found the subject property contains no wetlands. The applicant also provided an analysis of the soils looking for arsenic/lead contamination. The results found that there are low levels, well below minimums, present in the soils with the highest concentrations closest to the rock outcrops, rather than the former orchard ground.

The applicant also completed a traffic study which found the existing road network has the capacity for the increased traffic. This report is being updated to include an analysis of the capacity of the intersections of May St and Second and SR 20 in the event of emergencies.

The Town has received a review of the plans from a qualified Fire Marshall.

Planning Commission Public Hearing:

The Town of Twisp Planning Commission held an open record public hearing on February 8, 2023 which was continued to March 8, 2023 and continued again until April 12, 2023 then again until April 26th. The hearing was closed on April 26th and the Planning Commission began discussing potential conditions until the end of the meeting. The Planning Commission continued discussions at its May 10th meeting and came to an agreement on conditions to recommend to the Town Council. Staff was directed to revise the Staff Report to amend and add to the conditions to be recommended to the Town Council for preliminary approval of the Orchard Hills Planned Development. The Commission held a special meeting at 5:30 p.m. on May 17, 2023.

Comments Received:

The application and related materials were mailed or e-mailed to commenting agencies (see list in project file) and a notice provided to adjoining landowners on January 2023. Written comments were received from 35 individuals and couples and another 34 individuals (some also provided written comments) commented during the public hearing process (see list of commenters, comments and responses in Attachment A) Copies of all written comments are contained in the project file.

Recommendation by Staff:

Staff recommends that the Planning Commission make the following motion:

Move “to recommend preliminary approval of the Orchard Hills Planned Development to the Town Council subject to the conditions and findings contained in the May 17, 2023 Staff Report and that all conditions be satisfactorily addressed prior to any granting of final approval”

Proposed Conditions:

Utilities and Transportation -

1. That the water and sewer systems required to serve the development be designed and engineered to Town standards, subject to review and comment by the Town’s engineer,

approved by the Town and either be built or bonded prior to final approval. Said utilities must be inspected during construction, any system development fees paid, and accepted by the Town prior to final approval.

2. A stormwater management plan compliant with Town standards and the Eastern Washington Stormwater Management Manual has to be prepared by a licensed engineer and approved by the Town and required improvements constructed to ensure that stormwater runoff from the development is retained, treated and dispersed within the project boundaries.
3. That other utilities be engineered in accordance with specifications provided by the Okanogan County PUD, Methow Valley Irrigation District and/or telecommunications provider, said plans must approved in writing by appropriate entity, any fees paid, improvements constructed and inspected by the appropriate entity in compliance with approved plans.
4. All utility lines shall be placed underground.
5. A note must be placed on the face of the plat of the PD as follows: "The Town has no responsibility for maintenance, included plowing, of the identified private utility and access easements"
6. That plans and specifications meeting Town standards for street and pedestrian improvements be provided to the Town for review and approval prior to construction and that any pavement on Harrison Street, May Street, or Isabella Lane disturbed during construction be repaired and approved by the Town of Twisp Public Works Director prior to granting of final approval.
7. The proposed second access from the proposed development to Isabella Lane be built to International Fire Code standards for an emergency fire apparatus access and be signed as such prior to final approval.
8. That a traffic study be completed analyzing the impacts of the development on the capacity of the intersections of May Street and Second Avenue and Second Avenue and SR 20 during emergencies. Potential mitigation measures required of the applicant for addressing identified impacts on intersection capacity shall be as determined by the analysis.
9. Any proposed bond for incomplete utility extensions must comply with TMC 18.45.030(1), and be approved prior to final development plan approval;

Fire/Emergency -

10. That all provisions of the International Fire Code related to access and fire flow be included in project designs and be built prior to granting of final approval of the PD.
11. That the planned emergency access road cannot be barricaded and must be maintained year-round.
12. That prior to final approval the applicant participates with the Town in the amendment of the adopted Comprehensive Emergency Response Plan that sets forth a plan for traffic control in the event of a wildfire or other emergency that necessitates evacuation of the May Street neighborhood.
13. That all construction be completed in compliance with applicable requirements of the

International Building Code and all homes meet the 2018 International Wildland-Urban interface code A note on the final plat will also be required referencing the requirement that all homes meet the 2018 International Wildland-Urban Interface code

14. That each lot be labeled with an E911 address prior to filing and recording of PD Plat.
15. That the Town amend its Capital Facilities Plan and Six Year Transportation Improvement Plan to add a second point of access from the May Street neighborhood to the Twisp Carlton Road with the intent of completing the project within 5 years.
16. That a 100-foot-wide buffer as per Fire Marshall recommendation be created along the western boundary of the development from the western property line to Harrison Street. Such buffer shall be gravel, irrigated grass or other acceptable fire-resistant vegetation and must be completed prior to deeding of open space to Town.
17. That a fire hazard reduction plan prepared by a qualified professional be prepared, approved by the Town and implemented in the proposed open space area south of Harrison Street be completed prior to deeding of open space to Town.
18. That the PD be redesigned to eliminate proposed townhomes and modify lot sizes that ensure that there is a minimum of 30 feet of clear space between the eave line of structures.

Environmental -

19. That Best Management Practices shall be used during all construction activities to minimize dust, runoff, noise and associated environmental impacts.
20. That only one wood burning device is permitted per home, requires a building permit and shall meet or exceed Washington State and federal Environmental Protection Agency standards. No fireplaces are permitted.
21. That all mitigation measures in the SEPA checklist submitted with the application and as set forth in the Mitigated Determination of Non-Significance are implemented and maintained for the life of the project.
22. That construction of improvements and development of parcels that contain steep slopes shall be required to follow the regulations contained in 18.60.180 TMC.

General/Land Use -

23. That the three open space parcels be deeded to the Town as proposed with the value of the land calculated as a donation for use as a match for future grant requests.
24. That building envelopes be shown on each lot on the final plat of the PD.
25. That improvements and other aspects of the project described in the Project Narrative submitted with the application be supplemented with greater detail and the means of implementing the improvements described.
26. That all requirements for final plat stated in TMC 17.25.020 be completed.
27. That any subsequent development/use of said parcel must comply with the regulations for the zoning district applied to the property.
28. Open space percentage, must be at least 40% per TMC, needs to be recalculated without proposed roads/access and infrastructure improvements.

29. Covenants, Conditions and Restrictions must be developed and provided to the Town that address the following items:
- a. Maintenance of private access and utility easements
 - b. Landscape standards for individual lots
 - c. Limitation of one wood burning device for each home
 - d. Design criteria and standards for new homes and accessory buildings
 - e. Exterior lighting standards (dark sky compliant)

Findings of Fact:

The following Findings of Fact support the recommended approval and conditions placed thereon.

The Planning Commission finds the following:

1. Palm Investments North LLC is the legal owner of the property.
2. There is a need for housing in the community and the Methow Valley as a whole; the proposal addresses that need.
3. Adequate urban services (water, sewer, power and telecommunication) are available.
4. The subject property is constrained by topographic features (critical area) limiting traditional development options.
5. The development proposal of single-family homes is consistent with the uses allowed by zoning for the subject property.
6. Development through the PD Permit will create approximately 10 acres of developable land and approximately 6.8 acres of permanent open space.
7. At least 40% of the project site will be dedicated to permanent open space. The open space is to be deeded to the Town for future recreation/wildlife use.
8. Long-term maintenance of private accesses, stormwater facilities and other private improvements will be subject to CC&Rs administered through a homeowner's association and will not burden the Town.
9. No additional development of the property is permitted.
10. Development of the property will not displace public recreation opportunities. The potential exists for a future public access to the open space parcels.
12. The proposal will not adversely affect wildlife habitat identified in the comprehensive plan for special consideration.
13. Development of the property is subject to Town and State requirements for stormwater management.
14. The development will create additional impervious surfaces. A stormwater management plan compliant with Town standards and the Eastern Washington Stormwater Management Manual will be prepared by a licensed engineer and approved by the Town and required improvements constructed to ensure that stormwater runoff from the development is retained, treated and dispersed within

the project boundaries.

15. The proposal includes on-site pedestrian facilities.
16. The applicant demonstrated through a preliminary utility plan that the development will be adequately served by water, sewer and electrical service.
17. The property has access to Town water and sewer.
18. The project is consistent with the requirements of Chapter 18, Zoning Code.
19. All requirements for processing a Type IV Permit stated in Chapter 14 TMC were followed.
20. That a public notice of the application was published in the Methow Valley News on June 1, 2022
21. That a determination of non-significance was published in the Methow Valley News on June 1, 2022.
22. A notice of the public hearing scheduled for July 13 was published in the Methow Valley News on June 1, 2022.
23. That the original notice of application, notice of hearing and DNS were withdrawn in September, 2022.
24. That the applicant resubmitted the application and a revised SEPA Checklist on January 5, 2023.
25. The application was determined to be complete on January 5, 2023.
26. That a public notice of the application was published in the Methow Valley News on January 11 and 18, 2023
27. That the applicant posted the property on January 11, 2023.
28. That a Mitigated Determination of Non-Significance (MDNS) was issued on January 5, 2023 which was published in the Methow News on January 11, 2023, which was subsequently withdrawn.
29. That a new MDNS was published in the Methow Valley News on February 1, 2023 with a comment/appeal period ending on February 22, 2023.
30. That a notice of the February 8, 2023 public hearing was published in the Methow Valley News on January 25 and February 1, 2023.
31. That the public hearing was continued to March 8, 2023, continued to April 12, 2023 then April 26th when the hearing was closed.
32. That 9 comments and appeals were received on the MDNS, which resulted in its withdrawal on March 23, 2023.
33. That the requirements for increasing the distance between planned structures, providing a buffer along the development's western boundary, implementation of the latest Urban/Wildland Fire Code and fire reduction plan for the area south of Harrison Street are based on the recommendations of a professional Fire Marshall to address reduce the potential wildfire impacts.

34. The proposed conditions are intended to address the comments and concerns raised during the public review process.



Town of Twisp

118 S. Glover Street • Box 278 • Twisp, WA 98856 • 509-997-4081 • F-509-997-9204

STATE ENVIRONMENTAL POLICY ACT **Mitigated Determination of Non-Significance**

August 14, 2023

Lead Agency: Town of Twisp

Agency Contact: Kurt Danison. townplanner@townoftwisp.com, 509 997 4081

Agency File Number: PD22-02

Description of Proposal:

Palm Investments North LLC/Jerry and Julie Palm of Winthrop, Washington have submitted a revised application for preliminary approval of a 52 lot Planned Development to the Town of Twisp. The proposal entails development of Parcel No. 3322180099 with 52 residential lots ranging in size from 3,630 sq ft to 8,903 sq.ft. with 3 open space tracts of 8,390 sq.ft., 116,669 sq.ft. and 171,156 sq ft. As a planned development the application requests that interior lots have a zero-side yard setback.

Location of Proposal:

The proposed planned development, which proposed streets, water and stormwater utilities built to Town standards, is located west of the Painters Addition to Twisp with access from Harrison Street and proposed emergency access to Isabella Lane within the Town's reservoir access easement, within Section 18, Township 33 N., Range 22 E.W.M.

Applicant: Palm Investments LLC
PO Box 322
Winthrop, WA 98862
Palmci1@gmail.com
509 322 3032

The Town of Twisp has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached, and the application, special studies and related materials are

Mitigated Determination of Non-Significance

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This determination is based on the following findings and conclusions:

The application for the proposed planned development underwent a preliminary review process wherein a Determination of Non-Significance (“DNS”) was issued by the Town and was subject to numerous comments and several appeals. As a result, the Town withdrew the DNS and provided the applicant with a list of items to address in a revised SEPA Checklist and application for the planned development (“PD”). The Town issued a Mitigated Determination of Non-Significance (“MDNS”) on January 5, 2023, which was withdrawn as it was on the wrong form, then a new MDNS was issued on February 1, 2023, which was also withdrawn on March 23, 2023, when a commentor correctly pointed out that the notice provided did not meet the requirements of state statute.

The Planning Commission completed the required Public Hearing process on April 26, 2023, then began discussion of the conditions to be placed on the recommendation for preliminary approval of the PD. The hearing process entailed the Planning Commission completing its discussion of the proposed conditions on May 10, 2023, with the conditions primarily intended to address the issues brought up via the written comments from 35 individuals and couples, another 34 individuals (some also provided written comments) commenting during the public hearing process and the 9 comments (some incorrectly labeled “appeals”) were submitted on the February 1, 2023, MDNS.

A new MDNS was prepared and issued on May 24, 2023. As a result of comments on that MDNS, the SEPA Responsible Official withdrew the MDNS in accordance with WAC 197-11-340(3)(a)(ii) and TMC 16.05.120(8). Due to a clerical error, an incorrect Notice of Withdrawal was issued and published. A Corrected Notice was issued on July 31, 2023 to replace the previously incorrect Notice of Withdrawal.

Many of the comments received on the original DNS and subsequent MDNS (withdrawn) mirrored the comments submitted on the PD application itself and were more about the Town’s land use plans, codes, and regulations, however, the following items have been addressed in the revised SEPA Checklist and the conditions of preliminary approval recommended by the Planning Commission:

1. Air Quality
2. Glare and light pollution
3. Critical Areas and Wetlands
4. Design Standards
5. Density
6. Traffic – volume, road capacity and emergency access
7. Stormwater – how will it be handled
8. Consistency with Comprehensive Plan
9. Consistency with Zoning Code
10. Wildfire Risk
11. Contamination from previous agricultural use

The mitigating conditions set forth in the Mitigation Plan supporting this Mitigated Determination of Non-Significance attached hereto are requirements of approval of the PD.

This MDNS is issued under WAC 197-11-350 and the comment period will end on **August 29, 2023**. Comments can be submitted to Kurt Danison, Town Planner, townplanner@townoftwisp.com, P.O. Box 278, Twisp, WA 98856 509 997 4081

Signature Kurt E. Danison
(electronic signature or name of signor is sufficient)

Date August 14, 2023

Appeal process:

You may appeal this determination to:

Okanogan County Superior Court

149 3rd Ave. South

Okanogan, WA 98840

There are no administrative appeals for this MDNS because the decision on the underlying permit is being made by the Town Council. TMC 16.05.200(5). Therefore, in accordance with RCW 43.21C.075(6)(c) and TMC 14.05.070(6), any appeals of this MDNS may be taken to Okanogan County Superior Court in conjunction with the underlying decision by the Town Council. Such appeal must be filed no later than 21 days following issuance of the Town Council's decision on the PD in accordance with the deadlines contained in Chapter 36.70C RCW.

Orchard Hills Planned Development Mitigation Plan

One of the conditions for preliminary approval of the PD requires that all mitigation measures set forth in the revised SEPA Checklist and any addendums thereto are required to be implemented and maintained throughout the life of the project.

1. Air Quality.

The applicant notes in the SEPA Checklist that all woodstoves must meet current state and federal standards and that the Department of Ecology publication “Methods for Dust Control” 2016 will be utilized to prepare a dust control plan in accordance with the Town of Twisp’s codes and regulations and best management practices.

Mitigation conditions for preliminary approval of the PD should require that the final approval contain either Plat Conditions and Restrictions limiting each dwelling unit to one wood burning apparatus with no wood-burning fireplaces allowed or, in the alternative, that the applicant record Covenants, Conditions and Restrictions on all the lots containing this restriction.

The issue of re-suspended dust from winter sanding operations is a Town issue that is not the responsibility of the developer.

2. Glare and light pollution.

The applicant notes in the SEPA Checklist that the project will adhere to current Town lighting standards and will limit all building sites to at least 30’ below the ridgeline. Demonstrated compliance with Town lighting standards in effect at the time of building permit application(s) (including standards provided in TMC 18.15.070) will be adequate to mitigate light and glare. The conditions for preliminary approval of the PD should require that no building site be developed that is not at least 30’ below the nearest ridgeline. The applicant will demonstrate compliance with this condition prior to issuance of approval of the Final PD.

3. Critical Areas and Wetlands.

Portions of the project site have been designated as Geological Hazardous Areas and Critical Aquifer Recharge Areas in the Town’s Comprehensive Plan. The applicant submitted the following reports prepared by qualified professionals: Geotechnical Report, a Limited Environmental Investigation, Wetlands Determination and Delineation, Habitat Assessment, and Lead and Arsenic Testing report. The studies provided data on the soils, topography, soil permeability and potential contamination from historic use of portions of the site as a commercial orchard. In general, the Geotechnical Report found the site suitable for the type of development being proposed and contained recommendations for measures to reduce potential impacts. The mitigation measures contained in the reports prepared by qualified professionals and submitted by the applicant should be made conditions of approval of the Final PD. The Limited Environmental Investigation did find evidence arsenic in the soils on the project site and made the following recommendation:

Because arsenic was detected in soil above the MTCA Method A cleanup level at the

Subject Property, Ecology requires additional environmental investigation and/or cleanup to meet the requirements of MTCA and Ecology's Model Remedies for Cleanup of Former Orchard Properties in Central and Eastern Washington (July 2021, Publication No. 21-09-006). The highest concentrations of arsenic were measured in soil samples collected at depths of 8 and 10 feet bgs from test pits located nearest the bedrock ridge in the western portion of the Subject Property. It is possible that naturally occurring arsenic in the bedrock is a source of arsenic to soil at the Subject Property. However, because the Subject Property was historically used as orchard land, Ecology will likely require a background study of naturally occurring arsenic, completed in accordance with WAC 173-340-709, to establish area soil background concentrations and evaluate future cleanup requirements for the Subject Property.

The applicant notes in the SEPA checklist that temporary sediment/erosion control measures will be incorporated during construction to prevent sediment transport off site. NPDES Construction Storm Water Permit from DOE will be obtained, and an associated plan implemented. All land disturbed during construction will be stabilized and revegetated. Measures to reduce or control erosion include stormwater management and dedication of permanent open space.

The applicant provided a Wetlands Assessment conducted by a qualified professional. The Assessment found no wetlands on the subject property.

4. Design Standards.

As the applicant notes in the SEPA Checklist, the project will be required to comply with the Town design standards for public and private infrastructure and for the individual dwelling units. The applicant will adhere to such standards as are in effect at the time of the submittal of building or development permits. In addition, the applicant will be subject to the development standards contained in Chapter 18.45 TMC.

5. Density.

The proposed PD includes 52 individual single-family residential lots ranging in size from 3,630 sq ft to 8,903 sq. ft. with 3 open space tracts of 8,390 sq. ft., 116,669 sq. ft. and 171,156 sq. ft. The PD was determined to meet the density standards set forth in the Twisp Zoning Code (Title 18, Table 5). While the proposed development is in an area zoned R1, with a minimum lot size of 10,000 sq ft, Table 5 contains a footnote indicating that the minimum lot size does not apply to a PD. Comprehensive Plan and Zoning regulations encourage PDs as a means to protect open space and critical areas by allowing flexibility in design, which includes clustering of dwellings on smaller lots. Preservation of the open space in perpetuity will off-set the clustered density proposed in the application.

6. Traffic.

The applicant notes in the SEPA Checklist that a study by independent consultant SJC Alliance estimates that there will be 563 new trips per day on May St and Harrison Ave. The study noted that

the existing street network has the capacity to handle the increased traffic, The applicant also provided a supplemental traffic study that examined the current and projected capacity of the intersections of May Street and Second Avenue and Second Avenue and S.R. 20. The supplement found that both intersections have the capacity to address existing as well as projected traffic volumes from this project.

Two accesses to the development are required. If feasible, the applicant shall construct a secondary access road from the PD to Isabella Lane within the Town's reservoir access easement. In the alternative, the applicant shall construct the secondary access road for ingress and egress to the project in another location subject to approval by the Public Works Director. Any such secondary access road may not be barricaded and must be maintained year-round by the applicant or successor HOA, unless made public.

Public and private roads that do not have wide radius turn arounds have been shown to create issues with snow clearing and storage which can impede emergency access. Any public or private dead-end streets and lanes shall meet all applicable codes. Private roads and access ways shall include design for snow clearing and storage in order to not impede emergency access and which does not result in snow being pushed onto the public street.

In the event of an emergency, evacuation of the PD and adjoining neighborhood will occur consistent with the Town's Emergency Response Plan, as it may be amended from time to time.

7. Stormwater.

The applicant states in the SEPA Checklist and a preliminary Stormwater Management Plan that stormwater runoff will result from developed hardscape areas including buildings, roadways, pedestrian paths, and parking areas. These areas will be directed via sloped surfaces and conveyance piping to water quality and infiltration swales or dry wells designed and sized to meet the requirements of the DOE Stormwater Manual for Eastern Washington 2019.

A stormwater management plan compliant with Town standards and the Eastern Washington Stormwater Management Manual must be prepared by a licensed engineer and approved by the Town prior to final approval of the PD. The stormwater plan will ensure that stormwater runoff from the development is retained, treated, and dispersed within the project boundaries. In addition, the stormwater plan improvements must be constructed or bonded prior to final approval of the PD.

The stormwater system may not be located in the preserved open space.

8. Consistency with Comprehensive Plan.

The applicant states in the SEPA Checklist that the proposal is developed pursuant to adopted Town of Twisp regulations. This is a proposed residential development with less overall density than the current zoning. The PD will be consistent with the Town's comprehensive plan.

9. Consistency with Zoning Code.

The applicant states in the SEPA Checklist that the proposal is developed pursuant to adopted Town of Twisp regulations. This is a proposed residential development with less overall density than the current zoning.

The Staff Report prepared for the Planning Commission noted that there are conflicts between the Comprehensive Planning and Zoning code: “There is a conflict between the intent of the R1 zoning district and the regulations which provides for the reduction of minimum lot sizes through the PD process. There is also a conflict with the comprehensive plan which calls for a maximum density of 4 units per acre rather than the 6 permitted under zoning. However, as the zoning code has been adopted by ordinance, the zoning provisions prevail. The proposed use is considered allowed as it consists of single-family residences and falls within the allowable zoning density providing it follows the requirements for a planned development.”

The PD may be conditioned to create consistency with the Town’s zoning code.

10. Wildfire Risk.

One of the key issues raised during the public review process was wildfire risk and the impact the number of new dwellings would have on traffic in the event of an emergency and the small lots limiting the space between structures thus contributing to fire spread in the event of a wildfire.

The Town retained a professional Fire Marshal who visited the site, reviewed the plans, and provided recommendations that addressed both issues. The applicant also provided a professional report on wildfire risk and mitigation measures that were reviewed by the City’s retained professional Fire Marshal. In order to mitigate the risk of harm to people, animals, property, and the environment, the following mitigation measures should be implemented prior to final approval of the PD:

- That all provisions of the International Fire Code related to fire flow be included in project designs and be built or bonded prior to granting of final approval of the PD. In addition, prior to final PD approval, the applicant shall provide a report by a qualified professional that demonstrates that the water system has adequate fire flow for the project, including having adequate capacity to serve the required fire sprinklers in every home. Such report is subject to the review and approval by the Town Engineer. If fire flow is not shown to be adequate, then the applicant shall be required to make improvements to the water system serving the PD to ensure adequate fire flow. Such improvements shall be built or bonded prior to final PD approval.
- Two accesses to the development are required. If feasible, the applicant shall construct a secondary access road from the PD to Isabella Lane within the Town’s reservoir access easement. In the alternative, the applicant shall construct the secondary access road for ingress and egress to the project in another location subject to approval by the Public Works Director. Any such secondary access road may not be barricaded and must be maintained year-round by the applicant or successor HOA, unless made public.

- Public and private roads that do not have wide radius turn arounds have been shown to create issues with snow clearing and storage which can impede emergency access. Any public or private dead-end streets and lanes shall meet all applicable codes. Private roads and access ways shall include design for snow clearing and storage in order to not impede emergency access and which does not result in snow being pushed onto the public street.
- In the event of an emergency, evacuation of the PD and adjoining neighborhood will occur consistent with the Town's Emergency Response Plan, as it may be amended from time to time.
- That all construction will be completed in compliance with applicable requirements of the International Building Code and all homes meet the 2018 International Wildland-Urban interface code, including being constructed using Class 2 Ignition-Resistant construction methods and materials. This requirement shall be recorded either as a note on the final plat, or this requirement shall be recorded as part of Covenants, Conditions, and Restrictions for the development prior to approval of the Final PD.
- In addition, all home(s) shall be equipped with NFPA 13D fire sprinkler systems. This requirement shall be recorded either as a note on the final plat, or this requirement shall be recorded as part of Covenants, Conditions, and Restrictions for the development prior to approval of the Final PD.
- That each lot shall be labeled with an E911 address prior to filing and recording of PD Plat.
- That the applicant have a fire hazard reduction plan prepared by a qualified professional, which is subject to approval by the Town. The applicant must implement said approved plan in the proposed open space area south of Harrison Street prior to final approval of the PD.

11. Contamination from previous agricultural use.

Portions of the project site have been designated as Geological Hazardous Areas and Critical Aquifer Recharge Areas in the Town's Comprehensive Plan. The applicant submitted a Geotechnical Report and a Limited Environmental Investigation prepared by qualified professionals. The studies provided data on the soils, topography, soil permeability and potential contamination from historic use of portions of the site as a commercial orchard. In general, the Geotechnical Report found the site suitable for the type of development being proposed and contained recommendations for measures to reduce potential impacts. The Limited Environmental Investigation did find evidence arsenic in the soils on the project site and made the following recommendation:

Because arsenic was detected in soil above the MTCA Method A cleanup level at the Subject Property, Ecology requires additional environmental investigation and/or cleanup to meet the requirements of MTCA and Ecology's Model Remedies for Cleanup of Former Orchard Properties in Central and Eastern Washington (July 2021, Publication No. 21-09-006). The highest concentrations of arsenic were measured in

soil samples collected at depths of 8 and 10 feet bgs from test pits located nearest the bedrock ridge in the western portion of the Subject Property. It is possible that naturally occurring arsenic in the bedrock is a source of arsenic to soil at the Subject Property. However, because the Subject Property was historically used as orchard land, Ecology will likely require a background study of naturally occurring arsenic, completed in accordance with WAC 173-340-709, to establish area soil background concentrations and evaluate future cleanup requirements for the Subject Property.

The applicant will address the contamination consistent with Ecology's requirements prior to Final PD.

The applicant notes in the SEPA Checklist that temporary sediment/erosion control measures will be incorporated during construction to prevent sediment transport off site. NPDES Construction Storm Water Permit from DOE will be obtained, and an associated plan implemented. All land disturbed during construction will be promptly stabilized and revegetated following such activities. Measures to reduce or control erosion include stormwater management and dedication of permanent open space.

12. Recreation.

The applicant states in the SEPA Checklist that currently residents of Painter's Addition use the land without permission for hiking. The applicant further states that by putting 40% into open space and maintaining an informal route to the ridge summit and the informal hiking will be legal and maintained into the future. Such open space must be kept as undeveloped open space in perpetuity by one of the following methods: (1) deeding it to the Town, (2) by including such requirement in the Plat Notes, or (3) by recording Covenants, Conditions, and Restrictions against the property that require such open space to remain undeveloped in perpetuity. If the open space is not deeded to the Town, it shall be managed in perpetuity by the HOA.



Town of Twisp

**118 S. Glover Street • Box 278 • Twisp, WA 98856 • 509-997-4081 •
509-997-9204 • TDD 800-833-6388**

LETTER OF TRANSMITTAL

TO: COUNCIL MEMBERS, MAYOR SOO ING-MOODY AND TOWN CLERK
FROM: ART TASKER, VICE-CHAIR, TWISP PLANNING COMMISSION
SUBJECT: PLANNING COMMISSION RECOMMENDATION ON PRELIMINARY APPROVAL OF BLACKBIRD'S GARDEN APARTMENTS PLANNED DEVELOPMENT PD23-03 AND SDP23-01
DATE: 9/22/2023
CC: PROJECT FILE

The Town of Twisp Planning Commission, in conformance with Title 14 TMC, held an open record public hearing on September 13, 2023 to consider preliminary approval of the Blackbird's Garden Apartments Planned Development. The proposed project also includes the administrative approval of a Shoreline Substantial Development Permit as a small portion of the existing structure and property lie within shoreline jurisdiction. The attached staff report and application and related materials provide details on the proposed conversion of the existing commercial building into five residential apartments. After reviewing comments, taking testimony and discussion, the Planning Commission took the following action:

"A motion was made by Commissioner Battle that the Commission recommend preliminary approval of the Blackbird's Garden Apartments Planned Development PD23-03 to the Town Council subject to the conditions and findings contained in the staff report. Commissioner Borg seconded the motion which passed unanimously."

Art Tasker, Vice-Chair

Blackbird's Apartments

The Town has received two applications for Planned Developments; 1) Blackbird's Apartments and 2) Blackbird's Townhomes. While the properties are adjoining one another, the landowner chose to pursue the development of each property separately. The intent of both projects is to create multi-family housing, the apartment's, which will be subject to a condominium, represents the conversion of the existing Blackbird's building into five apartments. The Townhomes, lying on property to the east will also be subject to a condominium, requests a variance to allow for 12 rather than 10 units.

While both applications were accepted as complete on the same day, are addressed by a single SEPA Checklist and DNS, separate public hearings were held by the Planning Commission on September 13, the Commission only acted on a recommendation on the Blackbird's Apartments Planned Development. The Commission passed a recommendation of approval of the Apartments PD subject to conditions.

The Commission declined to take action on the Blackbird's Townhomes PD rather they continued the public hearing and requested that the Planner work with the applicant to clarify the site plan that showed what appeared to be lot lines in the open space and better understand the intent of the development. The Planner is still working with the applicant to obtain a revised site plan so the hearing process can reach a conclusion.

TOWN OF TWISP STAFF REPORT
BLACKBIRDS GARDEN APARTMENTS PLANNED DEVELOPMENT

TO: TOWN COUNCIL
FROM: KURT DANISON, TOWN PLANNER
SUBJECT: PLANNING COMMISSION STAFF REPORT
DATE: 9/14/23
CC: Carla Smith – SPD23-01 PD23-03

Applicant: Diversified Design, Inc
Parcel #: 3322170413, 8800600200

Project Description:

Carla Smith of Everett Diversified Design, Washington, proposes through a Planned Development (“PD”) permit¹ (Chapter 18.45 TMC) and Shoreline Substantial Development permit, to convert the existing building at 900 E Methow Valley Hwy, into 5 residential apartments. The applicant proposes engineering and installation of water, sewer, stormwater, irrigation, and street infrastructure compliant with the Town’s Development Standards and installation of power and telecommunication infrastructure engineered and installed to the appropriate entities (Town, PUD, MVID, telecom) requirements.

Chronology:

The Town of Twisp was contacted about converting an existing 4,760 square foot building into 5 apartments in early 2023.

The application for a shoreline development permit and planned development was received by the planning office, reviewed and accepted as complete on July 27, 2023.

A public hearing before the Planning Commission was held on September 13, 2023 with a Notice of Application (published in Methow Valley News on August 4, 2023 and posted on the project site). A SEPA Determination of Non-Significance (DNS) was published on August 4, 2023 as well.

Role of the Planning Commission:

The Planning Commission’s role in the review process for a Planned Development is to hold the single open record public hearing as required by 14.05 TMC. The Commission’s task is to review written or oral comments received during the public review process, interpret the comprehensive plan and

¹ - Appendix A of TMC Title 18, lists Multi-Family Dwellings, such as the proposed apartments as requiring a Planned Development in the CR Zoning District.

zoning regulation, and prepare a recommendation to the Town Council on whether to grant preliminary approval of the PD, approval with conditions or deny the request.

18.45.060(4) provides the following guidance for the Commission once the public hearing is closed:

(4) Planning Commission Recommendation. Within 30 days after conclusion of the hearing on a preliminary development plan application (including any continued hearing), the planning commission shall recommend approval, conditional approval, or disapproval of the application. The recommendation of the planning commission shall be in writing, with all conditions of approval (if any) precisely stated, and shall be accompanied by findings of fact to justify such recommendation. *Conditions may include, but shall not be limited to, change of types of uses, limitations on density, change in locations of improvements or uses, provision for pedestrian trails, conveyance of land, money or other property to the town for the purpose of providing public facilities, services or other mitigation needed, and/or the monitoring of development proposed or specific impacts therefrom. The planning commission may recommend disapproval of the application if, in the opinion of the commission, impacts from the proposed project cannot be mitigated sufficiently to assure maintenance of the public health, safety and welfare, or if the comprehensive planning goals and/or the policies and objectives stated in this title are not met.* When the application calls for construction or alteration of roads, utilities, or other improvements for which public agencies would have responsibility for completion should the developer fail to complete them adequately, or when the application or the recommendation of the planning commission conditions the project on improvements or changes to mitigate anticipated adverse impacts from construction, and when such required improvements will not be completed at the time of final approval of the plan, the planning commission shall recommend to the town council that a bond or other acceptable security be required of the developer in an amount equal to at least 120 percent of the estimated cost of the required improvements. If the development is to be done in stages, the planning commission shall ensure that open spaces and facilities proposed for the entire development be developed or committed in proportion to the impact and needs of each phase of construction of the development.

Applicable Codes and Town Standards:

The application and public hearing for the proposed planned development is required by Chapter 18.45 of the Twisp Municipal Code. The review process for the preliminary approval of a planned development permit is set forth in 14.05.020 TMC. Preliminary approval of a Planned Development Permit is a Type IV action.

Comprehensive Plan: The project site is located with an area designated as “Riverfront Mixed Use”

“INTENT: C-R 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. C-R development shall provide for the safety and convenience of bicyclists, pedestrians, and differently-abled.”

The proposed planned development is consistent with the intent of the Land Use Designation applied

to the subject property.

Zoning: The project site is zoned Commercial Riverfront (CR). Appendix A of TMC Title 18, lists Multi-Family Dwellings, such as the proposed Townhomes as requiring a Planned Development. Table 6 in TMC Chapter 18.30.070 provides Lot Size, Coverage, Density, Setback, and Height standards for the CR zone. The minimum lot size is 5,000 square feet single-family, 1,500 square feet each additional unit (except for PD); maximum density is 16 DU/acre with PD; maximum lot coverage is 80%; setbacks, 0'; building height 45'.

The project must follow 14.05.27, the application for a Shoreline Substantial Development permit was included as part of the project review and SEPA determination.

The proposed planned development is an allowed use and the plan as submitted meets all requirements for the preliminary approval process. As a result of comments received during the preliminary review process, changes to the site and development plan will likely be required before final approval can be granted.

SEPA, Critical Areas and Shorelines:

Preliminary approval of a Planned Development Permit is subject to review under the State Environmental Policy Act (SEPA), review for potential impacts to designated critical areas (Chapter 18.60 TMC) and review for impacts to areas that may lie within the jurisdiction of the Town of Twisp Shoreline Master Program. The applicant submitted a SEPA Checklist as part of the application materials accepted as complete on June 27, 2023. The SEPA Administrator issued a Determination of Non-Significance (DNS) on August 4, 2023, which was published in the published in Methow Valley News on August 4, 2023, with the required comment/appeal period ending on September 13, 2023. A review of the Town's critical areas designation maps finds that the subject property is within a designated Critical Aquifer Recharge area. Compliance with the Aquifer Recharge standards in Chapter 18.60 TMC requires all stormwater runoff to be retained and treated on-site in compliance with the provisions of the Eastern Washington Stormwater Management Manual. A review of the Town's Shoreline Designation Map finds that a small portion of project lies within shoreline jurisdiction. A shoreline substantial development permit will be issued as part of the approval process.

Planning Commission Public Hearing:

A Planning Commission Public Hearing was held on September 13th, 2023.

Comments Received:

The application and related materials were mailed or e-mailed to commenting agencies (see list in project file) and a notice provided to adjoining landowners on July 27, 2023. As of the date of the Public Hearing, three written comments had been received and two persons testified during the public hearing. Comments and recommended responses follow:

Andrew Denham, Twisp Public Works Director

- My review is not a complete review and the application has not been forwarded to the consultant engineer for review due to my previous comments not being adequately addressed. The issues that need to be addressed prior to further review are as follows;

- One point of access for the Townhomes and Apartments will be required as per my previous May 11th email.
- The Townhomes will be required to have one properly sized water meter in a vault with a backflow just inside the property line. All 12 units will be served from the one water meter.
- The Apartments will be required to have one properly sized water meter relocated to just inside the property line with a backflow. All units will be served from the one water meter.

The recommendation is to require all of Andrew's comments be required and be satisfactorily addressed prior to the granting of final approval.

Sandra Strieby, Methow Valley Irrigation District

Comments: The site of the proposed development is assessed by MVID. MVID respectfully requests that the Town of Twisp require the following conditions prior to development of the proposed project.

- That the project proponent consult with MVID on design and installation of any irrigation infrastructure required to serve the proposed development.
- That the project proponent secure any easements required of access to MVID's existing infrastructure.
- That the project proponent grant any easements that MVID will require for repair and maintenance of any district infrastructure developed on the site. MVID requires a 50' (fifty-foot) access easement that provides 25' (twenty-five feet) on each side of the centerline of district infrastructure.
- That all buildings, paved surfaces, fences, landscaping, and other obstructions be set back at least 25' (twenty-five feet) from MVID irrigation infrastructure so that adequate space is available for repair and maintenance of that infrastructure.
- That the entrance to the development be located and built so as not to impinge on any planned or existing irrigation lines or other infrastructure.

The recommendation is to require all of the District's comments be satisfactorily addressed prior to granting of final approval with the following exceptions: The District, as required the Franchise Agreement with the Town, is required to flag the location of its irrigation lines and appurtenant facilities and any required easements must be negotiated with the landowners, especially since it appears there are no existing easements.

WSDOT – Would like to see access to State Highway through County/City roads.

Traffic Impact Analysis
Twisp Townhomes



The recommendation is that while closing accesses to the Methow Valley Highway is not a bad idea, the proponents do not own the property and cannot be forced to acquire it for access.

Recommendation by Staff:

Staff recommends that the Town Council grant approval subject to the following conditions and findings.

Proposed Conditions:

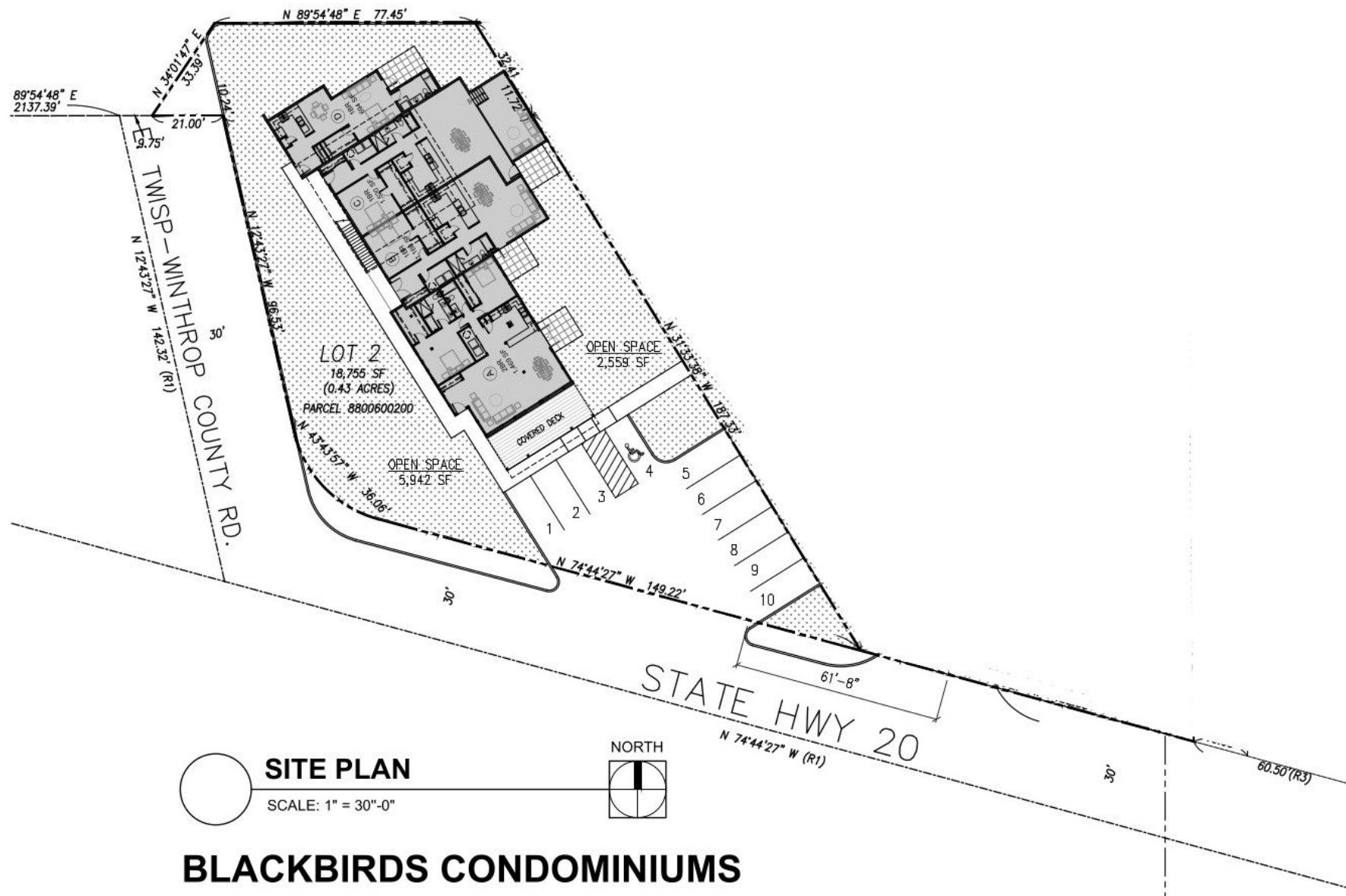
1. That utility connections to the Town's system be engineered in accordance with specifications provided by the Town, Okanogan County PUD and the Methow Valley Irrigation District, plans approved by the appropriate entity and inspected during construction prior to acceptance by the appropriate entity.
2. That the provisions of the International Fire Code for access and construction be complied with in the design and construction of any improvements.
3. That plans and specifications for any required street and/or pedestrian improvements be provided to the Town for review and approval prior to construction and that any pavement or other existing public improvements on or adjoining the Methow Valley Highway disturbed during construction be repaired and approved by the Town of Twisp Public Works Director.
4. That all improvements to public infrastructure be built and/or bonded prior to final approval of the Blackbirds Planned Development.
5. That the design for a private on-site stormwater system be prepared in compliance with the requirements of 17.40.050 TMC, approved by the Town and that the approved system be either built or bonded prior to final approval of the plat.
6. That all mitigation measures in the SEPA checklist submitted with the application are implemented and maintained for the life of the project.
7. That all requirements for final plat stated in 17.25.020 TMC be completed if any individual lots or apartments are to be sold.
8. That any development/use of said parcel must comply with the regulations for the zoning district applied to the property.
9. That all construction be completed in compliance with applicable requirements of the International Building Code and proper permits obtained.
10. That all easements are clearly labeled.
11. That written approval of the Methow Valley Irrigation District be provided to the Town that acknowledges the development and any required improvements have been reviewed and approved by the district.
12. Entire frontage of SR 20 will have sidewalks and a crosswalk be constructed across the Methow Valley Highway (SR 20)
13. One point of access serving for the proposed Blackbirds Apartments and adjoining proposed Townhomes will be required.
14. The apartments will be required to have one properly sized water meter relocated to just inside the property line with a backflow. All units will be served from the one water meter.
15. That open space and other code requirements are met after site design revisions are made.

Findings of Fact

1. The Craig Bunney is the legal owner of the property.
2. There is a recognized public need for housing in the Community.
3. The development proposal of 5-unit apartment complex is consistent with the

- comprehensive plan designation and uses allowed by zoning for the subject property and requires a variance.
4. 30% of the project site will be permanent open space.
 5. Long-term maintenance of open space will be subject to CC&Rs administered through a homeowner's association and will not burden the Town of Twisp.
 6. Upon build-out of the five apartments, physical characteristics of the site and access considerations will eliminate future land division.
 7. Development of the property will not displace public recreation opportunities.
 8. The proposal does not contemplate development of land identified in the comprehensive plan as unsuitable because of steep slopes, floodplain, or wetlands.
 9. The proposal will not adversely affect wildlife habitat identified in the comprehensive plan for special consideration.
 10. The development site is essentially flat and will not pose risks of inappropriate stormwater runoff. Development of the property is subject to town and state requirements for stormwater management.
 11. The development will create additional impervious surfaces. A plan for managing stormwater runoff, developed by a licensed civil engineer, is required.
 12. The applicant submitted a conceptual landscaping plan addressing active and passive areas along with open space.
 13. The volume of additional vehicle travel is consistent and compatible with the transportation element of the comprehensive plan.
 14. The proposal includes on-site and off-site improvements to pedestrian facilities. Such improvements will provide more transportation choices to town residents.
 15. The applicant demonstrated through a preliminary utility plan that the development will be adequately served by water, sewer, and electrical service.
 16. The planning commission finds that the information provided by the applicant demonstrates that the proposal will not have an adverse effect on health, safety, and general welfare of the community and that an overwhelming public benefit will result from the project.
 17. The property has access to Town water and sewer.
 18. The project is consistent with the goals, policies, and intent of the Comprehensive Plan.
 19. The project is consistent with the requirements of Chapter 18, Zoning Code.
 20. All requirements for processing a Type IV Permit stated in Chapter 14 TMC were followed.
 21. That a public notice of the application and determination of non-significance was published in the Methow Valley News on August 4, 2023.
 22. A notice of the public hearing was published in the Methow Valley News on September 6, 2023.
 23. That the applicant posted the property on August 10 and 23, 2023.

LOT 2 OPEN SPACE: 8,501 SF
 = (8,501 / 18,755) X 100
 = 45.32%





Town of Twisp

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www.townoftwisp.com

LAND USE PERMIT APPLICATION

(For Shoreline and Floodplain Development Permits, Use JARPA Form)

DATE: 04/20/23

PROJECT TITLE: Blackbirds Garden Apartments

To be completed by local government:

File ID#: PD-23-03
Received Date: 6/13/23
Vesting Date: 7/20/23
Fees Paid: _____
Hearing Date: 9/13/23
Action Date: _____

PARCEL #: 8800600200, 3322170413 PHYSICAL ADDRESS PROJECT: 900 E. Methow Valley Highway, Twisp WA 98856

Check all that apply

<input type="checkbox"/> Long Plat Preliminary Approval (SEPA)	<input type="checkbox"/> Long Plat Final Approval
<input type="checkbox"/> Long Plat alteration/Vacation	<input type="checkbox"/> Short Plat
<input checked="" type="checkbox"/> Planned Development (SEPA)	<input type="checkbox"/> Conditional Use Permit (SEPA)
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Zoning Text or Map Amendment (SEPA)
<input type="checkbox"/> Zoning Map Amendment (SEPA)	<input type="checkbox"/> Comprehensive Plan Amendment (SEPA)
<input type="checkbox"/> Access Permit	<input type="checkbox"/> Administrative Permit
<input checked="" type="checkbox"/> Other, Specify: <u>Shoreline Substantial Development Permit and Access Permit</u>	

APPLICANT: Diversified Design, Inc Phone #: 425-422-1032
Mailing Address: 2602 Everett Ave Apt #1, Everett, WA, 98201
Contact Person: Carla Smith Email Address: carlasmith.ddi@gmail.com

ENGINEER/SURVEYOR OF RECORD: Darren Riddle
Firm Name: Pacific Coast Surveys, Inc Phone #: 425-512-7099
Mailing Address: PO Box 13619 Mill Creek WA 98082
Email Address: darren@pcsurveys.net

OWNER OF PROPERTY: Blackbirds Event Center LLC
Mailing Address: 2828 Baker Ave Everett WA 98201

GENERAL PROJECT INFORMATION;

This application is made pursuant to the following ordinance sections: ☒ TMC 18
(Please check appropriate Twisp Municipal Code) ☐ TMC 17
☐ TMC 16

Description of the proposal: Proposal to convert the existing building into 5 residential apartments

Description of the existing use(s) of the property: existing vacant commercial building

PROJECT TITLE: Blackbirds Garden Apartments **FILE ID #:** _____

Description of the primary use(s) of the property: existing vacant commercial building

Description of other (appurtenant) uses: _____

Land Use Description of the subject property:

Comprehensive Plan: Riverfront Mixed Use

Shoreline Environment: High Intensity Shoreline Designation

Flood Plain Zone & Base Flood Elevation: N/A

Zoning District: CR

Zoning Overlay District: N/A

Are there existing relevant permit or approvals held to the subject property? If yes, state the permit number and issuing agency: No

Will the proposal affect the access to the property? If yes, please describe: No

Will the proposal require work within an existing public right-of-way? If yes, please describe:
Yes - Utilities, Pedestrian and Access Improvements

Will the proposal require additional and/or new and/or changes to the water, sewer and storm Services: If yes, please describe for each: Water service line will need to be replaced to the City's water main on SR20 and the sewer service line will be inspected by a licensed plumber to determine the condition and size.

Concurrency: _____

Water Service is provided by: Town of Twisp

Sewer Service is provided by: Town of Twisp

Storm sewer service is provided by: _____

Is the property served by an irrigation district? If yes, state the name of the servicing district and describe any affect the proposal will have on the service: Methow Valley Irrigation District, no effect

Please also include:

Complete permit application

Impact assessment checklist

Site plan

Plans and specifications (if applicable)

Sepa documents

Meets and bounds legal description (if applicable)

List of all adjacent landowners (with addresses) within 300' of project vesting fees (if required).

PROJECT TITLE: Blackbirds Garden Apartments FILE ID #: _____

I hereby apply for the above noted permit(s). By signing below, I hereby certify that I am the above applicant and hereby state that all the foregoing information, and all information attached hereto, as true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information may cause delays and/or provide cause to void this application and any subsequent approvals. Further, I understand that in addition to the filing fees, I am responsible for reimbursement to the Town of Twisp for all costs incurred in the processing of this application. These costs may include, but are not limited to: postage, publishing, copies, peer review and special consultant review and inspection.

Carla Sonz
Applicant's Signature

4/20/23
Date

[Signature]
Property Owner's Signature
(Mandatory if different from the applicant)

4-20-23
Date

*** FOR OFFICE USE BELOW ***

This proposal IS or IS NOT categorically exempt from a threshold determination in accordance With the State Environmental Policy Act.

Basis of exemption if applicable: _____

Decision Maker: _____ Date: _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Blackbirds Townhomes and Garden Apartments

2. Name of applicant:

Diversified Design, Inc.

3. Address and phone number of applicant and contact person:

Carla Smith, Diversified Design, Inc, 2828 Baker Ave Everett WA 98201, 425-422-1032

4. Date checklist prepared:

6/22/23

5. Agency requesting checklist:

City of Twisp Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

Groundwork to be started in Summer 2023. First townhomes building (Building C,) to be started in Fall 2023, with the rest of the buildings to follow in 2024. Apartment conversion to start in Fall 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Civil drawings, landscape drawings, traffic study. In addition, a previous proposal for the townhomes project at 900 E Methow Valley Hwy received a SEPA determination of non-significance. The application and determination were withdrawn due to some changes made to the project.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A density variance request has been submitted for the Blackbirds Townhomes site.

10. List any government approvals or permits that will be needed for your proposal, if known.

Town of Twisp Planned Development Applications for both projects. The Apartments will also require JARPA and Access & Substantial Development Permits.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Blackbirds Townhomes: Proposed construction of 12 townhome units – 2 fourplexes and 2 duplexes on parcels 8800600101 and 3322170412.

Blackbirds Garden Apartments: We also propose, as a separate but adjoining project, to convert the existing building at 900 E Methow Valley Hwy into 5 residential units. This project is located on parcels 8800600200 and 3322170413.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

900-902 E Methow Valley Highway
Twisp, WA 98856

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Mostly flat, grass covered.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Tukol gravelly sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Unknown

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Cut and fill are expected to equal.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Minimal erosion may be expected due to construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

57%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Mark clearing limits, establish construction access, control flow rates, install temporary silt fence, stabilize soils with temporary and permanent seeding and plastic covering, protect disturbed slopes with mulching, protect drain inlets and control pollutants.

2. Air [Find help answering air questions](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Expected emissions include vehicle emissions and dust during construction activities. No increase in general emissions anticipated after construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known or expected.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

Dust control methods shall be implemented during demolition and construction as needed, such as watering and sweeping. Upon completion of construction, areas will be planted with landscaping. Street sweeping will be conducted as required.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Methow River

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes, parts of the Blackbirds Garden Apartments site is within 200 ft of the Methow River. Remodeling of existing building, new fence and landscaping will take place in this area.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

N/A

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

N/A

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The project will be connected to the public water lines. Storm water will be treated as shown in the attached SWPP plans.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.).**

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharge will be domestic sewage. 17 units – 17-40 people – will be using the system. Projects will be connected to the town sewer system. The apartments will retain their existing connection (6" pipe) to town sewer system. The condition of connection and side sewer will be professionally inspected to confirm usability.

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Please see attached SWPP plans.

- b) Could waste materials enter ground or surface waters? If so, generally describe.**

None anticipated. The project will be connected to a public sanitary sewer system.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

Bioretention area infiltrates pavement runoff to the natural ground on site and standard drywell infiltrates roof runoff.

4. Plants [Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation is minimal and consists mostly of grass and a few deciduous trees. The existing deciduous trees along the north property line and a large portion of the grass may be retained.

c. List threatened and endangered species known to be on or near the site.

None known. The site and the adjacent properties are not designated as a critical habitat for threatened or endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Site will be planted with native and drought-tolerant trees, shrubs and ground cover.

e. List all noxious weeds and invasive species known to be on or near the site.

None known or anticipated.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Animals found on the site are restricted to birds and animals typically found in suburban and rural areas. Birds include chickadees, juncos, crows and robins. Mammals include rodents such as squirrels.

b. List any threatened and endangered species known to be on or near the site.

Three fish in the Methow watershed are considered endangered: the Upper Columbia River spring chinook, Upper Columbia River steelhead and bull trout.

c. Is the site part of a migration route? If so, explain.

The Methow River is home to many native salmon species such as steelhead, chinook and bull trout. The project site is not known to be a part of an animal migration route.

d. Proposed measures to preserve or enhance wildlife, if any.

The proposed project is not expected to result in any impacts to wildlife or wildlife habitat.

- e. **List any invasive animal species known to be on or near the site.**

None known or anticipated.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric power and propane will be used to meet the projects' energy needs.

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No. The proposed project will be under 30 feet above average grade and will not block solar use by adjacent properties.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Projects will comply with the requirements of 2018 WSEC.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No

1. **Describe any known or possible contamination at the site from present or past uses.**

900 E Methow Valley Hwy, the site of the Blackbirds Garden Apartments development, previously contained a gas station. One tank was removed and one closed in place. The site was cleaned and the Dept of ecology issued a No Further Action determination in January 2009. (See project documents.)

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known or anticipated.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals stored and used during construction would be limited to gasoline and other petroleum-based products required for maintenance and operation of construction equipment and vehicles. After construction, chemicals that would be used on the site would be limited to household cleaning supplies and would be stored in an appropriate and safe location.

4. Describe special emergency services that might be required.

No special emergency services are anticipated to be required as a result of the projects. As is typical of urban development, it is possible that normal fire, medical and other emergency services may on occasion be needed.

5. Proposed measures to reduce or control environmental health hazards, if any.

A spill prevention plan would be developed and implemented during construction to minimize the potential for an accidental release of hazardous materials into the environment. This would normally be part of the general contractor's scope.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise is expected from the adjacent public ROW but it is not expected to adversely affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short-term noises will be limited to traffic and construction noises. Construction noise is expected to occur from 7 am to 7 pm on weekdays and 9 am to 7 pm on weekends. Long-term noises will be increased traffic noise expected from the residents.

3. Proposed measures to reduce or control noise impacts, if any.

The project will comply with the local noise ordinances.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

900 E Methow Valley Hwy contains a vacant commercial building. 902 E Methow Valley Hwy and adjacent properties are vacant.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

There are no records of either site being used as working farmland or working forest lands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

N/A. The sites are not surrounded by working farm or forest land.

- c. Describe any structures on the site.**

900 E Methow Valley Hwy contains an existing wood framed building – 4843 sq ft groundfloor, 865 sq ft second story – as well as a small amphitheater. There are no existing structures on the other site.

- d. Will any structures be demolished? If so, what?**

Yes, the amphitheater will be demolished.

- e. What is the current zoning classification of the site?**

CR

- f. What is the current comprehensive plan designation of the site?**

Commercial Riverfront

- g. If applicable, what is the current shoreline master program designation of the site?**

900 E Methow Valley Hwy is designated High Intensity Shoreline. 902 has no designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, 900 E Methow Valley Hwy is classified Critical Aquifer Recharge.

i. Approximately how many people would reside or work in the completed project?

17-40 people are expected to reside in the completed projects – 5-15 in the apartments and 12-35 in the townhomes.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Land use review including SEPA review and building permit application process for both sites, as well as approval of variance from density standard for townhomes site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

N/A

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

17 middle income units across both projects – 5 in the apartments, 12 in the townhomes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

N/A

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

All new structures have a street-facing elevation of less than 30 feet from the street to the top of the highest roof.

- b. What views in the immediate vicinity would be altered or obstructed?**

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

None.

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Light and glare are expected from building exterior lights and lot lights along the internal access roadway and sidewalks, and from vehicles of the residents. These would mainly occur during dusk and evening.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No

- c. What existing off-site sources of light or glare may affect your proposal?**

Street lights and lights from vehicles from public ROW

- d. Proposed measures to reduce or control light and glare impacts, if any.**

Street trees and landscaping can help mitigate street and traffic lights. Entrances to the town homes will face away from the public ROW.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

The Methow River is within 200 feet of a portion of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No. The project will not block existing river access.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The projects front onto E Methow Valley Highway. Due to topography, it is proposed that each project will have access onto the highway.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes. Okanogan County Transit Authority has three bus routes serving Twisp between 4 and 9 times daily. The closest transit stop is 0.2 miles away from the sites.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The project will require new sidewalks along the frontage of both projects as well as a pedestrian crosswalk across E Methow Valley Hwy to connect to the existing sidewalk system.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

An estimated total of 122 weekday daily, 8 weekday am peak (7-9 am) and 10 weekday pm peak (4-6 pm) trips would be generated. The majority of trips will be passenger vehicles. These estimates were calculated using the Institute of Transportation Engineers Trip Generation Manual, 11th Edition, land use cod 220 Multi-Family Housing (low-rise.)

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No

- g. Proposed measures to reduce or control transportation impacts, if any.**

None

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The projects will not result in any increased need for public services in excess of what is generally expected as the town grows.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water & Sewer – Town of Twisp

Electricity – Okanogan County PUD

Internet – Century Link, AT&T, T-Mobile

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Carla Smith

Type name of signee: Carla Smith

Position and agency/organization: Admin Assistant, Diversified Design Inc

Date submitted: 6/22/23



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers®
Seattle District

AGENCY USE ONLY

Date received: 3/16/23

Complete 7/20/23

Agency reference #: SPP 23-01

Tax Parcel #(s): 8800600200
3322170413

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Blackbirds Apartments

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Bunney, Craig

2b. Organization (If applicable)

Diversified Design, Inc

2c. Mailing Address (Street or PO Box)

2602 Everett Ave Apt 1

2d. City, State, Zip

Everett, WA 98201

2e. Phone (1)

425-530-7373

2f. Phone (2)

2g. Fax

2h. E-mail

diversifieddesign.ddi@gmail.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Smith, Carla Mae			
3b. Organization (If applicable)			
Diversified Design, Inc			
3c. Mailing Address (Street or PO Box)			
2602 Everett Ave, Unit 1			
3d. City, State, Zip			
Everett, WA 98201			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
425-422-1032			carlasmith.ddi@gmail.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☐ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Bunney, Craig			
4b. Organization (If applicable)			
Blackbirds Event Center			
4c. Mailing Address (Street or PO Box)			
2602 Everett Ave Unit 1			
4d. City, State, Zip			
Everett, WA 98201			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
425-530-7373			craigbunney@gmail.com

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
<input checked="" type="checkbox"/> Private			
<input type="checkbox"/> Federal			
<input type="checkbox"/> Publicly owned (state, county, city, special districts like schools, ports, etc.)			
<input type="checkbox"/> Tribal			
<input type="checkbox"/> Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
900 E Methow Valley Hwy			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Twisp, WA 98856			
5d. County [help]			
Okanogan			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
NW	17	33N	22E
5f. Provide the latitude and longitude of the project location. [help]			
<ul style="list-style-type: none">Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
48.359129 lat. / -120.112815 long.			
5g. List the tax parcel number(s) for the project location. [help]			
<ul style="list-style-type: none">The local county assessor's office can provide this information.			
8800600200, 3322170413			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address	Tax Parcel # (if known)	
Lloyd Holdco LLC	PO Box 218 Twisp WA 98856	3322170429	
Blackbirds Event Center LLC	2602 Everett Ave Unit 1 Everett WA 98201	3322170412 8800600101	

5i. List all wetlands on or adjacent to the project location. [help]
N/A
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Methow River
5k. Is any part of the project area within a 100-year floodplain? [help]
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
Mainly grass.
5m. Describe how the property is currently used. [help]
Property is currently unused.
5n. Describe how the adjacent properties are currently used. [help]
Adjacent properties are currently vacant and unused.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
Wood frame structure; 4843 SF ground floor, 865 SF second floor; vacant and in good condition.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
The project is located on the highway.

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

Convert current building into 5 residential apartments.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

We propose to convert the existing empty building into residential housing. There will be 4 apartments on the ground floor and one on the second floor.

We are planning this project because housing is greatly needed in this area.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- | | | | | |
|--------------------------------------|--|--|---|---------------------------------------|
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Institutional | <input type="checkbox"/> Transportation | <input type="checkbox"/> Recreational |
| <input type="checkbox"/> Maintenance | <input type="checkbox"/> Environmental Enhancement | | | |

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input type="checkbox"/> Dock / Pier | <input type="checkbox"/> Marina / Moorage | <input type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Bulkhead | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

☐ Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: 12/1/22 End Date: 6/1/22 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$500,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

- ☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If **Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If **Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☒ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 7g.
- If **No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

N/A, no wetlands will be impacted.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

N/A

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

The majority of the project is contained within the existing building, which will not adversely impact the aquatic environment. The remainder of the project will be done on the outside or in the immediate vicinity of existing building. No land will be cleared. There will be one or two small utility ditches dug. None of this is expected to adversely impact the river.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☒ Yes ☐ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

Not applicable.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected
dig new water line	Methow River	Adjacent		0	0
dig new side sewer	Methow River	Adjacent		0	0

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

No fill will be placed into the waterbody.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Excavation will be done with small machinery or by hand. Trenches dug will be to assess and/or replace current water main and side sewer. Material removed will be dirt that will be replaced when trench is closed.

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
Twisp Planning Dept	Kurt Danison	509-997-4081	9/29/22

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

☒ Yes ☐ No

temperature

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

170200080610

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

48

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> for the standards.

☐ Yes ☐ No ☒ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- If you don't know, contact the local planning department.
- For more information, go to: <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases>.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- **If No**, provide the name of the manual your project is designed to meet.

☐ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

Originally the property was a lumber mill, later a convenience store. Most recently, the building was used as a restaurant and banquet facility.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- **If Yes**, attach it to your JARPA package.

☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Upper Columbia River spring chinook, Upper Columbia River steelhead, bull trout

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

western gray squirrel, golden eagle

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with Town of Twisp (lead agency). The expected decision date is unknown.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☐ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

☐ Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

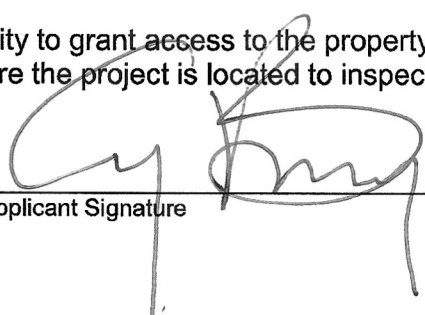
11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. CB (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. CB (initial)

CRAIG BUNNEY
Applicant Printed Name


Applicant Signature

10/17/22
Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Carla Smith
Authorized Agent Printed Name


Authorized Agent Signature


10/17/22
Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

CRAIG BUNNEY
Property Owner Printed Name


Property Owner Signature

10/17/22
Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018



Town of Twisp Housing Action Plan 30 June 2023

Mayor	Soo Ing-Moody
Council Position 1	Katrina Auburn
Council Position 2	Aaron Studen
Council Position 3	Alan Caswell
Council Position 4	Mark Easton
Council Position 5	Hans Smith, Mayor Pro-Tem

Town of Twisp

Town Planner	Kurt Danison, Highlands Associates
Clerk-Treasurer	Randy Kilmer

Consultants

Team Leader/Planner	Tom Beckwith FAICP
Economist	Eric Hovee
Planner	Ferdouse Oneza AICP
Architect	Julie Blazek AIA LEED AP

Contents

Housing Action Plan (HAP) Executive Summary

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B. Market trends	2
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E. Public opinions	8
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G. Implementation	12
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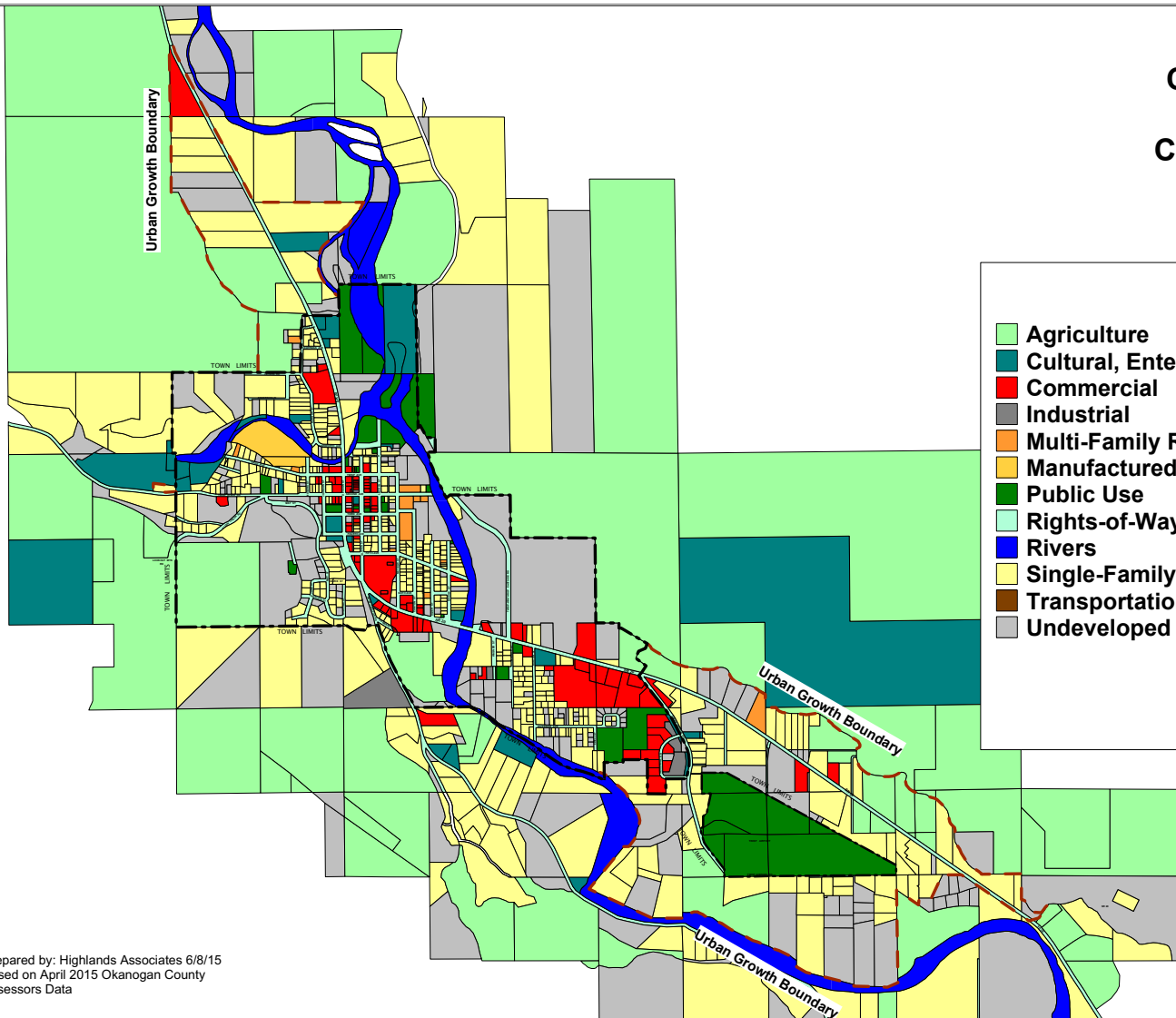
Appendices

A: Demographics	A1
B: Market trends	B1
C: Housing supply	C1
D; Housing resources	D1
E: Public opinions	E1
F: Housing requirements	F1
G: Implementation	G1
H: Prototype cost analysis	H1

Town of Twisp Comprehensive Plan Map II Current Land Use Map

Legend

- Agriculture
- Cultural, Entertainment, Recreation
- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Home Park
- Public Use
- Rights-of-Way
- Rivers
- Single-Family Residential
- Transportation, Communication, Utilities
- Undeveloped



Prepared by: Highlands Associates 6/8/15
Based on April 2015 Okanogan County
Assessors Data



Twisp Housing Action Plan (HAP) Executive Summary

This Twisp Housing Action Plan (HAP) is based on analyses of demographics, housing trends, housing supply, housing resources, public opinions, housing requirements, and housing strategies detailed in a series of appendices attached to this document. The following narrative summarizes the major findings, implications, and proposals outlined in the appendices.

A. Demographics

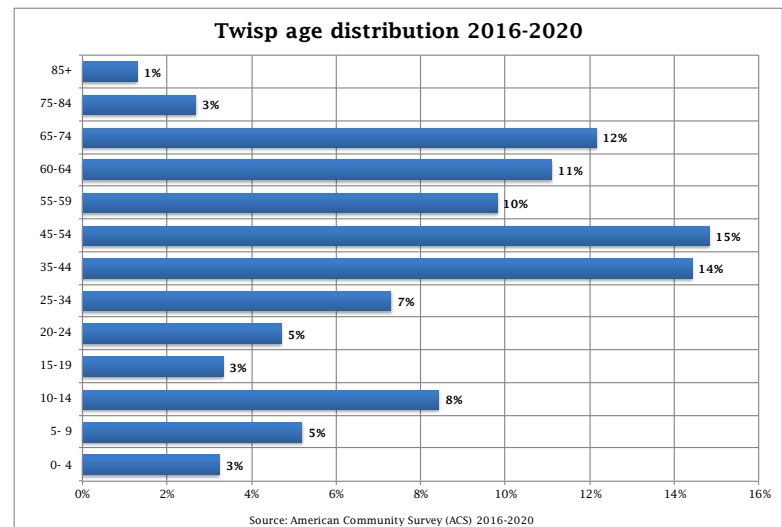
Twisp's population - increased from 227 persons in 1910, the decade the Town was incorporated, to 992 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -0.4% and the highest most recent average annual growth rate between 2010-2020 of 0.8%.

According to a 2021 analysis by the Methow Conservancy, the population within the Twisp zip code (a larger area than Town limits) was 3,364 persons in 2020 of which 759 were part-time and 2,605 or 77.4% were full-time residents.

Twisp's likely future population growth will depend on water and sewer availabilities as well as the extent to which the Methow Valley, and thereby Twisp, continues to attract older and empty nester households who convert seasonal or second homes for year-round occupancy.

Twisp's 2020 - age specific concentrations were somewhat reflective of a bell jar with a significant proportion in the middle family age groups with children but also with a significant concentration above age 64. Twisp is a working town with an employment base and attractions that still favor family age households.

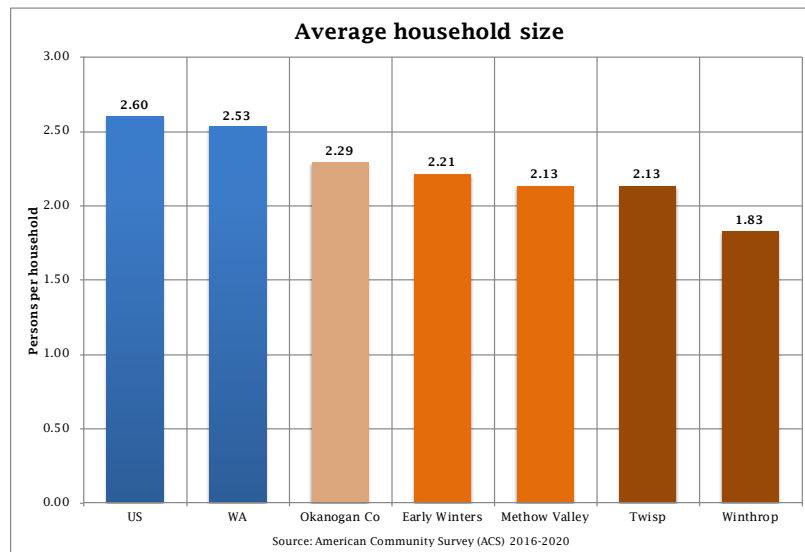
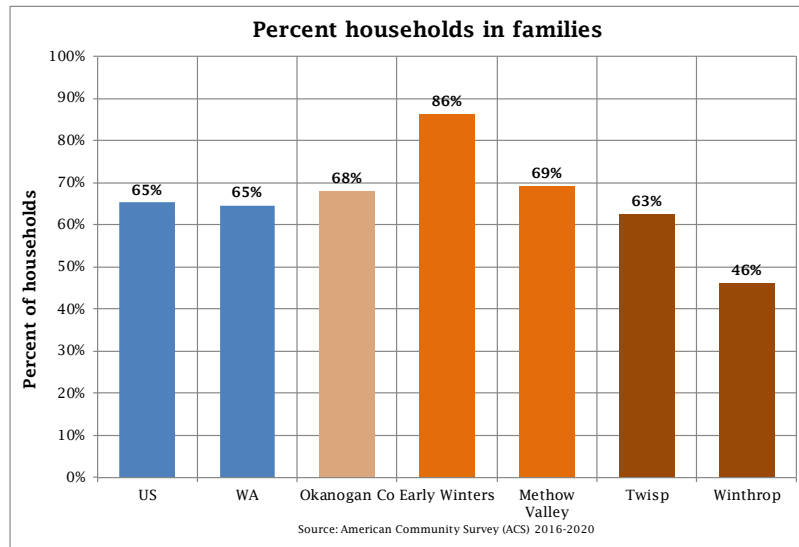
If the city continues to attract persons from Okanogan County in the specific age groups that the Town has in the past, however, the age form may continue to retain family age households but with a growing concentration in the senior most age groups from 60+.



Twisp has a relatively comparable percentage (63%) of all households in families - with the remainder (37%) concentrated in non-family households of elderly and young individuals compared with Winthrop, Methow Valley, Early Winters, Okanogan County, Washington State, and the United States.

The average household size in Twisp - is 2.13 indicating the town's housing requirements will reflect a need for smaller units suitable for smaller household occupancy.

In summary - Twisp is a rural working-class community with middle family households with children with a growing proportion of older individuals reflective of the Methow Valley's



base industries and retirement amenities and housing requirements that reflect such characteristics.

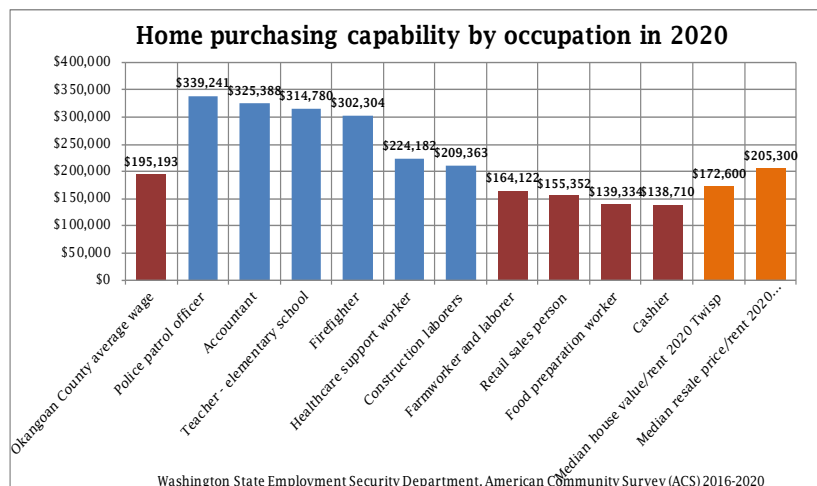
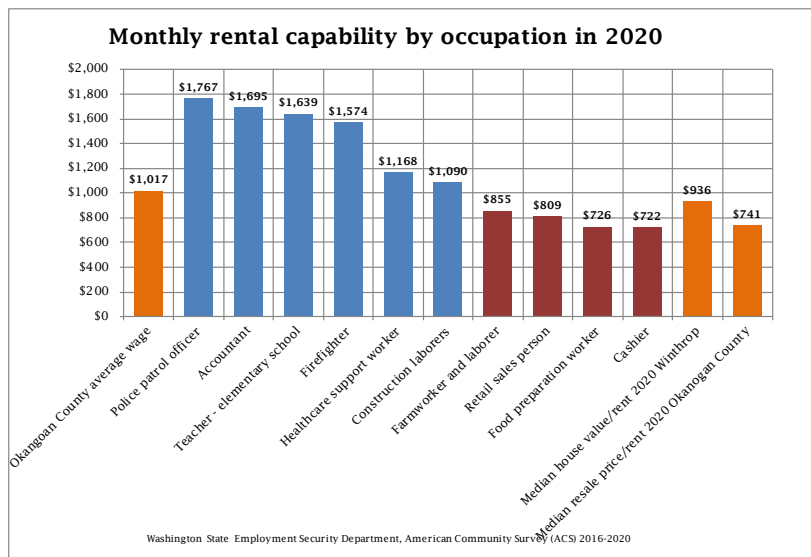
B. Housing trends

Windermere Real Estate/Methow Valley - tracks home sales within the Methow Valley using Multiple Listing Service (MLS) data along with proprietary off-market data. According to Windermere's 2022 report:

- **Pending listings** - are the lowest in 40 years with 40 active listings at the beginning of 2023 compared with 404 active listings in 2012.
- **Number of single-family sales in 2022** - was 130 compared to 131 in 2021.
- **Total single-family sales by area** - included 96 houses in Winthrop, 44 in Twisp, 37 in Mazama, 23 in Methow, and 13 in Carlton or 15 more in Winthrop and 16 more in Twisp than in 2021.
- **Single-family sales prices** - were primarily in the \$500,000-\$750,000 price range increasing the median price to \$640,000 or by 15% over 2021.
- **Prospects** - expect trends be like the past 2 years with elevated prices, low inventory, and bidding wars on well-priced listings.
- **Single-family sales prices** - were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Critical skills housing capabilities - were calculated for police patrol officers, accountants, elementary teachers, firefighters, healthcare support workers, construction laborers, farmworker and laborer, retail salesperson, food preparation worker, and cashier that provide services that economically sustain a community.

Implications - median house values and apartment rents in



Twisp are beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent.

These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond the 25-30% allowance considered a financially viable percent of income for housing.

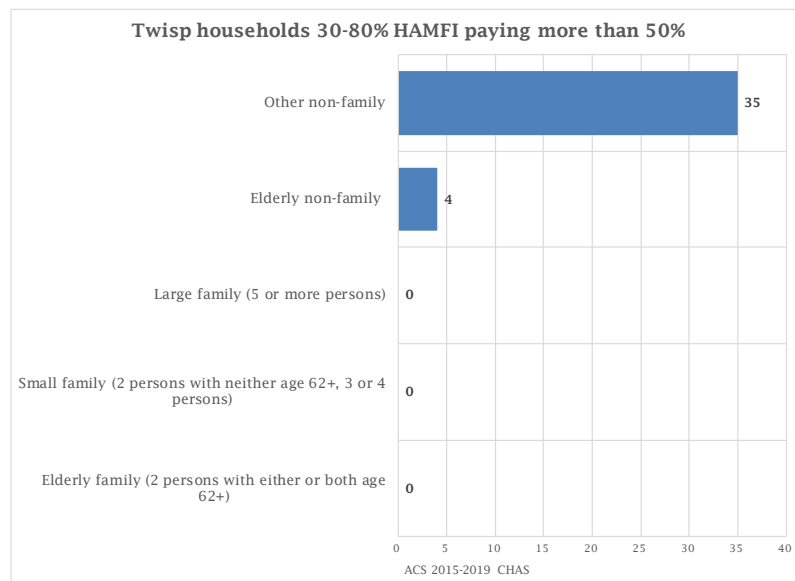
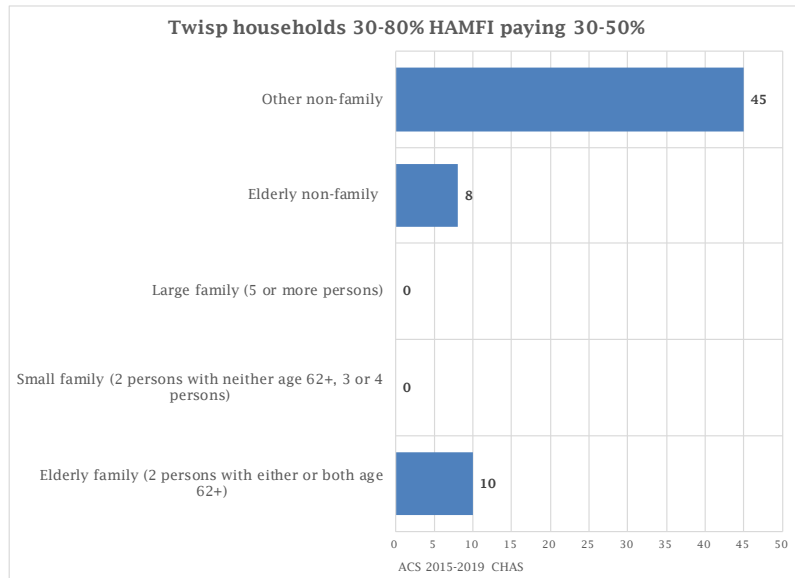
C. Housing supply

Aged housing stock - of Twisp's 601 housing units 179 or 30% were over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable. Twisp, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs should be instituted to keep older stock from falling into disrepair and being lost to the inventory.

Vacancy rate - of all housing units, which defines seasonal homes as vacant, is 69% or highest in Early Winters where high income and remote working households have in-migrated in recent years particularly during Covid, but under 4% or lowest reflecting Twisp's characteristic as a working household community. Twisp's low vacancy rate indicates the high demand for housing units within the town and the limited current supply, particularly with no new units recorded as being added between 2014-2020 according to ACS sampling.

Household types - the US Department of Housing & Urban Development (HUD) correlates Comprehensive Housing Affordability Statistics (CHAS) by household type including:

- **Elderly family** - 2 persons with either or both members over age 62 for 23 households in Twisp is 2019,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons for 67 households,
- **Large family** - of 5 or more persons for 10 households,
- **Elderly non-family** - adults over age 62 for 55 households,



- **Other non-family** - adults under age 62 for 61 households.

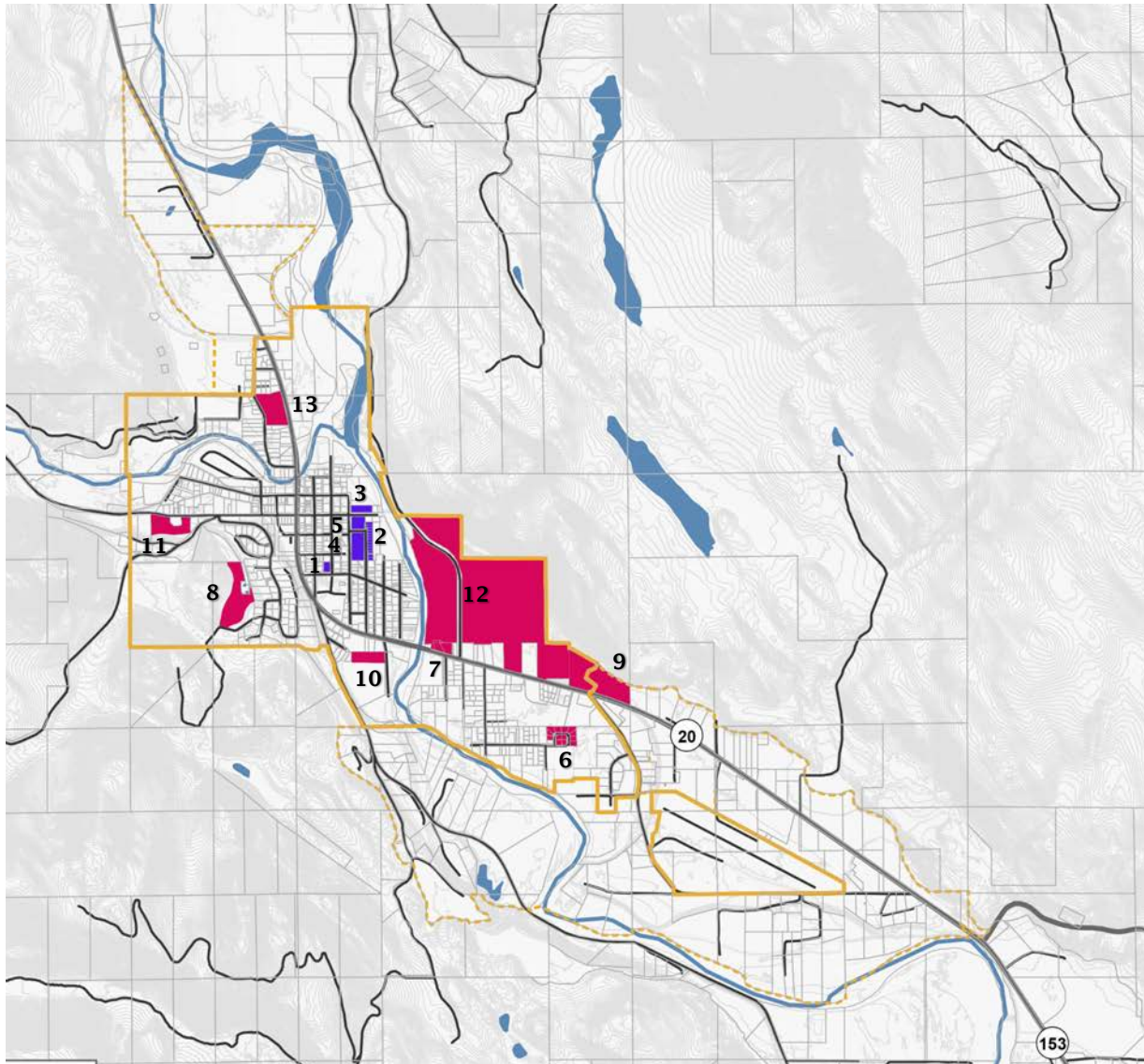
There were more family households (270) than elderly and young non-family households (171) in 2019.

Twisp households that are the most housing stressed - paying 30-50% and particularly 50% or more for housing, are predominantly non-family households including elderly and other non-elderly.

Affordable housing is currently provided - by nonprofit sponsors in 3 developments within Twisp:

- **Methow Housing Trust (MHT) Canyon Street Neighborhood** - 13 permanently affordable 2-3-bedroom single-family homes with community open space and walking access to downtown Twisp located on Canyon Street and 3rd Ave.
- **Northwest Association for Housing Affordability (NAHA) Riverview Apartments** - 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus swimming pool located at 401 East 2nd Avenue in Twisp financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.
- **Room One** - located at 315 North Lincoln Street provides one-on-one support and resource connections, educational programs in the schools, support groups, and advocacy concerning domestic and sexual violence, mental health and wellbeing, crisis intervention work, teen pregnancy prevention, and homelessness since 1998.
- **Housing Authority of Okanogan (HAOC) Twisp Gardens** - 17 one and two-bedroom units for age 55+ and disabled located at 500 East 2nd Street in downtown Twisp. Includes community room and laundry facilities.

Proposed affordable housing - include 2 additional housing developments:



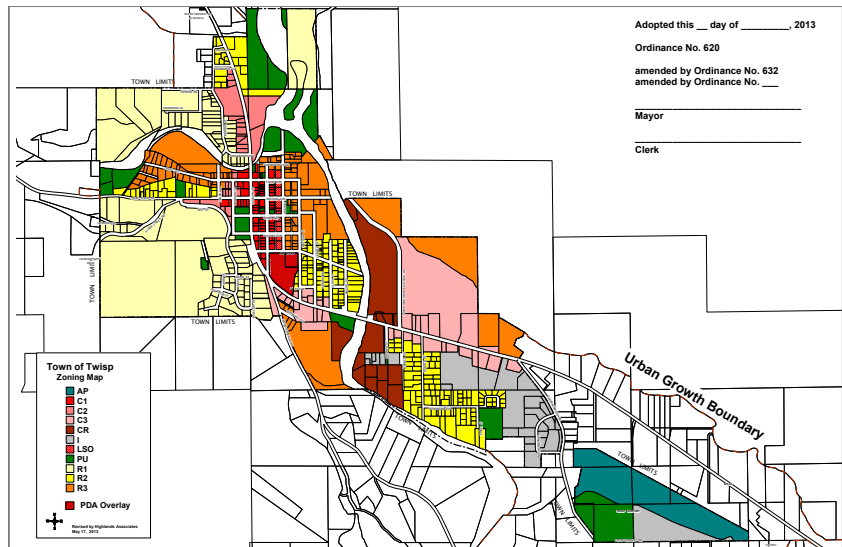
Existing projects

- 1 Room One
- 2 Methow Housing Trust - MHT
- 3 Twisp Gardens - HAOC
- 4 Whispering Rivers Apartments
- 5 NW Assn Housing Affordability

Proposed projects

- 6 Methow Housing Trust - MHT
- 7 Blackbirds/Twisp Town Homes
- 8 Orchard Hills/Palms Construction
- 9 Konrad Annexation
- 10 Catholic Charities
- 11 Methow Elder Care
- 12 Lloyd Property
- 13 Buelher Property

- **Methow Housing Trust (MHT) Campaign to Build Belonging** - will provide funds to build 44 additional single-family homes by 2030. A partnership with Hank and Judy Konrad will provide 12 shovel-ready lots in Twisp.
- **NW Association for Housing Affordability (NAHA - formerly Catholic Charities) Hank's Market** - proposed project to develop 74 apartments or housing units for larger families on land behind Hank's Market in Twisp.



Undeveloped land - approximately 34.29% of the land in Twisp remains vacant or undeveloped. Despite the significant subdivision activity of the past decade, a relatively small percentage of new lots have been built upon.

	Acres	% of area	% of dvped
Single-family	97.04	14.48%	27.06%
Duplex	2.36	0.35%	0.66%
Multifamily apartments	3.94	0.59%	1.10%
Multifamily vacation	2.53	0.38%	0.71%

Multifamily motel	6.22	0.93%	1.73%
Mobile home park	12.29	1.83%	3.43%
Subtotal residential	126.91	18.93%	35.39%
Undeveloped	242.21	34.29%	
Total*	706.23	100.00%	

* Total area includes streets and rights of way, water, agriculture, manufacturing, public and semi-public, and commercial uses.

Source: 2010 Comprehensive Plan Update

Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are “missing”, because most MMH housing types are prohibited by Twisp zoning and development requirements which should be revised to allow:

- Cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.
- Reduce minimum lot sizes in acceptable areas within Twisp to allow MMH types that would increase density and choice.
- Add maximum building widths and depths in R-2 and R-3 zones where MMH building types are to be introduced to retain single-family scale.
- Increase allowable density and/or reduce minimum required lot size to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU.
- Retain height limits that allow 2.5-3.0 stories to retain single-family scale trading increased density or smaller lots rather than increased height.
- Reduce parking requirements for MMH housing products like SEDU or EDU that accommodate non-family households or single individuals with less vehicle ownership or dependence.
- Add a clustering option that consolidates open space in configurations that are more accessible, aesthetic, and usable.

Accessory Dwelling Unit



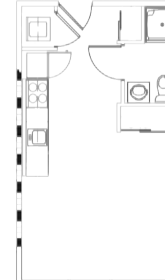
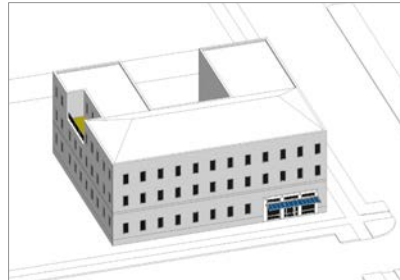
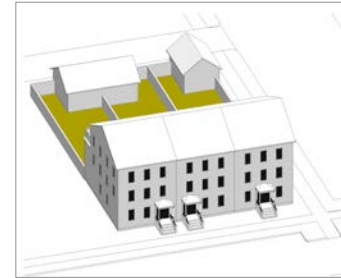
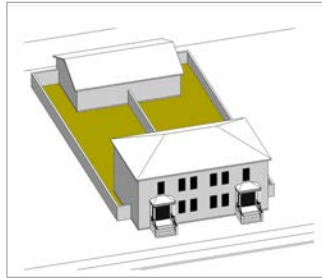
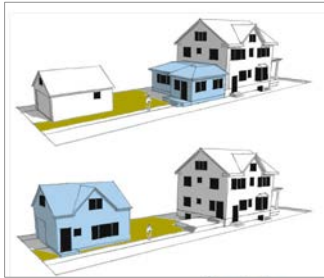
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

SEDU

- Reduce minimum primary dwelling unit size requirements in R-1 to a level consistent with smaller cottage type single-family and eliminate minimum dwelling unit requirements for ADU and all other MMH housing types to achieve density, accommodate non-family households, and reduce development costs.

D. Housing resources

The Methow Valley has a significant number of nonprofit housing resource groups pursuing different affordable housing objectives in the Methow Valley. The Twisp Housing Action Plan (HAP) can coordinate the following resources to maximize its impact on housing conditions and opportunities within the town and valley.

- **The Methow Housing Trust (MHT)** - develops and preserves affordable, quality housing for residents of the Methow Valley following the Community Land Trust model with projects in Mazama, **Winthrop**, and Twisp.
- **Northwest Association for Housing Affordability (NAHA)** - a subordinate subsidiary of Catholic Housing Ventures develops and operates low-income housing using USDA Rural Rental Housing, HUD HOME Investment Partnerships, and HUD for Section 8 Housing Assistance Payments Programs with projects in **Winthrop** and Twisp.
- **Jamie's Place** - operates 2 adult family homes for 6 residents with private rooms/baths in a family home setting and 24-hour care for functionally impaired residents for each house in Winthrop.
- **Room One** - provides healthcare navigation, safety planning, mental health referrals, resources, food and nutrition, access to county and state resources, referral to legal resources, access to reproductive health, and more for youth in the Methow Valley from a facility in Twisp **including temporary shelter**.
- **Housing Authority of Okanogan County (HAOC)** - assists limited income families attain housing using federal housing programs with multifamily developments in **Winthrop** and Twisp.

- **Methow At Home (MAH)** - supports elderly households who want to “age in place” by providing volunteer services, activities, and educational opportunities as well as a resource of paid providers can be hired if the requested service is beyond the scope of a volunteer.
- **Senior Assessment for Support & Housing (SASH)** - is a committee, rather than a stand-alone entity, exploring issues of the valley’s growing senior population, the services they need and whether those services are available in the area.
- **Methow Housing Solutions Network** - focuses on learning from others’ experiences of communities facing similar challenges, like Port Townsend, Chelan, Leavenworth, San Juan Island, Sun Valley, and various Colorado counties, and listening to the Methow Valley community.
- **TwispWorks** - involves businesses, nonprofit organizations, artists, craftspeople, and the community at-large to make the Methow Valley a special place to live, work and visit from its campus in Twisp. In 2020, TwispWorks completed a comprehensive 18-month economic study to better understand the structural changes occurring in the Methow Valley and address questions relating to tourism, vacation homes, residential building, and other major industries, as well as economic disparity, and resident attitudes on change and the future.
- **The Methow Conservancy (MC)** - maintains a State of the Methow, a data collection and dissemination project about the Methow Watershed and its people including The Methow Population and Land (PAL) project that shares updatable information on the current conditions and trends in population, land use, development, and land protection.

E. Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, and an online survey of all residential addresses within the Twisp zip code during the housing action planning process. Following is a summary of major findings.

- **Housing resource groups and employers' surveys and workshops** - were conducted of all nonprofit housing groups and employers on the 12th of October 2022 at the **Winthrop** Public Library. A summary of major findings includes:

- Methow Valley currently employs 592 part and full-time employees and 132 seasonal.
- Part and full-time employees include married households, seasonal primarily individuals.
- Part and full-time employees own and rent; seasonal employees rent only.
- The Methow Valley needs more affordable ownership options, better rental options, and seasonal summer options.
- Employees want a greater variety of housing types including smaller units located in **Winthrop** and Twisp with services.
- Almost all employers are interested in participating in housing action plans.

- **Realtors, builders, architects' survey and workshop** - were conducted on the 31st of October 2022 at TwispWorks in Twisp. Invitations were emailed to 5 realtors, 10 developers, 14 architects, and 11 contractors or 40 in total who are active in the Methow Valley - 22 of which are based in the Methow Valley and 18 in the Seattle area. Workshop participant recommendations included using:

- Missing Middle Housing (MMH) in zoning allowances, reducing lot sizes and/or increasing densities, recruiting local construction labor including training high school students in building trades, and use of non-profit and low-income housing programs.

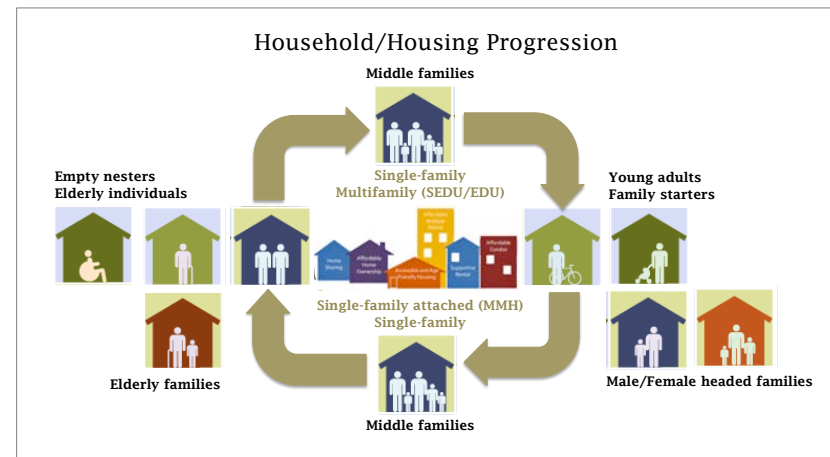
- **An in-person and virtual open house** - was held in Twisp at the Town Hall on June 26th in 2023. The event was publicized on the Town website and by email invitations. The open house reviewed background findings and implications and information on local housing costs, trends, and density options.

The open house was attended in-person by around 20 people and on-line by 2 people who reside in Twisp and the Methow Valley.

- **Resident household survey** - an on-line survey was conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all 1,198 mailing and post office box address within the Twisp zip code. 93 respondents or 7.8% of all households completed the survey.

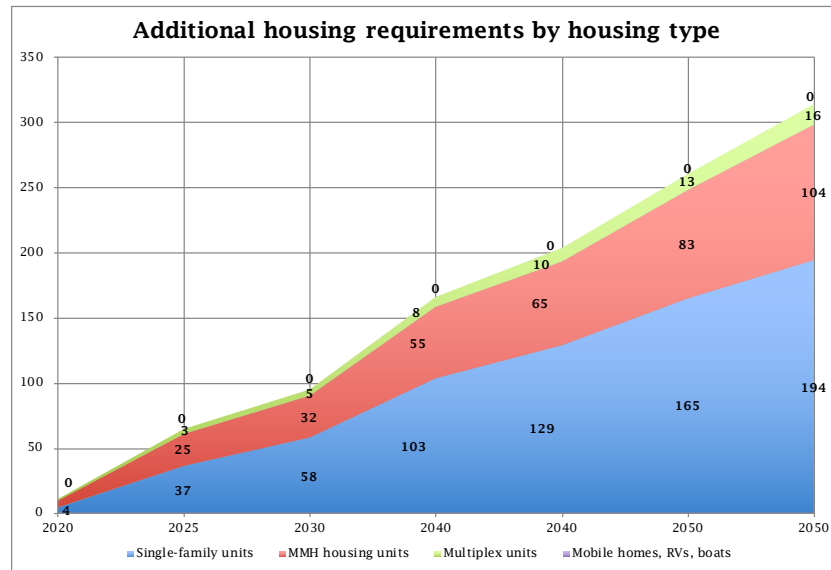
F. Housing requirements

- **Twisp housing demand** - will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.



- **Twisp households will progress through different life cycle stages** - correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex

housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.



	2020	2030	2040	2050
Population	1,235	1,405	1,599	1,819
Households	580	660	751	854
Vacancy allocation (7%)	41	46	53	60
Housing market (w/vacancy)	602	706	803	914
Less existing housing units*	579	579	579	579
Additional housing need	41	127	224	335
Additional single-family	4	58	129	194
Additional MMH (2-9)	5	32	65	104
Additional multiplex (10+)	1	5	10	16
Additional mobile home etc.	0	0	0	0

* Consists of year-round available housing units.

In total, the projections indicate Twisp housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.

Twisp housing stressed households - will need some form of housing assistance, whether public, Section 8, or other form of direct market subsidy, to reduce housing costs below 30% of income.

	2020	2030	2040	2050
Alleviate cost burden 50%+				
Single-family assisted	0	0	0	0
MMH assisted	26	48	61	76
Multiplex assisted	7	2	3	3
Mobile home assisted	0	0	0	0
Housing requirement	33	50	64	79
Alleviate burden 30-50%+				
Single-family assisted	12	12	14	17
MMH assisted	26	63	80	101
Multiplex assisted	7	5	5	6
Mobile home assisted	0	0	0	0
Housing requirement	45	80	99	124

Sources: Twisp Comprehensive Plan, ACS 2017-2021

ACS 2016-2020 CHAS data

Beckwith Consulting Group

Major implications of the projections include:

- The total assisted housing requirement for households paying more than 50% for housing will increase from 5.4% in 2020 to 8.7% by 2050 based on these trends.
- The total assisted housing requirement for households paying 30-50% for housing will increase from 7.4% in 2020 to 13.5% by 2050 based on these trends.
- Most significantly and most limiting, the housing projections assume seasonal or part-time occupied housing units will or can be converted for occupancy on a full-time basis to meet Twisp's housing needs when the market will be more

determinant in deciding whether homeowners make such a transition.

Assisted housing projections by income

The Washington State Legislature recently passed House Bill (HB) 1220 concerning housing needs and allocations that will be projected by the Washington State Office of Financial Management (OFM) at a countywide level. The projections will account for underproduction, a healthy vacancy rate, and remove second homes.

Under HB 1220 counties and cities will need to decide how to allocate the needs, as they have done for population since the passage of the Growth Management Act (GMA). Commerce will develop allocation guidance and a tool (Housing for All Planning Tool or HAPT) to help communities do the work.

The allocations will be based on the income ranges from extremely low (0-30% of Area Median Income - AMI), very low (31-50%), low (51-80%), moderate (81-120%), and other (above 120%).

The following table lists OFM's estimate of existing housing affordable by income range for Okanogan County in 2020 and

estimated additional housing needed by 2044 for a county population of 44,888. The table also lists OFM's estimate of existing affordable housing in Twisp in 2020 under HAPT Method A of allocating additional housing.

Under this forecast method, Twisp's projected total future households will increase to 801 by 2044 requiring an additional 270 new housing units including a 6% vacancy allocation.

The allocation by income groups will require 45 housing units to eliminate existing renter burden, 14 housing units to provide for Twisp's allocation of countywide homeless populations based on the town's 3.8% of the county's population or 112 for all cost burdened including owners. Remaining housing needed to address household growth will be 160 units allocated by

Twisp 2044				Percent of future Okanogan County households		3.8%	
Affordability Level (% of AMI)	Housing needed to eliminate existing renter burden (1)	Housing needed for existing homeless population (2)	Housing need for cost burdened + homeless	Percent of households by income level (2018)	Remaining housing need to address household growth***	Projected future net new permanent supportive housing (PSH) need	Total net new housing need 2020-2044
0-30% (not PSH)	25	12	47	12.0%	(15)		32
PSH							
>30-50%	10	1	15	20.0%	39		54
>50-80%	10	-	10	28.0%	66		76
>80-100%	0	-	15	15.0%	26		41
>100-120%	0	-	25	7.0%	(6)		19
>120%+	-	-	0	19.0%	51		51
Total	45	13	112	101.0%	160	0	273
Emergency housing net need 2020-2044							

Housing requirements 2020-2044/5

	Future population target	Projected future group quarters (GQ) population	Projected future household (HH) population	Projected future HH size	Projected total future households*	Existing households(1)	Net new households 2020-2044	Total future housing need (including vacant units 6%)	Existing housing supply (2)	Total future housing need minus existing housing supply	Projected net housing need for HH growth**
2044-45											
Okanogan County	44,888	360	44,528	2.4005	18,549	16,942	1,607	19,733	17,696	2,037	2,037
Twisp	1,706	0	1,706	2.1300	801	580	221	849	579	270	270
Winthrop	934	0	934	1.9800	472	255	217	500	255	245	245

Sources

1 - ACS 2016-2021

2 - Existing housing supply less seasonal or second homes

income group based on OFM's projection of the percent of all households in each income group.

Existing housing supply by income group

Twisp's current housing inventory includes 46 units sponsored by the Methow Housing Trust (MHT) for 50-80% of AMI, National Association for Housing Affordability (NAHA) for 50-80% of AMI, Room One for **emergency sheltering** only, and the Housing Authority for Okanogan County (HAOC) for 30-50% of AMI.

	MHT	NAHA	Rm One	HAOC	Total
0-30% Not-PSH*					
0-30% PSH					
30-50%				17	17
50-80%	13*	16*			29
80-100%	*				
100-120%	*				
120%+					
Emergency housing*					
Total	13	16	0	17	46

MHT - Methow Housing Trust's Canyon Street Neighborhood (16 units) and North (26 units) for 60-120% of HAMFI

NAHA - National Association Housing Affordability's Riverview Apartments for 50-60% of HAMFI

HAOC - Housing Authority of Okanogan County Twisp Gardens

G. Implementation

Implementation of Twisp's Housing Action Plan involves completion of 29 action tasks including:

- **Development regulations** - 12 tasks to void ADU restrictive requirements, incorporate Missing Middle Housing (MMH) in residential and commercial zoning districts, increase density and reduce or split lot sizes, reduce parking requirements, add clustering options, and limit design review and SEPA requirements in residential districts.

- **Programs** - 6 tasks to implement home-sharing, a pilot host program for non-child-supported youth, provide Section 8 vouchers, Mainstream Vouchers, Tenant Based Rental Assistance (TBRA), and repair and replacement programs for older housing stock.

- **Projects** - 4 tasks to acquire a strategic housing site using Land Acquisition Program (LAP), extend infrastructure using Connecting Housing to Infrastructure Program (CHIP), issue and RFP for a mixed-income mixed housing type development, and develop seasonal and temporary housing.

- **Incentives** - 2 tasks to reduce fees and charges for affordable housing units and approve a Multifamily Housing Tax Exemption (MFTE) for affordable units that qualify.

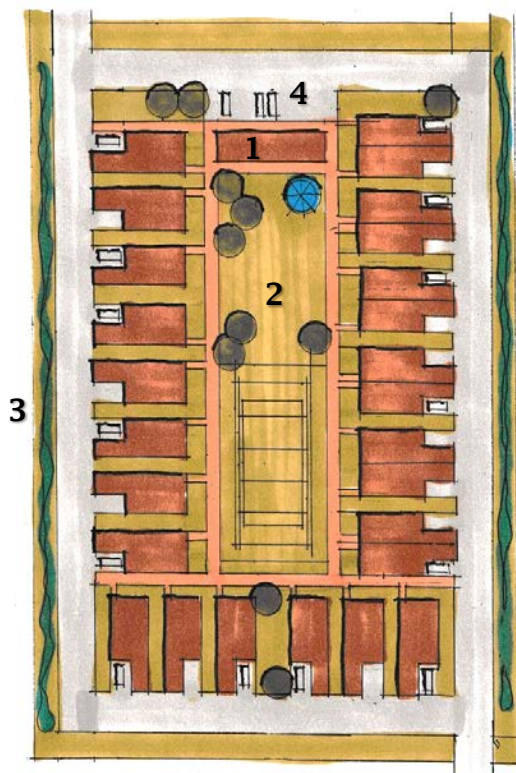
- **Finance** - 4 tasks to adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82,14.530, REET 2 Housing Authorization per RCW 82.46.035, an Affordable Housing Tax Levy per RCW 84.52.105, and utilize Lodging Tax RCW 67.28.150 and RCW 67.28.160 for affordable housing and housing projects that benefit tourism development such as housing for seasonal employees.

H. Prototype cost analysis

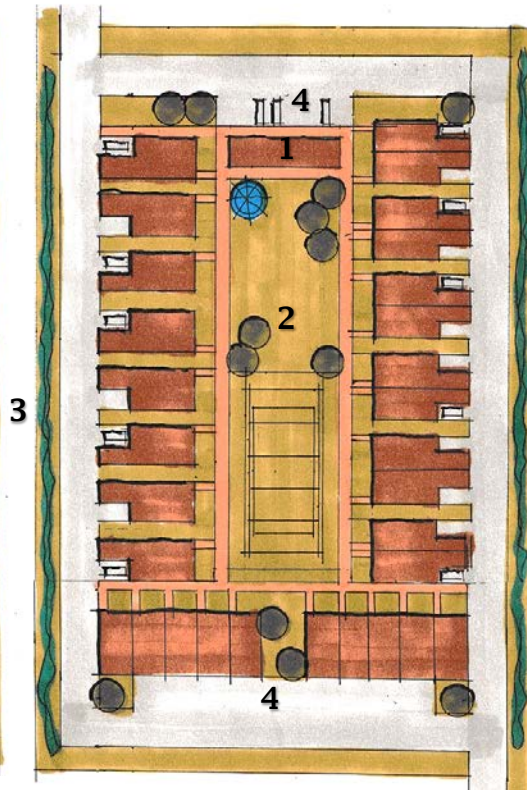
An analysis of possible MMH adaptations with which to meet Twisp's housing requirements, particularly for smaller young and elderly households and seasonal employees, was completed as part of implementation strategies - see Appendix H.

The 3 examples demonstrate the higher densities and lower costs possible using cottage developments for:

- **MMH single-family** - developing 14 single story detached units of 1,000 square feet each and 12 single story units of 800 square feet each or a total of 26 units on 3.3 acres for a density of 7.9 units per acre.
- **MMH mixed housing types** - developing 9 single story detached units of 1,000 square feet each, 12 single story duplex units of 800 square feet each, and 10 single story rowhouses of

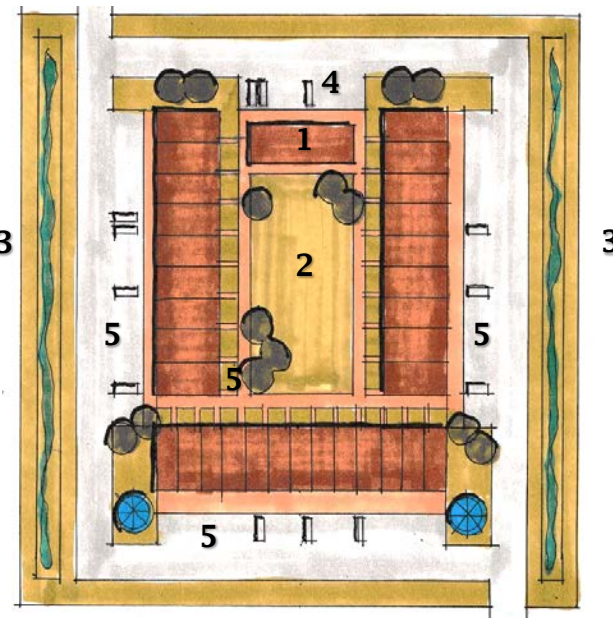


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



MMH mixed housing types - 8 single story single-family 1,000 sq ft each, 12 single story duplex 800 sq feet each, and 10 single story rowhouse 800 sq ft each = 30 total units on 3.3 acres = 9.1 du/acre

Legend - 1 - clubhouse, 2 - common area, 3 - bioswale stormwater collection, 4 - visitor parking with solar over, 5 - tenant parking with solar over



MMH one story studios - 18 single story rowhouse 800 sq ft each and 13 single story rowhouse 640 sq ft each = 31 total units on 3.2 acres = 9.7 du/acre

MMH two story studios = 62 total units on 3.2 acres = 19.4 du/acre

- 800 square feet each or a total of 30 units on 3.3 acres for a density of 9.1 units per acre.
- **MMH single story studios** - developing 18 single story rowhouses of 800 square feet each and 13 single story rowhouses of 640 square feet each or a total of 31 units on 3.2 acres for a density of 9.7 units per acre.
- **MMH 2 story studios** - developing 36 rowhouses of 800 square feet each in two stories and 26 rowhouses of 640 square feet each in two stories or a total of 62 units on 3.2 acres for a density of 19.4 units per acre.

Parking is provided for a garage and uncovered stall for detached single family and duplex units, for 2 stalls for each rowhouse, and visitor parking at the clubhouse.

The examples incorporate bioswales to absorb stormwater runoff from roads and parking areas, cisterns to collect and reuse stormwater, solar canopies over group parking areas and dwelling unit rooftops, a clubhouse for community social events, and a common area with sports court, picnic area, playground, or community garden.

Costs were estimated for each development concept assuming conventional stick-built construction, then discounted assuming:

- the land was purchased and placed in a land trust,
 - permits, fees, utility connections, and impact fees were waived,
 - dwelling unit size was reduced,
 - modular construction was used instead of stick-built,
 - containers were used instead of stick-built or modular,
- to determine the impact each measure would have on development costs individually and cumulatively.

The greatest cost savings by measure were possible using modular or container construction rather than stick-built and the least from waiving fees and charges or the land trust

purchase cost though the use of a land trust is critical to keeping units affordable over time.

Measure	By measure	Cumulative*
Land trust	1.1-2.3%	1.1-2.3%
Fees and charges	0.4-0.7%	1.5-3.0%
Smaller units	9.5-12.6%	11.0-15.6%
Modular construction	12.7-26.0%	23.7-41.6%
Container construction	29.6-39.9%	40.6-55.5%

* Cumulative total includes modular or container construction but not both as they are exclusive construction options.

Generally, the analysis determined the cumulative cost savings possible ranged from 23.7% to 55.5% with the greatest cumulative cost savings realized for the MMH single story single-family development and the lowest cumulative cost savings realized from the MMH single story rowhouse developments - see Appendix H.

Appendix A: Demographics

Population trends

Okanogan County population - increased from 4,689 persons in 1900 to 42,104 persons by the year 2020 with the lowest annual average growth rate occurring 1950-1960 at -1.3% and the most recent highest annual average growth rate between 1990-2000 of 1.7% during a period of economic expansion.

The Washington State Office of Financial Management (OFM) projects Okanogan County's population will increase to 46,080 persons by 2050 or an increase of 3,976 persons or by 9.4% from 2020.

Net population change - a significant portion of Okanogan County's population increase has and is expected to be due to net migration or the difference between people moving out and people moving into the county.

For example, the number of deaths in Okanogan County in 5-year increments were lowest in 1960-1965 at 1,304 but is expected to be 3,287 deaths by 2035-2040 due the aging of the county population. The number of births were 2,468 in 1960-1965 but is expected to increase to 3,025 births by 2035-2040 as the number of women in the child-bearing ages remain relatively constant. Net migration was negative in 1960-1965 at -1,584 persons due to the economic recession but is expected to increase to 548 persons by 2035-2040 as the area attracts more in-bound and seasonal households.

OFM's estimate of the slight population rate of increase in Okanogan County in future years will be due primarily to the aging of the county population and the number of deaths related to aging compared to a stable birth rate but expanding in-migration.

Okanogan County's actual future population trends, however, may be affected significantly by the attraction(s) the county may or may not have for in-migrant persons particularly for specific age groups and for seasonal or second home households.

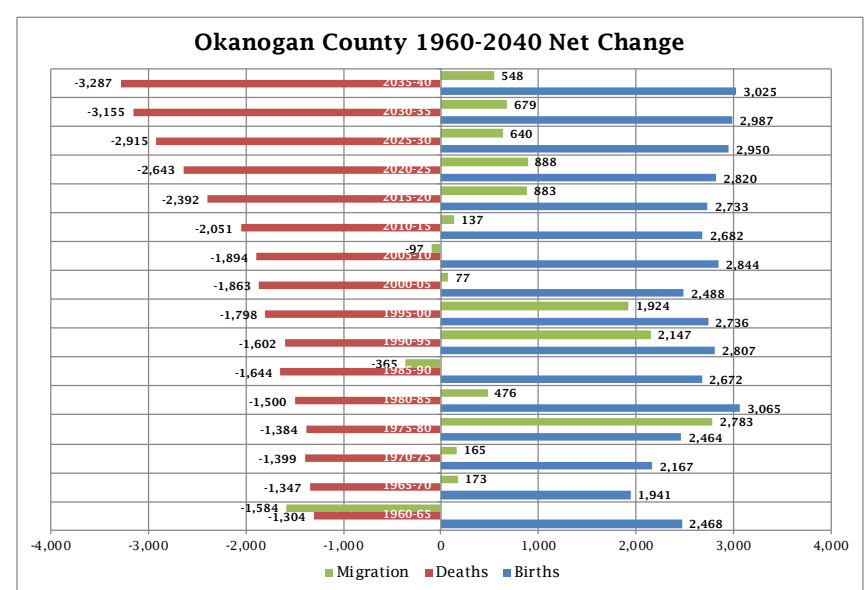
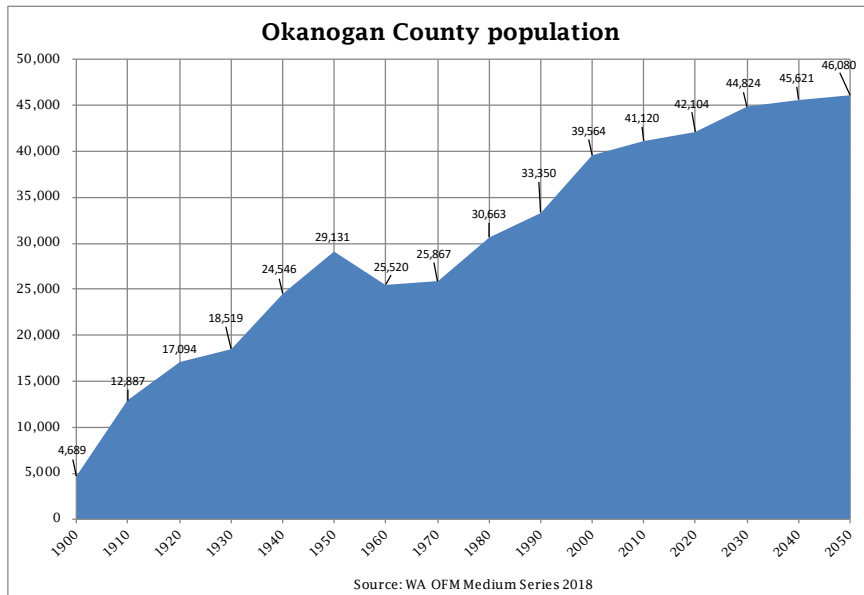
Twisp's population - increased from 227 persons in 1910, the decade the Town was incorporated, to 992 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -0.4% and the highest most recent average annual growth rate between 2010-2020 of 0.8%.

According to a 2021 analysis by the Methow Conservancy, the population within the Twisp zip code (a larger area than Town limits) was 3,364 persons in 2020 of which 759 were part-time and 2,605 or 77.4% were full-time residents.

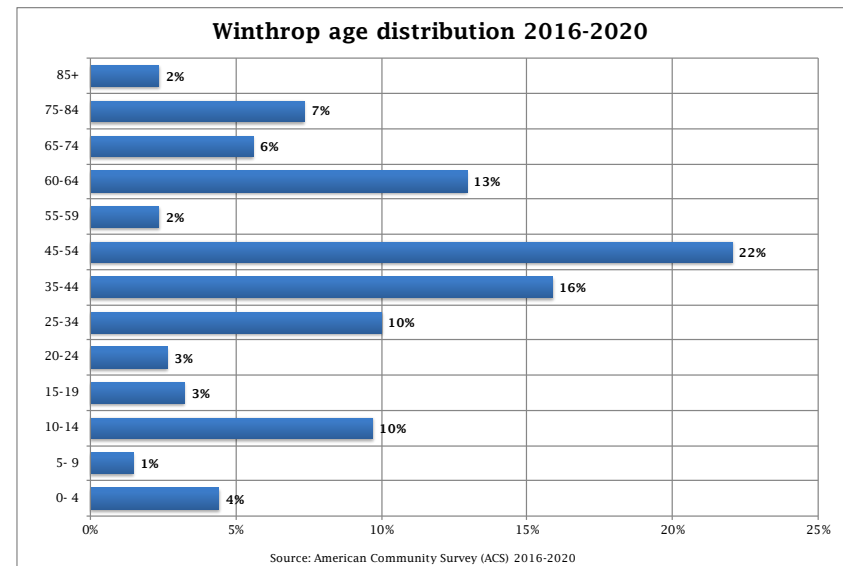
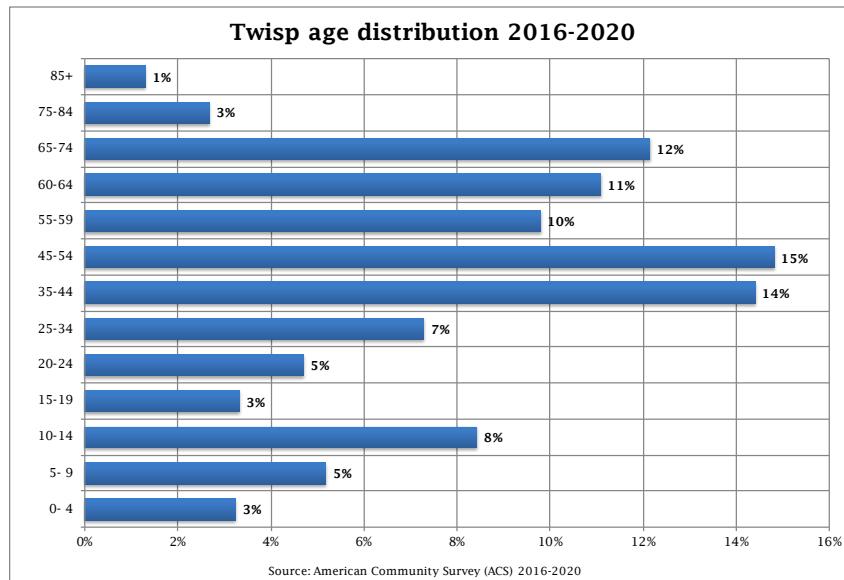
Winthrop's population - increased from 270 persons in 1930, the decade the Town was incorporated, to 504 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -3.1% and the highest most recent average annual growth rate between 2010-2020 of 2.5%.

According to a 2021 analysis by the Methow Conservancy, the population within the Winthrop zip code (a larger area than Town limits) was 4,655 persons in 2020 of which 2,224 were part-time and 2,431 or 52.2% were full-time residents.

Neither Town's Comprehensive Plans project future population as growth will depend on water and sewer availabilities in future years as well as the extent to which the Methow Valley, and thereby the towns, continue to attract older and empty nester seasonal or second home households.



OFM Forecasting & Research Division | January 2018



Age distribution

Before World War II, the nation's population was distributed within a triangle (pyramid if male and female are arrayed side by side) where the greatest proportion of the population was in the youngest age group (0-5 years) that gradually declined in proportion into the older years due to age-related attrition until it reached zero or no living persons.

The war, however, displaced men from the home front putting off normal family rearing and fertility. When the war ended, and men returned, births were concentrated in the post-war years creating a “baby boom” or bulge in the age distribution.

Births, or the birth rate, declined after the “baby boom”, however, due to several post-war factors including an increasing divorce and marriage dissolution rate, a higher percentage of working mothers, and a desire for smaller families including an increasing proportion who do not desire having children. Health advances also increased life expectancies extending the proportion of the population that lives into advanced years.

Consequently, age distribution charts tend to reflect bulges rather than a triangle as the “baby boom” ages into the upper age brackets and the following population are proportionally smaller. An area's unique age-specific in-migration attractions or dis-attractions, however, can skew the bell-jar affect.

Washington State OFM makes age-specific projections for every county in the state using recent detailed trends in county births, deaths, and in-migration.

Okanogan County's 2015-2040 age distribution - reflects these factors as well as the unique attractions the county has for select age-related populations. Okanogan County had an atypical bell-jar form in 2015 reflecting the trends described above. By 2040, OFM expects Okanogan County will have an

almost equal proportion of all people in each age group from 0-4 to 80-84 with a slightly higher proportion in the senior most age groups from 85+ reflecting the county's continued aging.

Twisp's 2020 - age specific concentrations were somewhat reflective of the bell jar with a significant proportion in the middle family age groups with children but also with a significant concentration above age 64. Twisp is a working town with an employment base and attractions that still favor family age households.

If the city continues to attract persons from Okanogan County in the specific age groups that the city has in the past, however, the age form may continue to retain family age households but with a growing concentration in the senior most age groups from 60+.

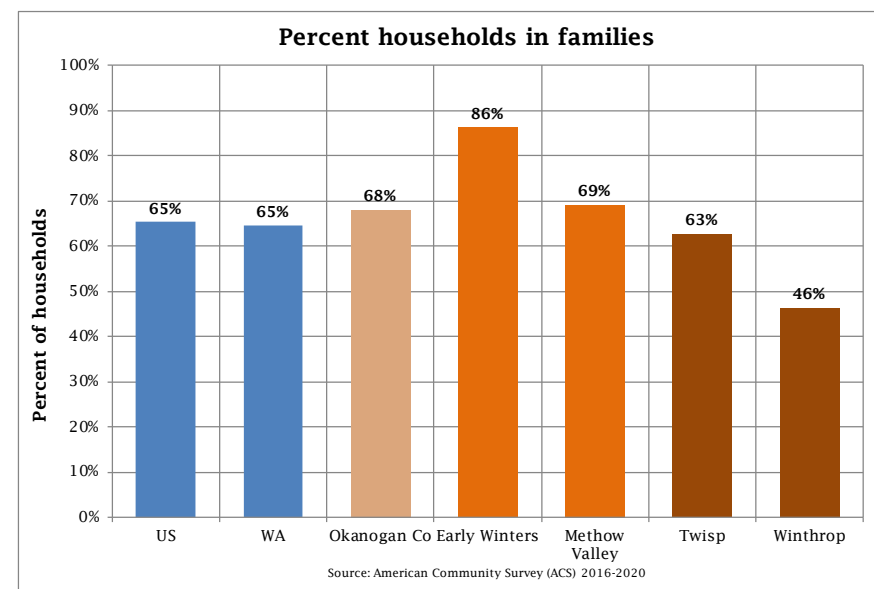
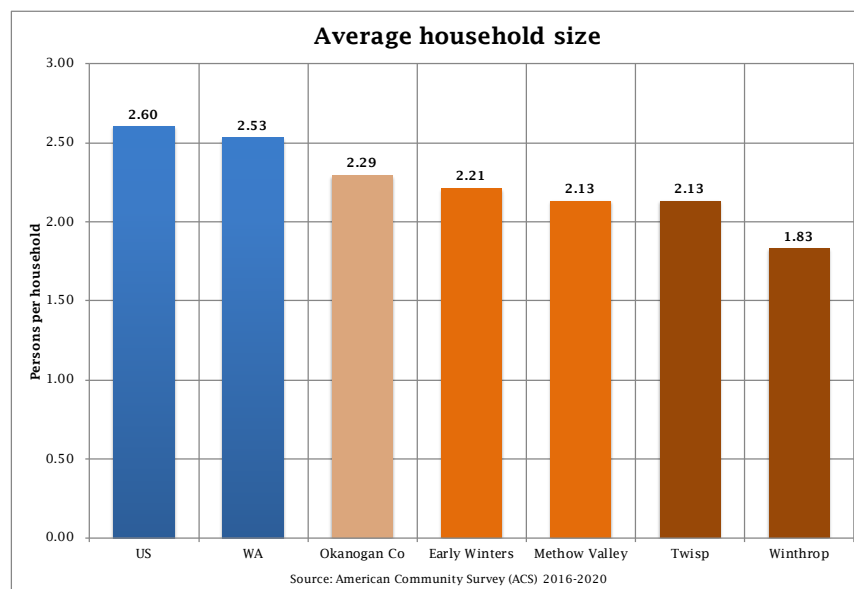
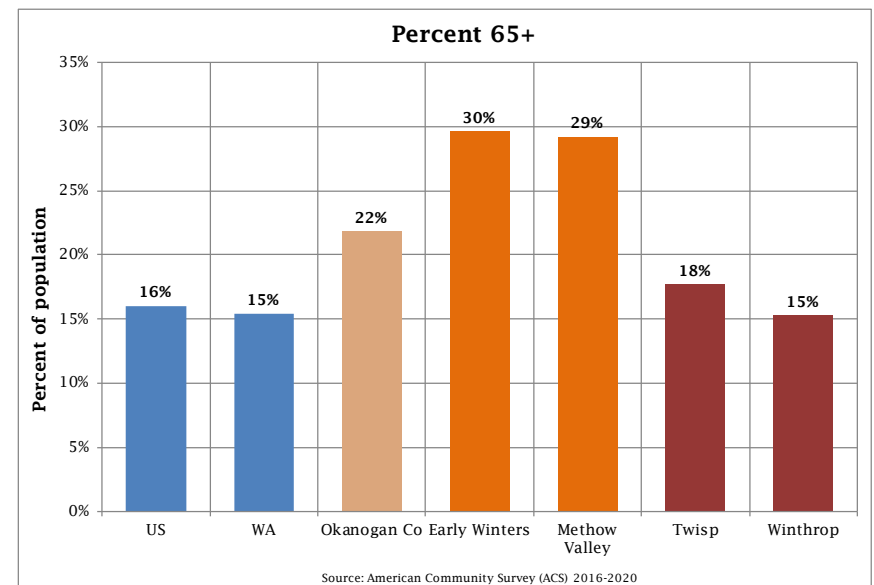
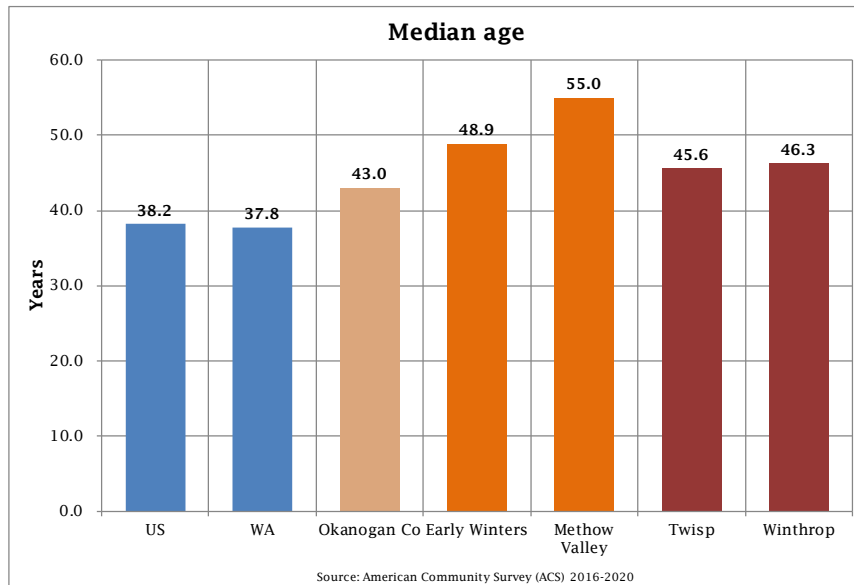
Winthrop's 2020 - age specific concentrations were barely reflective of the bell jar with a modest proportion in the middle family age groups with children but with a significantly larger concentration above age 64. In-migration of older, empty nester, and retirement age households is a factor accounting for the population age distribution in Winthrop due to the area's moderate climate, recreational amenities, and other attractions for these age and household groups.

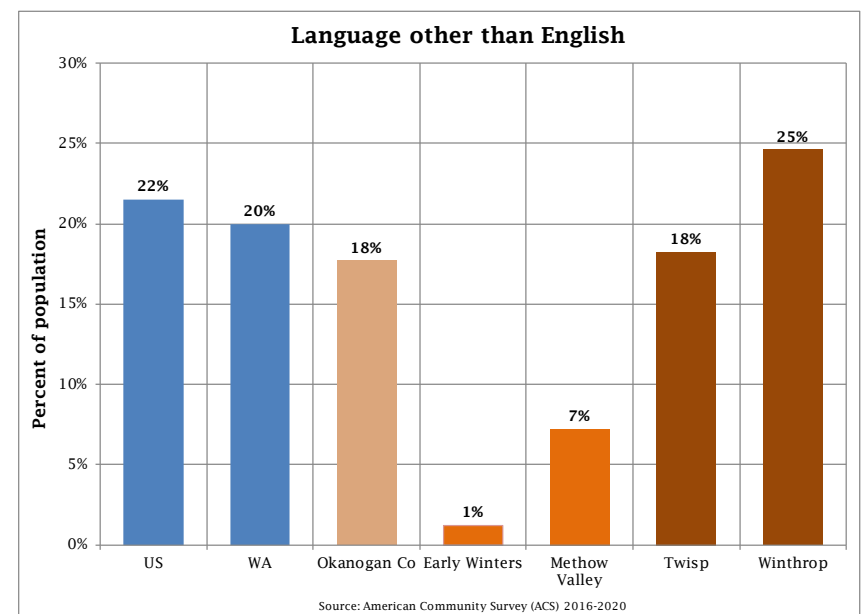
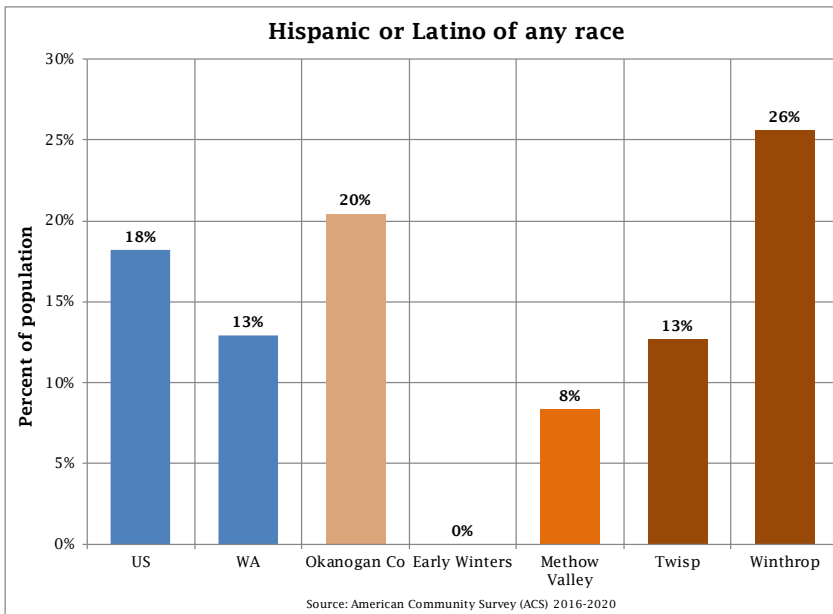
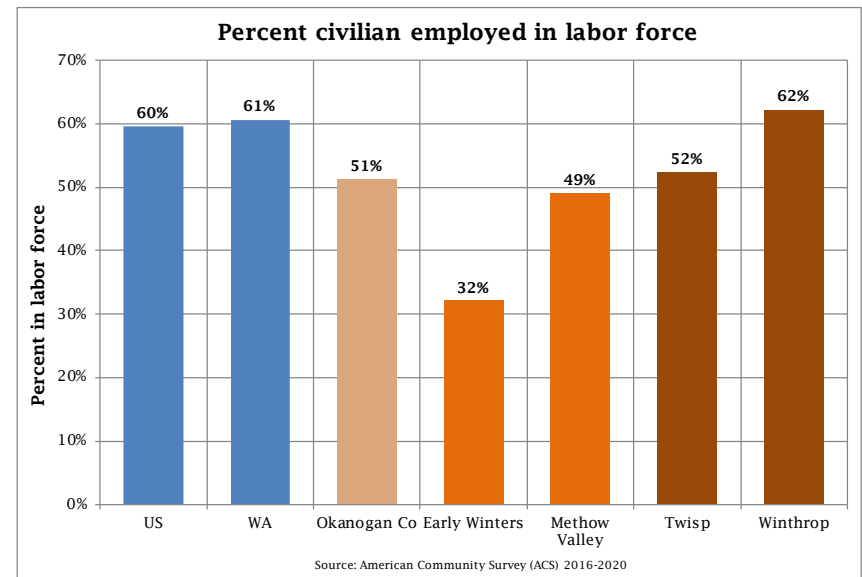
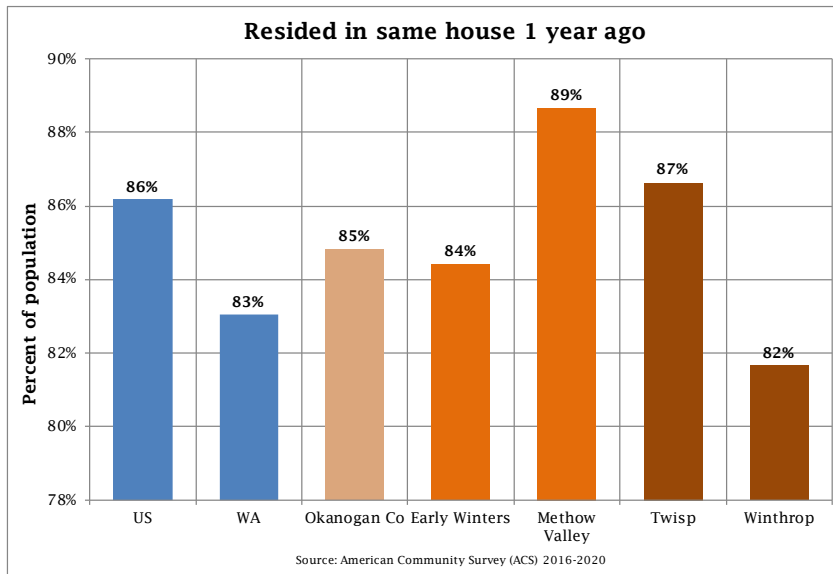
If the city continues to attract persons from Okanogan County in the specific age groups that the city has in the past, however, the age form will be decidedly top heavy in the senior most age groups from 60+.

Socioeconomic composition

The American Community Survey (ACS) - is an ongoing statistical survey by the US Census Bureau, sent to approximately 250,000 addresses monthly (or 3,000,000 per year). The ACS regularly gathers information previously







contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.

The following demographic characteristics are taken from the ACS's most current compilations for the combined 2016 to 2020 years for Twisp, Winthrop, Methow Valley CCD, Early Winters CCD, Okanogan County, Washington State, and the US.

Median age - in Winthrop is 46.3 and in Twisp is 45.6 that is lower than Methow Valley at 55.0 and Early Winters at 48.9 but higher than Okanogan County at 43.0, Washington State at 37.8, and the US at 38.2. The higher median age is due to the age-specific attractions Winthrop, Twisp, and Okanogan County have retained of existing residents and developed for in-migrating empty nester and retired households. The statistics will increase in the older age groups as life expectancies expand and these households remain resident in Winthrop and Twisp. Such older age concentrations, however, will require age-specific health, transportation, and other specialized services compared with other younger communities.

Percent of the population 65 years and older - in Winthrop is 15% and Twisp is 18% that is significantly lower than Methow Valley at 29%, Early Winters at 30%, and Okanogan County at 22% but comparable to Washington State at 15%, and the US at 16%. The statistics indicate rural households are considerably older in age composition than Winthrop and Twisp and may depend on the towns for social services and possibly for age-related housing.

Percent in families - in Winthrop is 46% and in Twisp is 63% that is significantly lower than Methow Valley at 69%, Early Winters at 86%, Okanogan County at 68% but comparable at least for Twisp with Washington State at 65%, and the US at 65%. However, a significant percent of older households is likely to be the surviving or remaining members of nuclear families or married couples living alone as individuals in housing units.

Smaller single individual or single person households need different housing stock than couples or families.

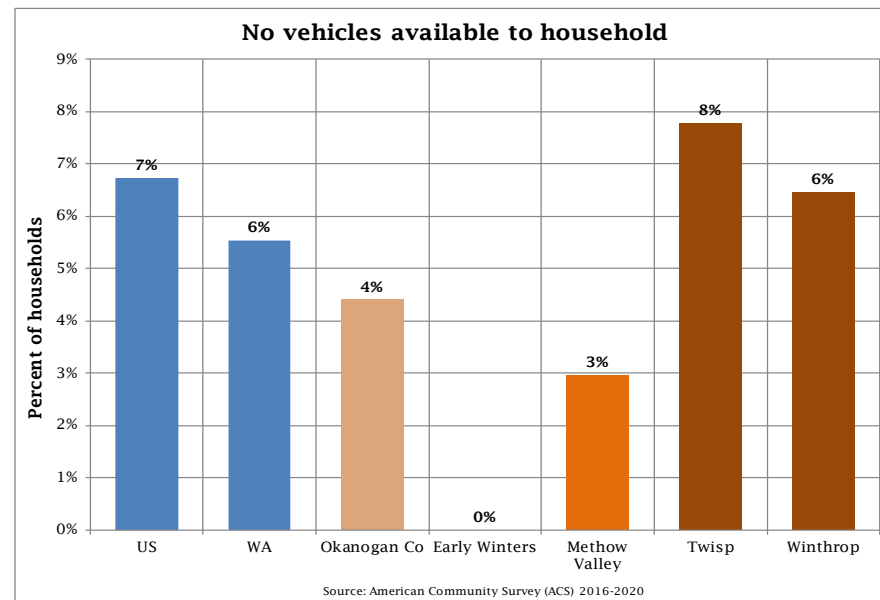
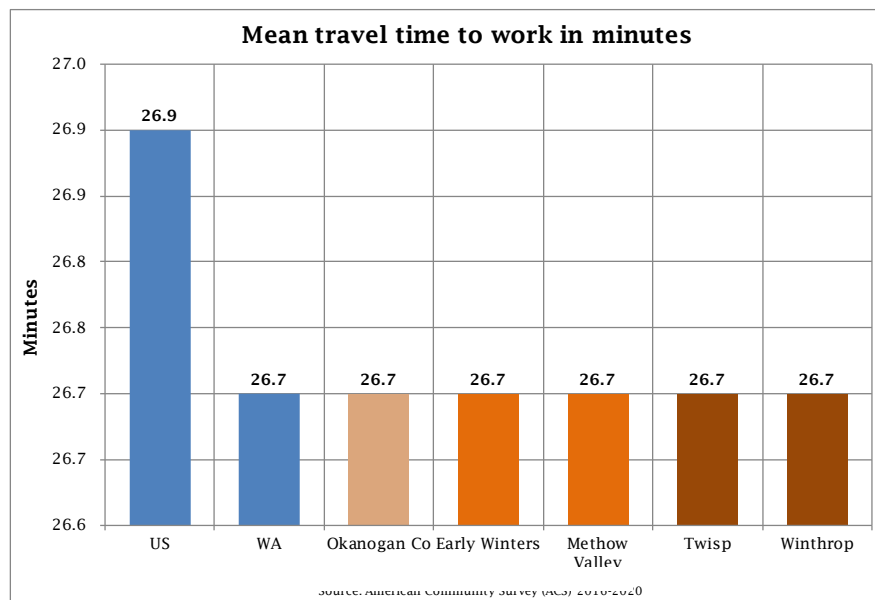
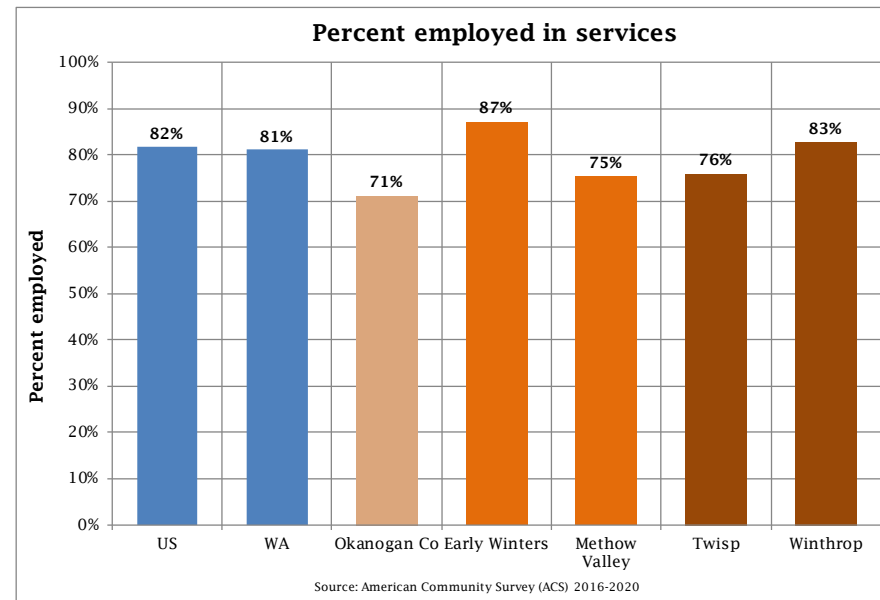
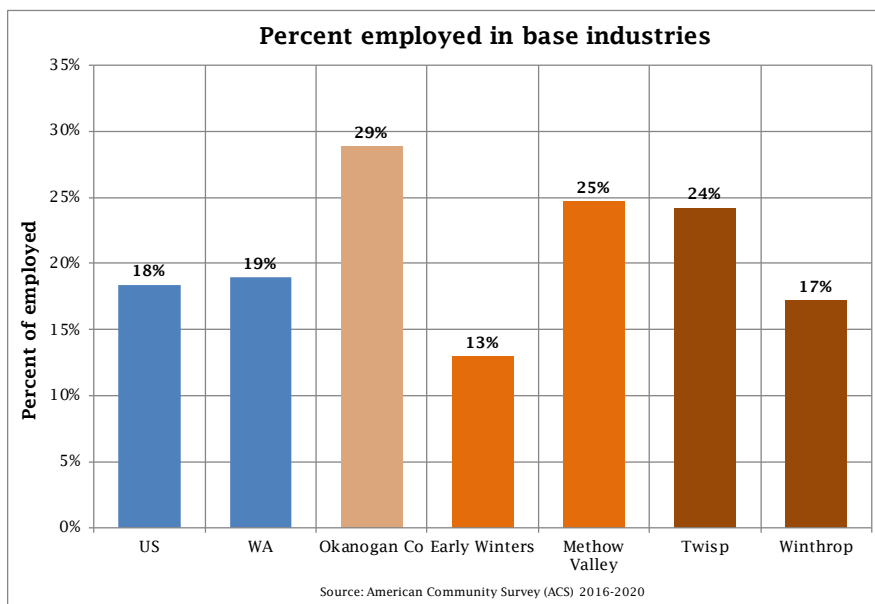
Average household size - in Winthrop is 1.83 and in Twisp is 2.13 that is lower than Methow Valley at 2.13, Early Winters at 2.21, Okanogan County at 2.29, Washington State at 2.53, and the US at 2.60. Smaller household sizes reflect the higher percent of older age, single individuals who comprise Winthrop and Twisp's population, not necessarily of smaller families in middle family age households.

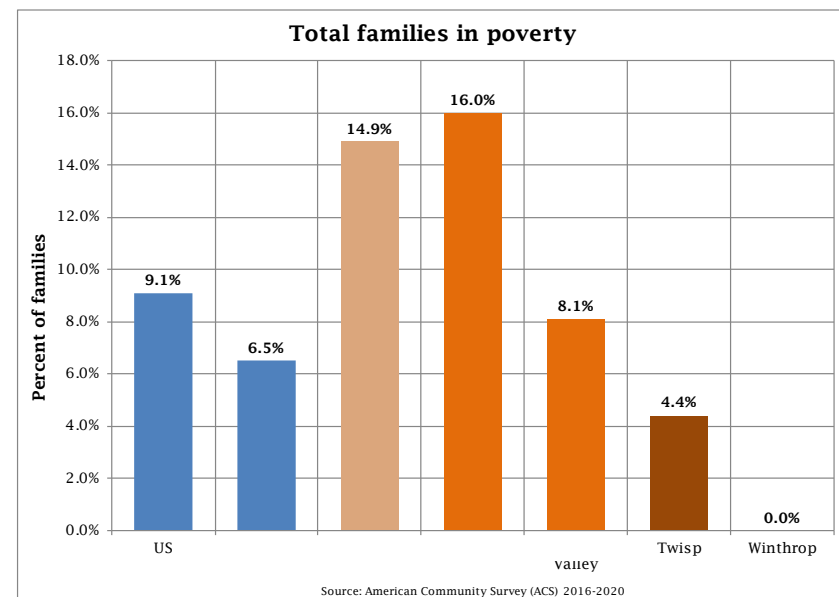
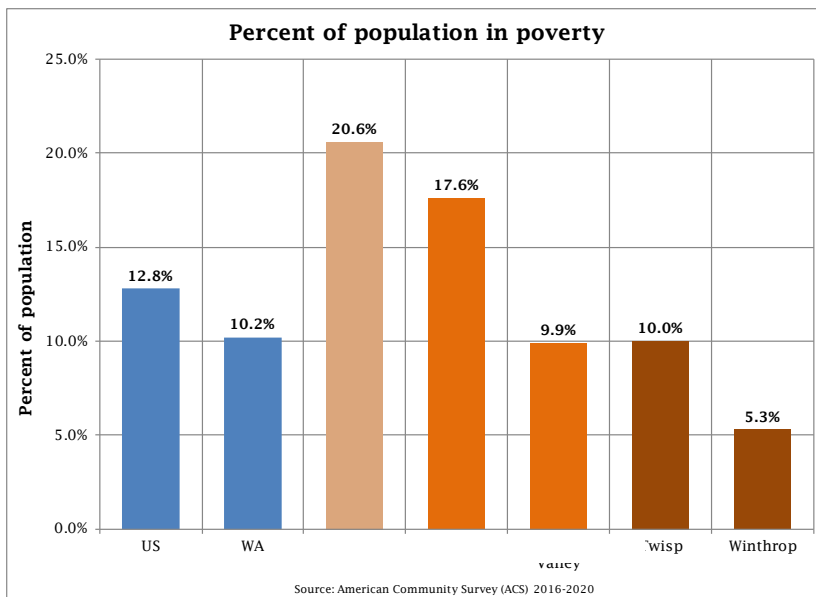
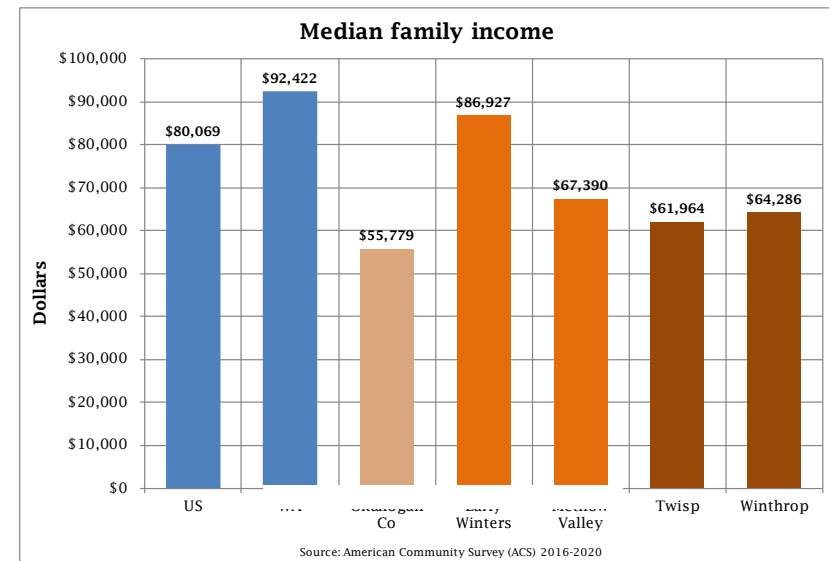
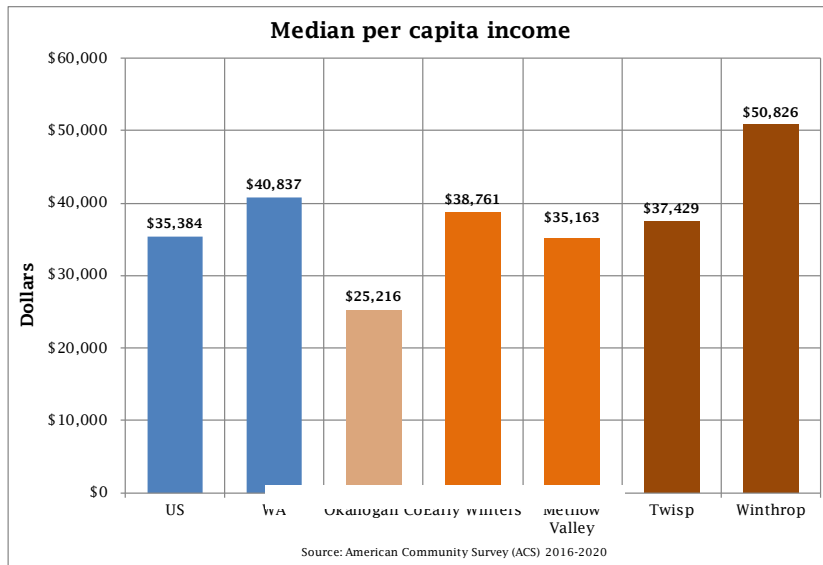
Percent resided in same house - over the age of 1 year the year before in Winthrop is 82% and Twisp is 87% that is lower than Methow Valley at 89% but in the case of Twisp higher than Early Winters at 84%, Okanogan County at 85%, Washington State at 83%, and the US at 86%. The high same house residency reflects the concentration of older and less mobile households attracted to Twisp's amenities more than Winthrop.

Ethnicity

Hispanic or Latino of any race - in Winthrop is 26% and in Twisp is 13% that in Winthrop's case is higher than Methow Valley at 8%, Early Winters at 0%, Okanogan County at 20%, Washington State at 13%, and the US at 18%. Hispanic in-migrating populations are concentrated in the agriculture, construction, and health care fields and have marginally been drawn to Winthrop based on the employment opportunities in these industrial sectors more so in Winthrop than Twisp.

Language other than English - in Winthrop is 25% and in Twisp is 18% that in Winthrop's case is higher than Methow Valley at 7%, Early Winters at 1%, Okanogan County at 18%, Washington State at 20%, and the US at 22%. The industries and occupations that draw non-English speaking populations to Winthrop may require English skills more than typical of Twisp or other areas.





Employment

Percent civilian employed in labor force - in Winthrop is 62% and in Twisp is 52% that in Winthrop's case is more than Methow Valley at 49%, Early Winters at 32%, and Okanogan County at 51% but comparable to Washington State at 61%, and the US at 60%. The low civilian labor force participation rates in Twisp, Methow Valley, Early Winters, and Okanogan County are due to the high concentration of older and retired persons in and the likelihood of higher concentrations of second homes.

Percent employed in base industries - in agriculture, forestry, fisheries, mining, construction, or manufacturing concerns in Winthrop is 17% and in Twisp is 24% that in Winthrop's case is lower than Methow Valley at 25%, Okanogan County at 29% but comparable to Washington State at 19%, and the US at 18%. The percent of employment in base industries has declined in recent years in the national economy as base industries automated, increased productivity, and procured or out-source more finished products from overseas market sources. Twisp's base employment ratio will likely remain high so long as the Twisp area's primary product is in resource related industries while Winthrop's may decline further as the area develops more tourist related activities.

Percent employed in service industries - in the communication, wholesale and retail trade, finance, professional, and governmental services in Winthrop is 83% and in Twisp is 76% that in Winthrop's case is slightly higher than Methow Valley at 75%, Okanogan County at 71% but comparable to Washington State at 81%, and the US at 82%. The percent of the workforce employed in service industries increases the more urbanized the area becomes or specializes in recreation, tourism, government, and education. The low concentration of employed persons in service sector activities in Twisp is a reflection of the town's rural employment and service characteristics. This low service employment ratio may increase

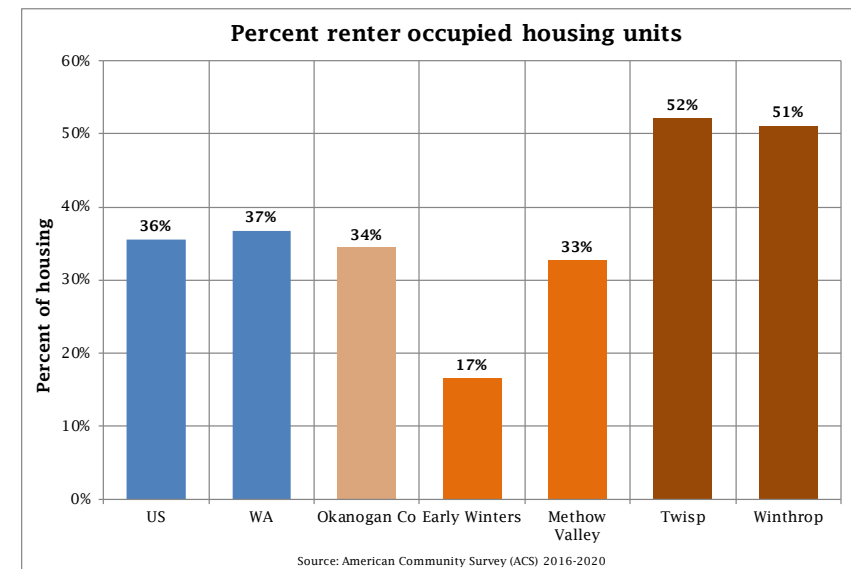
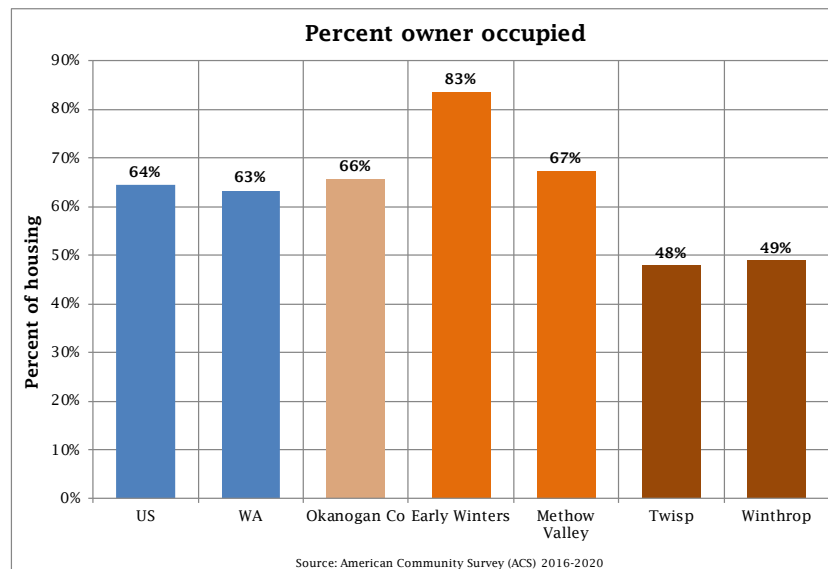
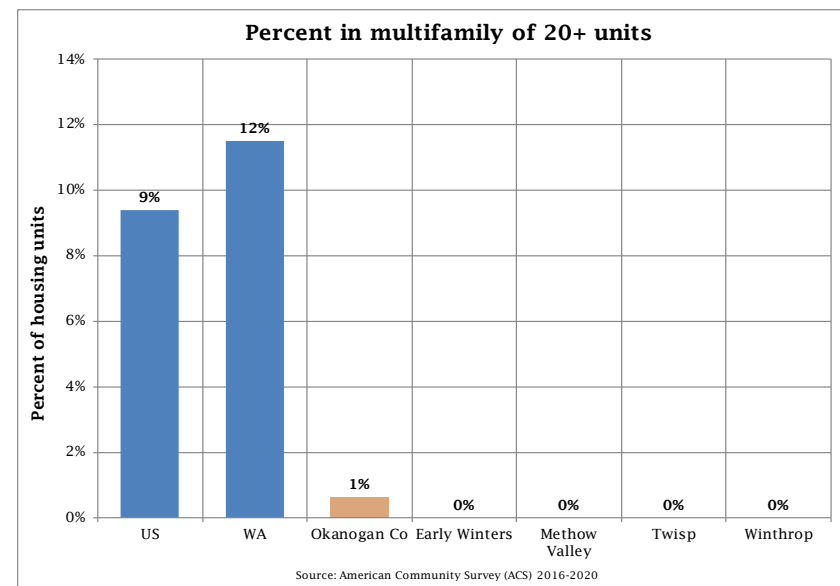
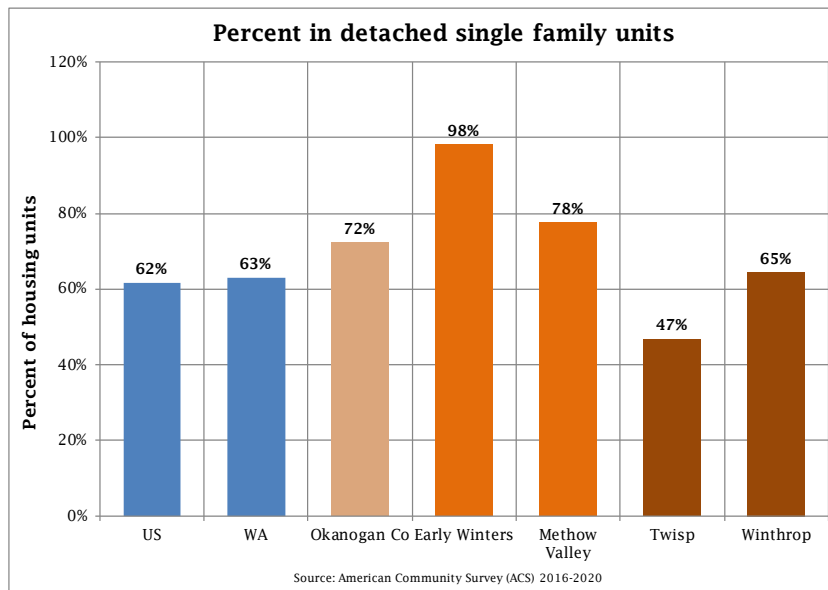
slightly if the area's economic activities diversify into more service-oriented industries or declines further if the older age populations cannot financially support the services necessary to sustain them.

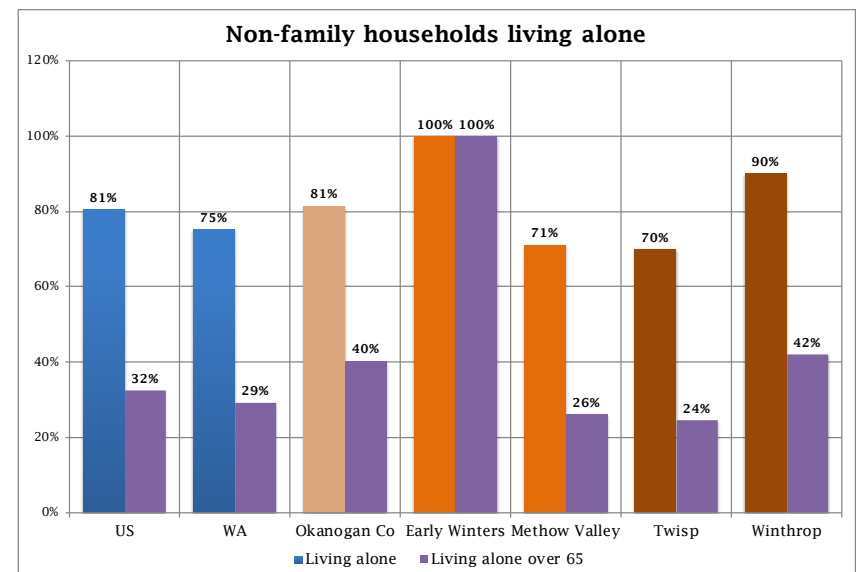
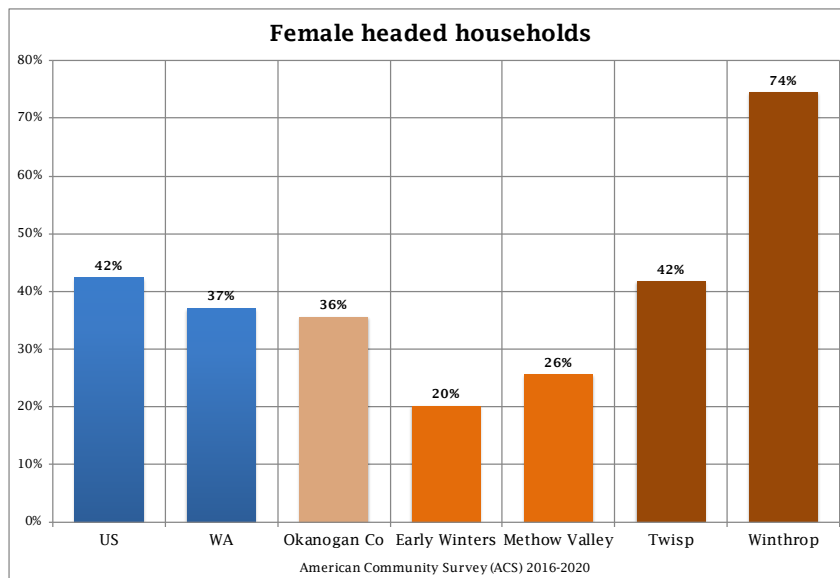
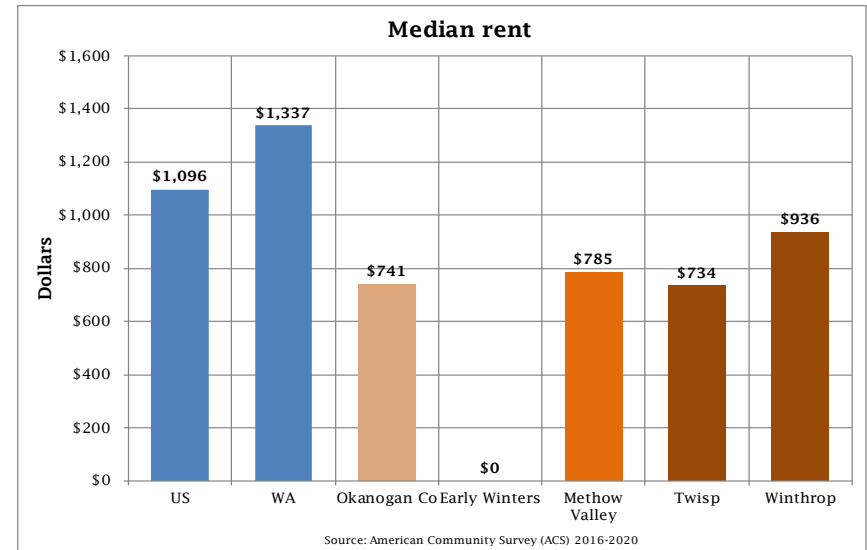
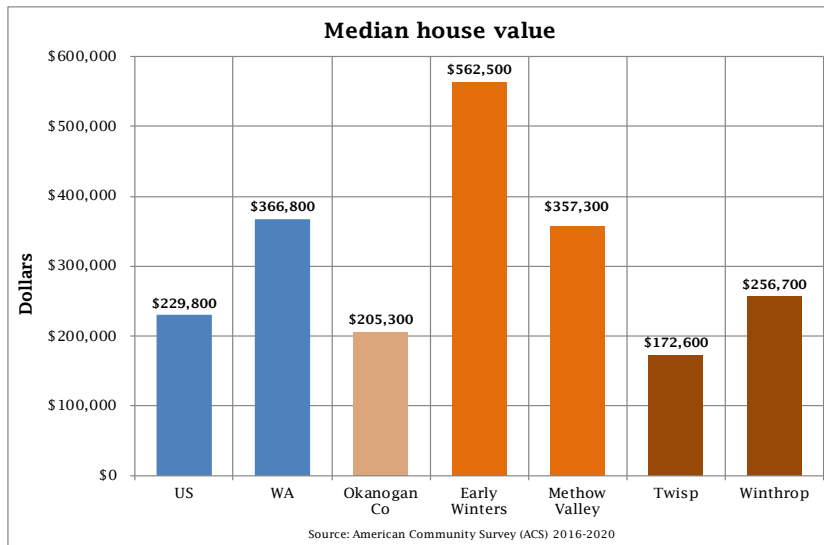
Mean travel time to work in minutes - in Winthrop and Twisp is 26.7 minutes that is equal to Methow Valley at 26.7 minutes, Early Winters at 26.7 minutes, Okanogan County at 26.7 minutes, Washington State at 26.7 minutes, and the US at 26.9 minutes. Travel times to places of work in Winthrop and Twisp are about the same as more urbanized and traffic congested areas in Washington State and the US due to the longer distance's town residents must travel to rural located employments.

No vehicles available in the household - in Winthrop is 6% and in Twisp is 8% that is slightly higher than Methow Valley at 3%, Early Winters at 0%, Okanogan County at 4%, but comparable to Washington State at 6%, and the US at 7%. The low vehicle statistic for Winthrop and Twisp is likely due to the high concentration in the population of older and possibly single households.

Income

Median per capita income - in Winthrop is \$50,826 and in Twisp is \$37,429 that in Winthrop's case is significantly higher than Methow Valley at \$35,163, Early Winters at \$38,761, Okanogan County at \$25,216, Washington State at \$40,837, and the US at \$35,384. Winthrop's high median per capita income is likely to be higher due to the proportion of smaller, individual households than the other comparable areas. The low median per capita income in Okanogan County is likely due to the lower ratio of employed persons in the population and probably reflects the lower income of older and retired persons from pensions, stocks, bonds, and other income transfer payments.





Median family income - in Winthrop is \$64,286 and in Twisp is \$61,964 that is comparable to Methow Valley at \$67,390 but higher than Okanogan County at \$55,779, and significantly lower than Early Winters at \$86,927, Washington State at \$94,422, and the US at \$80,069. Winthrop, Twisp, and Okanogan County workers are being paid rural rather than urban wages in base and resource-oriented industries. Winthrop's concentrated employment in these base sector jobs, which pay less than service sector jobs, is also a likely factor. Regardless of the source, Winthrop and Twisp households will be able to pay less for housing than comparable areas.

Percent of the population in poverty - in Winthrop is 5.3% and in Twisp is 10.0% that in Winthrop's case is lower than Methow Valley at 9.9%, Early Winters at 17.6%, Okanogan County at 20.6%, Washington State at 10.2%, and the US at 12.8%. Winthrop's relatively low poverty percentages may be due to the more employed, smaller, individual working households than comparable areas.

Total families in poverty - in Winthrop is 0.0% and in Twisp is 4.4% that is significantly lower than Methow Valley at 8.1%, Early Winters at 16.0%, Okanogan County at 14.9%, Washington State at 6.5%, and the US at 9.1%. Winthrop and Twisp's family poverty statistics may reflect the higher percent of family households with working members than comparable areas.

Housing

Percent in detached single-family housing units - in Winthrop is 65% and in Twisp is 47% that in Twisp's case is lower than Methow Valley at 78%, Early Winters at 98%, Okanogan County at 72%, Washington State at 63%, and the US at 62%. Twisp's housing inventory includes several subsidized senior and affordable housing projects compared with the other areas.

Percent in multifamily of 20+ units - in Winthrop, Twisp, Methow Valley, and Early Winters is 0%, and Okanogan County is 1% that is significantly lower than Washington State at 12%, and the US at 9%. Multifamily developments in the area are typically duplex, triplex, quadplex, and other lower density housing types compared with the multistory dense multifamily developments in the urban areas.

Percent owner occupied - in Winthrop is 49% and in Twisp is 48% that is lower than Methow Valley at 67%, Early Winters at 83%, Okanogan County at 66%, Washington State at 63%, and the US at 64%. The relatively lower owner percentage may reflect Winthrop and Twisp's higher proportion of older single individuals who move from owner into renter status in retirement as well as in-migrant single and seasonal households.

Percent renter occupied - in Winthrop is 51% and in Twisp is 52% that is significantly higher than Methow Valley at 33%, Early Winters at 17%, Okanogan County at 34%, Washington State at 37%, and the US at 36%. Winthrop and Twisp's high renter percentage may be due to the higher proportion of older single individuals who work in service and seasonal jobs, and to the type and cost of housing for sale.

Median house values - in Winthrop is \$256,700 and in Twisp is \$172,600 that is significantly lower than Methow Valley at \$357,300, Early Winters at \$562,500, and Washington State at \$366,800 but comparable to Okanogan County at \$205,300 and the US at \$229,800. Winthrop and Twisp housing values will be lower than the more urban areas reflecting lower land costs, construction labor costs, and household buying power typical of rural areas. However, the inventory in both towns includes a larger proportion of older housing stock valued less than the recent single-family housing being built in the Methow Valley area for retired and seasonal households.

Median rent - In Winthrop is \$936 and in Twisp is \$734 that is comparable to Methow Valley at \$785 and Okanogan County at

\$741 (there is no rental housing in Early Winters), but lower than Washington State at \$1,337, and the US at \$1,096. Generally, rents in Winthrop and Twisp reflect the same market conditions that affect owner house values - lower land and construction costs, and household buying power typical of more rural areas. A considerable proportion may also include older and owner to rental converted housing stock.

Households

Percent of female-headed households - in Winthrop is 74% and in Twisp is 42% that in Winthrop's case is higher than Methow Valley at 26%, Early Winters at 20%, Okanogan County at 36%, Washington State at 37%, and the US at 42%. The high rate of female-headed households is a concern as this type of household is vulnerable in the housing market particularly if elderly subsisting on fixed or limited incomes or raising children with or without income assistance. Female-headed households also have problems establishing credit particularly if re-entering the workforce after a death or divorce.

Percent of non-family households living alone - in Winthrop is 90% and in Twisp is 70% that is comparable to Methow Valley at 71%, higher than Okanogan County at 81%, Spokane County at 79%, Washington State at 77%, and the US at 81%. Winthrop-Twisp's high rate of non-family households living alone is likely a reflection of its high proportion of senior and elderly households.

Percent of non-family households living alone over age 65 - in Winthrop is 42% and in Twisp is 24% that in Twisp's case is comparable to Methow Valley at 26%, Washington State at 29%, and the US at 32%. In Winthrop's case is comparable to Okanogan County at 40% but significantly lower than Early Winters at 100%. Individuals over age 65 living alone are of concern as they may have lost a partner and the partner's income benefits and may not have other family members

residing within the area who can provide care and other assistance.

Conclusions

Twisp - in comparison to Methow Valley, Early Winters, Okanogan County, Washington State, and the US, Twisp has a comparable percentage of employed persons (52%), in base industries (24%), in female headed households (42%), in non-family households (70%), who resided in the same house 1 year ago (87%), in households with no vehicle available (8%), with per capita income (\$37,429, family income (\$61,964), of population in poverty (10.0%), of families in poverty (8.1%), of median rent (\$734), of Hispanic or Latino race (13%), speaking language other than English (18%), of non-family households living alone (70%), that are over 65 (24%).

Twisp has a **lower** percentage in single-family housing (47%), of median house value (\$172,600), and owner-occupied housing (48%) reflecting the town's concentration of older housing stock with some subsidized senior and affordable housing stock.

In summary, Twisp is a rural working-class community with middle family households with children with a growing proportion of older individuals reflective of the Methow Valley's base industries and retirement amenities and housing requirements that reflect such characteristics.

Winthrop - in comparison to Methow Valley, Early Winters, Okanogan County, Washington State, and the US, Winthrop has a comparable percentage of employed persons (52%), in female headed households (42%), in non-family households (70%), who resided in the same house 1 year ago (82%), in households with no vehicle available (6%), with family income (\$64,286), of population in poverty (10.0%), of families in poverty (8.1%), in single-family housing (65%), and of median house value (\$256,700).

Winthrop has a **higher** percentage of employed persons (62%), in service industries (83%), in female headed households (74%), in non-family households living alone (90%), that are over 65 (42%), with

per capita income (\$50,826), with higher rents (\$936), of Hispanic and Latino race (26%), speaking language other than English (25%), of non-family living alone (90%), over age 65 (42%). Winthrop has a **lower** percentage of population in poverty (5.3%) and of families in poverty (0.0%),

In summary, Winthrop is a tourist destination community with non-family single households including a high percentage of elderly individuals with higher per capita incomes from service jobs due to working individuals rather than family members and a growing proportion of older individuals reflective of the Methow Valley's tourist-based industry with housing requirements that reflect such characteristics.

Appendix B: Housing market trends

Washington Center for Real Estate Research (WCRER)

WCRER is an industry-focused unit within the Runstad Center for Real Estate Studies housed within the College of Built Environments at the University of Washington (UW). The Board of Regents at Washington State University (WSU) initially established the WCRER to provide a bridge between academic study and research on real estate topics and the professional real estate industries. It served that mission at WSU until merging with the Runstad Center at the beginning of 2012.

Much of the work at WCRER is driven by the legislation (RCW 18.85.741) that created the real estate research fund surcharge on new real estate licensees and renewals. The purpose of a real estate research center in Washington State is to provide credible research, value-added information, education services and project-oriented research to real estate licensees, real estate consumers, real estate service providers, institutional customers, public agencies, and communities in Washington State and the Pacific Northwest region. The center may:

- Conduct studies and research on affordable housing and strategies to meet the affordable housing needs of the state.
- Conduct studies in all areas directly or indirectly related to real estate and urban or rural economics and economically isolated communities.
- Disseminate finding and results of real estate research conducted at or by the center or elsewhere, using a variety of dissemination media.
- Supply research results and educational expertise to the Washington state real estate commission to support its regulatory functions, as requested.
- Prepare information of interest to real estate consumers and make the information available to the public, universities, or colleges, and appropriate state agencies.

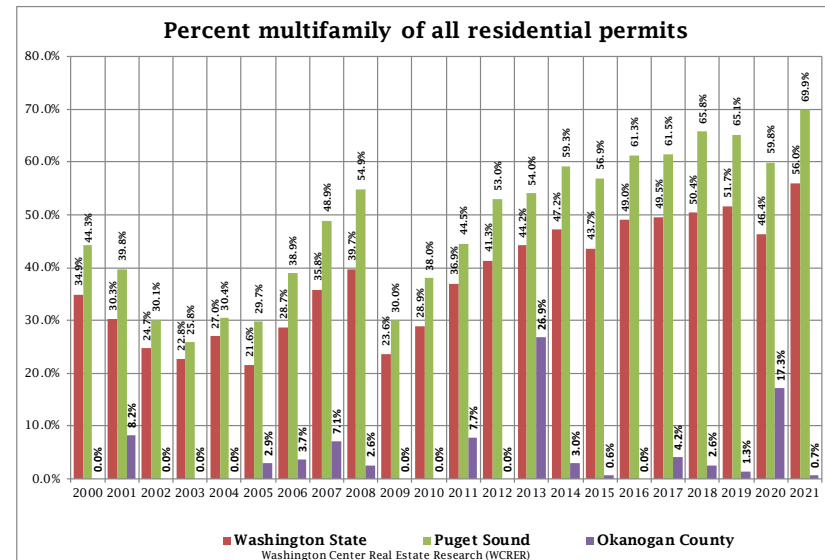
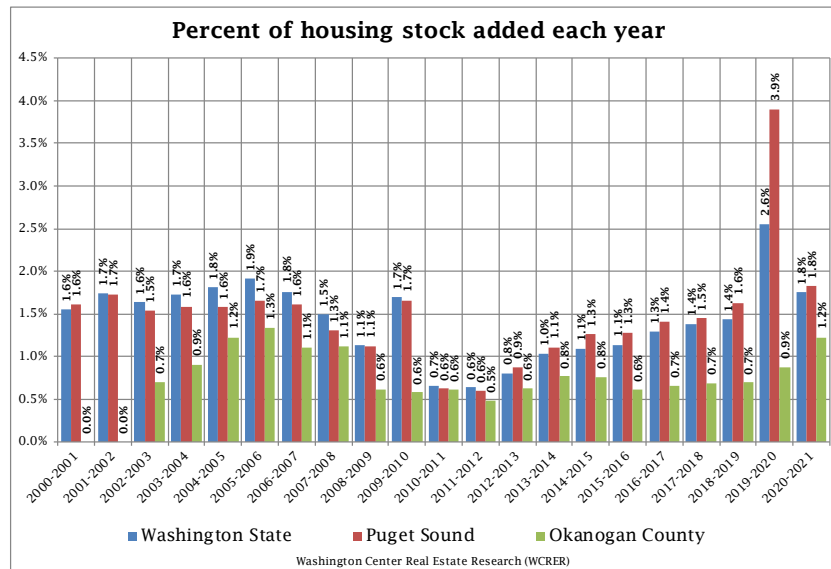
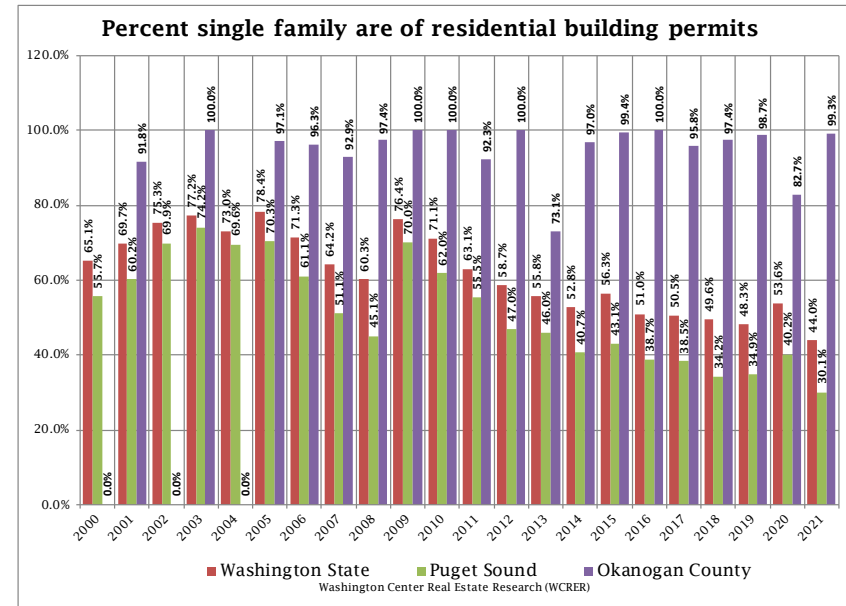
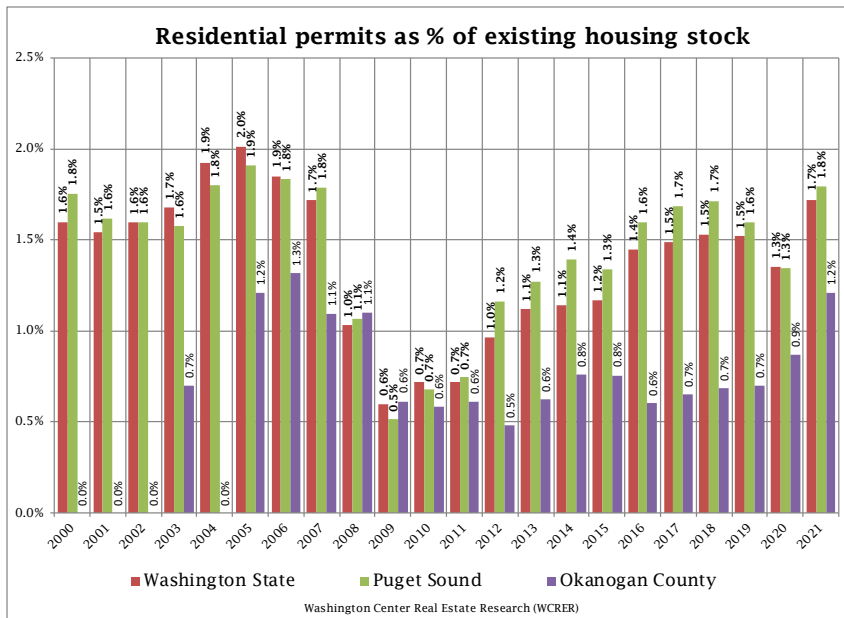
- Encourage economic growth and development within the state of Washington.
- Prepare information of interest to real estate consumers and make the information available to the public, universities, or colleges, and appropriate state agencies.
- Encourage economic growth and development within the state of Washington.
- Support the professional development and continuing education of real estate licensees in Washington.
- Study and recommend changes in state statutes relating to real estate.
- Develop a vacancy rate standard for low-income housing in the state.

WCRER collates real estate data and trends including building permits, construction, sales, and vacancies on a county and statewide basis. The most recent data available from WCRER is for 2021.

Residential permits approved as a percent of existing housing stock

- in Okanogan County were 1.2% in 2021 which was higher than any year since 2006 when the percent was 1.3%. Okanogan County's 1.2% in 2021, however, was lower than Puget Sound (King, Kitsap, Pierce, and Snohomish County) at 1.8%, and Washington State at 1.7%. Past peak housing permitting or speculating years for all areas was 2005-2007 during the housing boom compared with the housing bust in 2009. Residential permit activity, however, is not necessarily a reflection of what was developed.

Percent multifamily of all residential building permits - in Okanogan County was 0.7% in 2021 compared with Puget Sound at 69.9%, and Washington State at 56.0%.



Residential permit activity reflects the demand for multifamily housing in urban areas where most population growth is occurring. The trend is not apparent in Okanogan County due to rural lifestyle and development that has been typical of the Methow Valley area.

Percent single family are of residential building permits - in Okanogan County was 99.3% in 2021 compared with Puget Sound at 30.1%, and Washington State at 44.0%. The high percentage in Okanogan County reflects the continued demand for rural, low density, single-family lifestyle by permanent and in-migrating seasonal or second home households.

Percent of housing stock added each year - in Okanogan County was 1.2% in 2020-2021 compared with Puget Sound at 1.8%, and Washington State at 1.8%. Peak housing construction years for all areas except Okanogan County was 2019-2020 during the housing recovery.

Percent multifamily are of total housing inventory - in Okanogan County was 27% in 2021 compared with Puget Sound at 40%, and Washington State at 36%. The percentage of total housing stock in multifamily units in Okanogan County reflects the county's growing urbanization compared with the rural low-density low population concentration in Twisp.

Okanogan County housing sales

Percent of existing housing stock sold per year - in Okanogan County was 2.4% in 2021 compared with 3.7% in Puget Sound and 3.8% in Washington State. The turnover rate is rebounding somewhat after the meltdown in 2011 but remains relatively modest compared with 5.0% sales in Okanogan County in 2005 housing boom.

Median housing sales price - in Okanogan County was \$309,000 in 2021 compared with Puget Sound at \$697,090, and

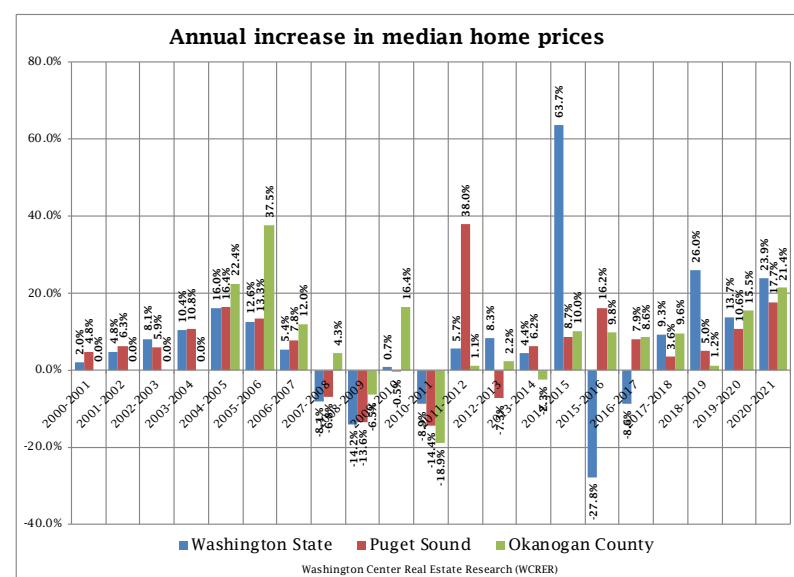
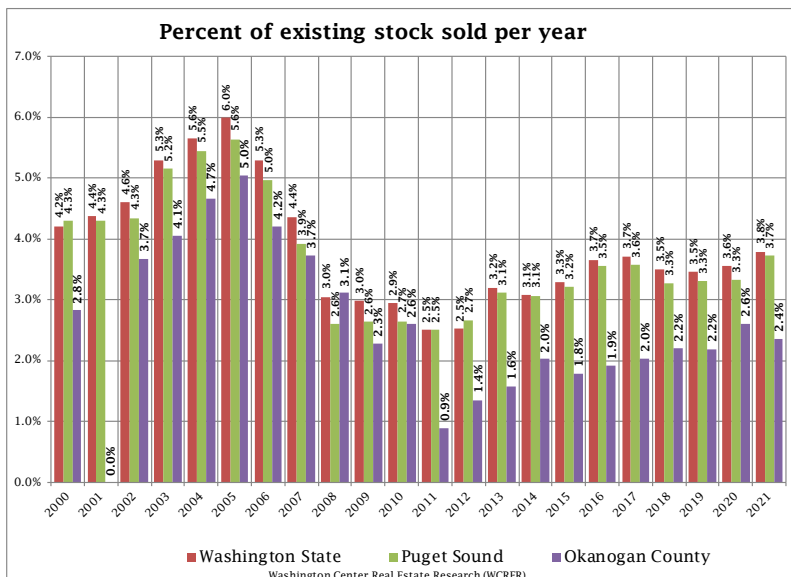
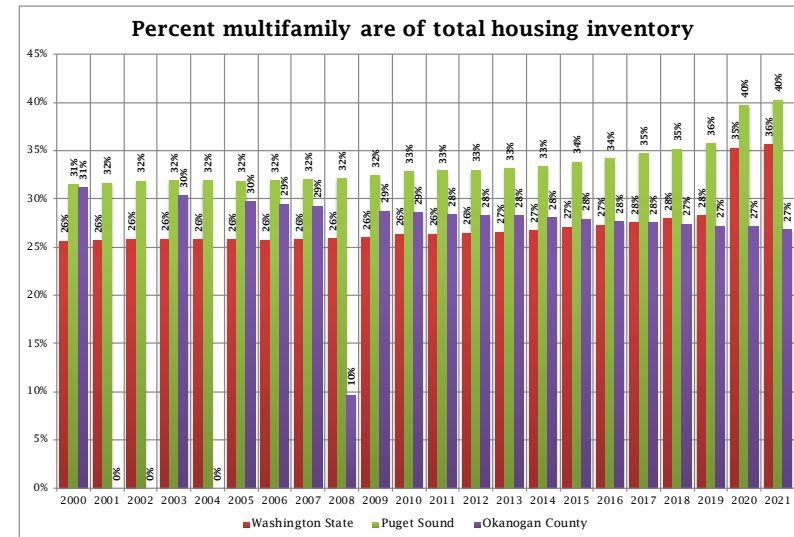
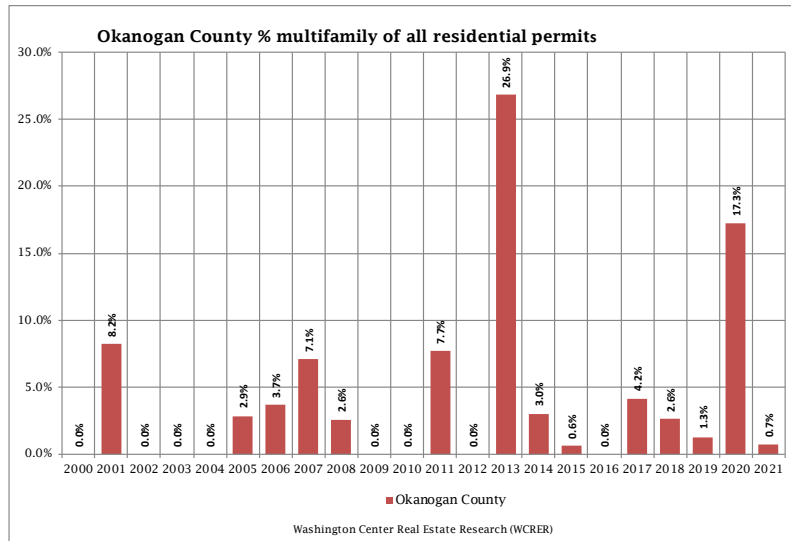
Washington State at \$560,400. Sales prices have recovered from the housing bust in 2008-2014 in Okanogan County but are lower on average due to the more rural county market compared with Puget Sound and Washington State.

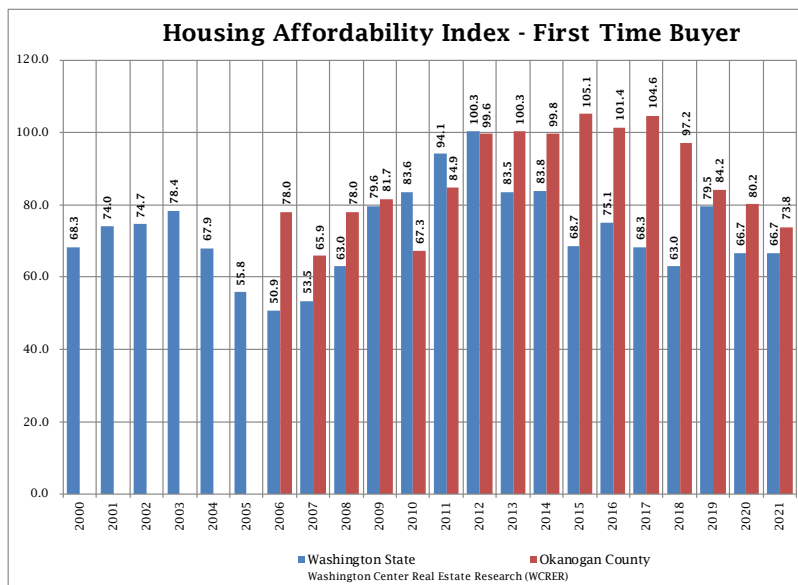
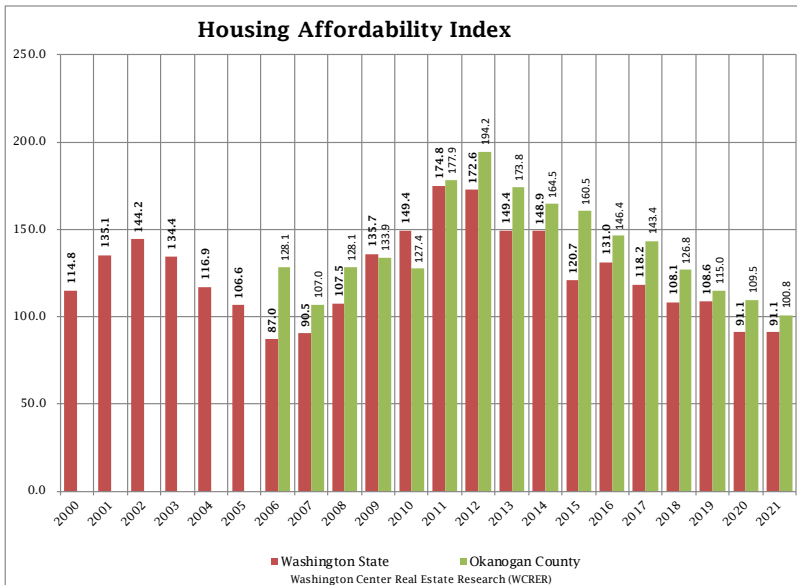
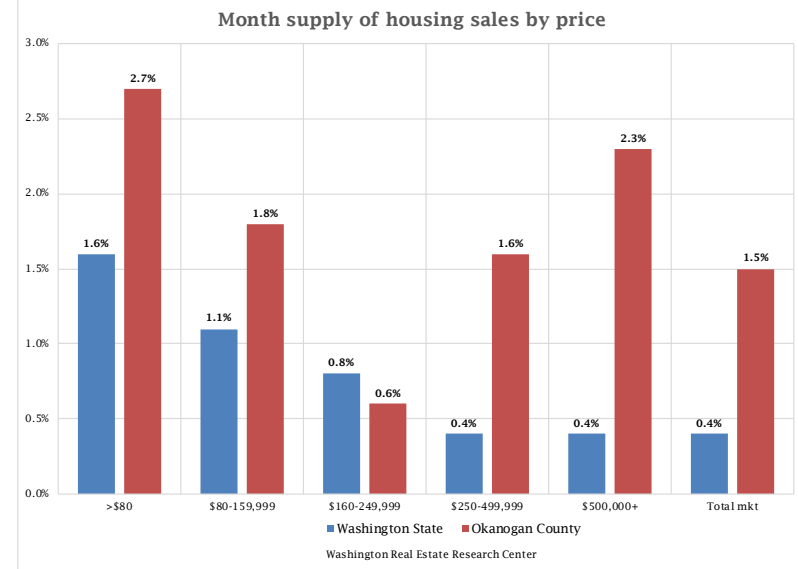
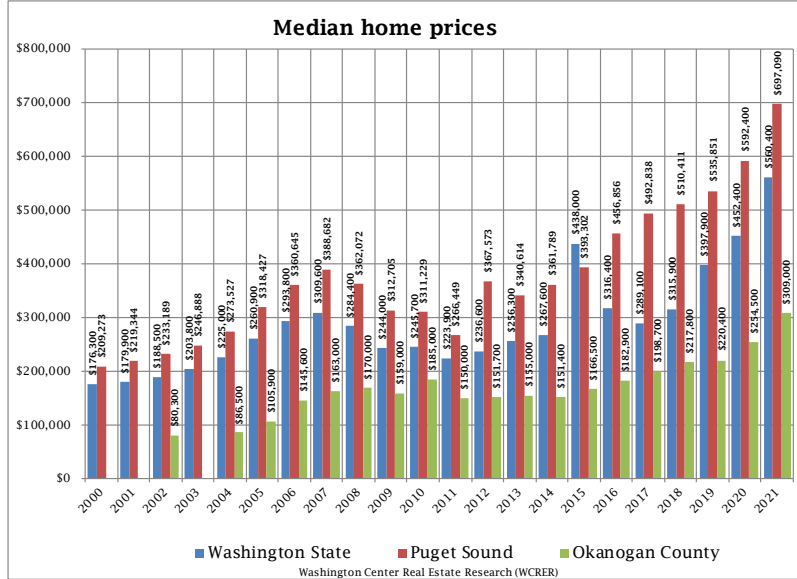
The annual increase in median home price - in Okanogan County fluctuated from a low of -18.9% in 2010-2011 during the housing bust to 21.4% increase in 2020-2021 compared with Puget Sound's increase of 17.7% and Washington State's increase of 23.9%. Okanogan County's 2010-2011 meltdown was more pronounced than Puget Sound and Washington State though all areas have recovered in the years since.

Methow Valley trends

Windermere Real Estate/Methow Valley tracks home sales within the Methow Valley using Multiple Listing Service (MLS) data along with proprietary off-market data. According to Windermere's 2021 report:

- **Total sales volume** - of all land and property sales increased 12% in 2021 over 2020 and 59% over 2019.
- **Number of sales in 2021** - was down 21% while the median sales price went up 39%.
- **Pending listings** - were significantly down by 33% resulting in fewer transactions in 2022 because of lack of available inventory and increased demand.
- **Current listings** - include 18 vacant lands, 10 single-family houses, and 5 commercial properties.
- **Total sales by market segment** - include 54% in single-family, 45% in vacant land, and 1% in commercial/business opportunities.
- **Total sales by area** - include 38% in Twisp, 24% in Twisp, 22% in Mazama, 11% in Methow, and 5% in Carlton.
- **Single-family sales volume** - increased 18% with a 40% increase in the average price but a 16% decrease in the number of houses sold.





- **Single-family sales prices** - were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Housing affordability

Housing Affordability Index (HAI) is based on the ability of a middle-income family to acquire a median price home under typical market rate down payment requirements (20%) and mortgage terms (30-year) and interest rates assuming lending institutions will not underwrite a home loan with monthly payments that exceed 25% of the buyer's income. An index of 100 reflects a balance between a family's ability to pay and the cost of housing. An index above 100 indicates housing is more affordable while an index below 100 indicates housing is less affordable.

Housing Affordability Index (HAI) - fell on a statewide basis to 87.0 in 2006 during the housing bust then improved to 174.9 in 2011 as the economy recovered then declined to 91.1 in 2021. Likewise, Okanogan County's HAI declined to 107.0 in 2007 then improved to 194.2 in 2012 then declined to 100.8 in 2021.

The HAI may continue to "decline" as the housing market rebounds increasing the value and thus purchase price of existing housing and decreasing household income buying or renting power as a relative proportion.

Housing Affordability Index (HAI) First-Time Buyer - measures first-time buyers purchasing ability assuming a first-time buyer has an income 70% of the median household income, buying a house that is 85% of the area's median price, with a 30-year loan, 10% down payment, with principal and interest payments of up to 25% of household income.

Statewide the First-Time Buyer HAI declined to 50.9 in 2006 then improved to 100.3 in 2012 to decline again to 66.7 in 2021.

Likewise, Okanogan County's First-Time buyer HAI declined from 65.9 in 2007 to improve to 105.1 in 2015 then declined to 73.8 in 2021.

First-time buyers' ability to purchase housing in Okanogan County reflects the same issues affecting other buyers in in other areas where home prices have continued to increase out of reach.

Month supply of housing sales by price - collates the percent of all sales by price ranges. In Okanogan County in 2021, approximately 1.5% of all housing stock sold compared to 0.4% of Washington State. Washington State monthly sales declined from 1.6% below \$80,000 in value to 0.4% over \$500,000. Okanogan County's monthly sales, however, were highest at 2.7% for houses valued under \$80,000 and 2.3% of houses valued over \$500,000 reflecting the county's growing concentration of very low and very high-income households.

Federal Housing Finance Agency (FHA) House Price Index (HPI) - is a broad measure of the movement of single-family house prices. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. The HPI serves as a timely, accurate indicator of house price trends at various geographic levels. Because of the breadth of the sample, it provides more information than is available in other house price indexes. It also provides housing economists with an improved analytical tool that is useful for estimating changes in the rates of mortgage defaults, prepayments and housing affordability in specific geographic areas.

Housing Price Index (HPI) - house prices are starting to fall and are expected to continue to decline in 2023 as interest rates increase from the record lows of 2021 making mortgages more

expensive and reducing demand in the housing market. The HPI increased in the US by 12.40% over the 12-month period from September 2021-2022 and 10.66% in Washington State. The monthly purchase only index value for the US in 2021 was 288.73 compared with 469.35 in Washington State where 100.0 is indexed to house purchase prices in January 1991. HPI increases indicate that incomes have not kept pace with housing prices.

Critical skill housing capabilities

Average inflation adjusted hourly wages - increased in Okanogan County from \$13.71 per hour in 1990 to \$19.55 in 2021 or by 42.6% compared to Washington State that increased from \$20.58 in 1990 to \$30.50 in 2021 or by 48.2%. Okanogan County's wages have increased at similar rates but considerably lower than Washington State. Okanogan County's principal industries are forestry, fishing, agriculture, and tourism while Washington State has a more balanced economy that includes higher paying manufacturing and service industries in the more urban areas.

Occupational Employment & Wage Estimates - are published by the Washington State Employment Security Department (ESD) for occupations in Washington State and for counties and major metropolitan statistical areas (MSAs). A sample of critical public and private skill occupations were taken from the 2020 ESD to compare their ability to pay for housing.

Critical skills comparisons - Okanogan County's average annual income for all workers in 2021 was \$40,664 compared with \$70,673 for police patrol officers, \$67,787 for accountants, \$65,577 for elementary teachers, \$62,978 for firefighters, \$46,703 for healthcare support workers, \$43,616 for construction laborers, \$34,191 for farmworker and laborer, \$32,364 for retail salesperson, \$29,027 for food preparation worker, and \$28,897 for cashier.

Housing capabilities - were calculated for each skill assuming buyers could spend 25% of household income for mortgage payment exclusive of utilities, taxes, insurance, and maintenance for a 30-year loan with 10% down and an interest rate of 4.0%, and renters 30% of household income for rent exclusive of utilities.

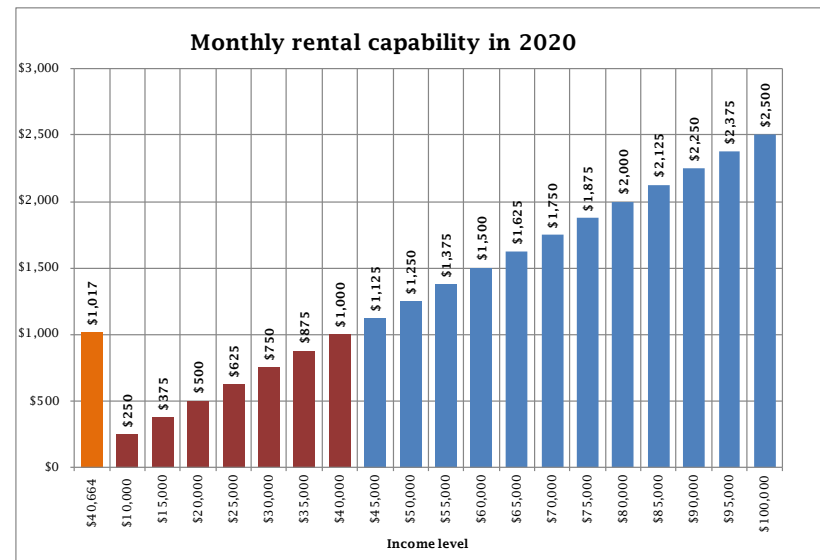
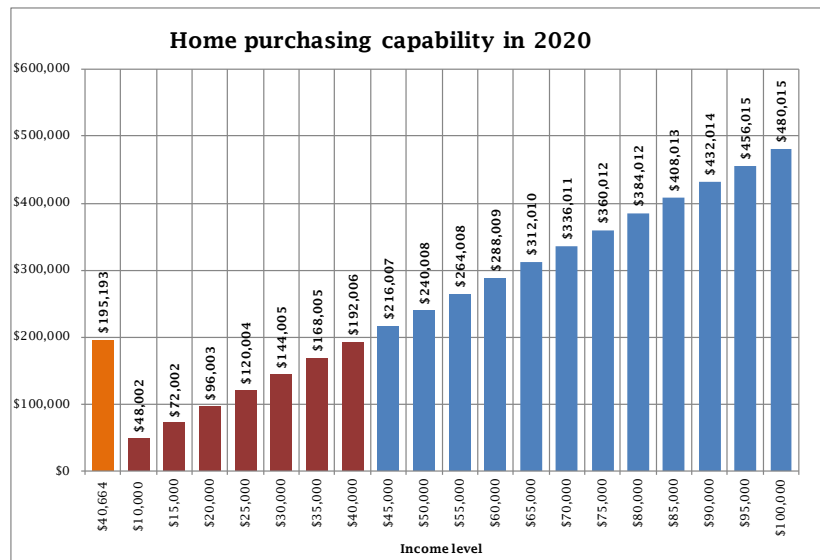
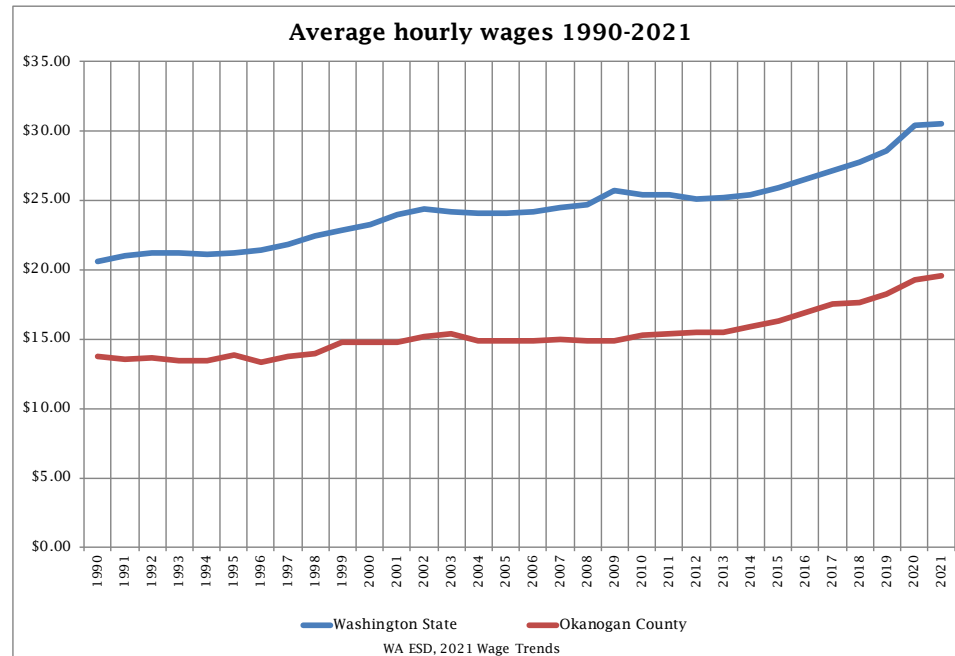
Critical skills buying capability - the median value of a house in Okanogan County in 2020 of \$205,300 and in Twisp of \$172,600 is beyond what could be financed with 25% of income exclusive of utilities, taxes, insurance, and maintenance by a farmworker at \$164,122, retail salesperson at \$155,352, food preparation worker at \$139,344, and cashier at \$138,710.

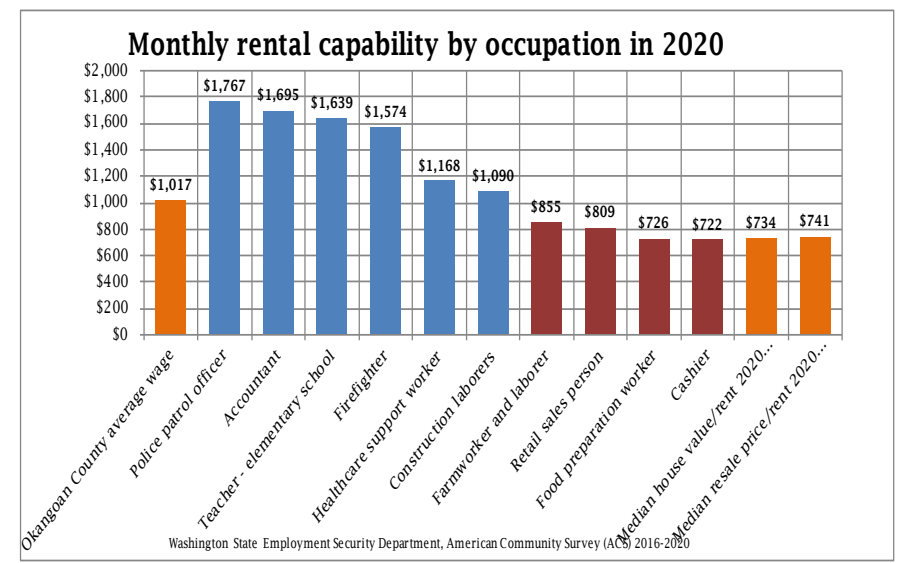
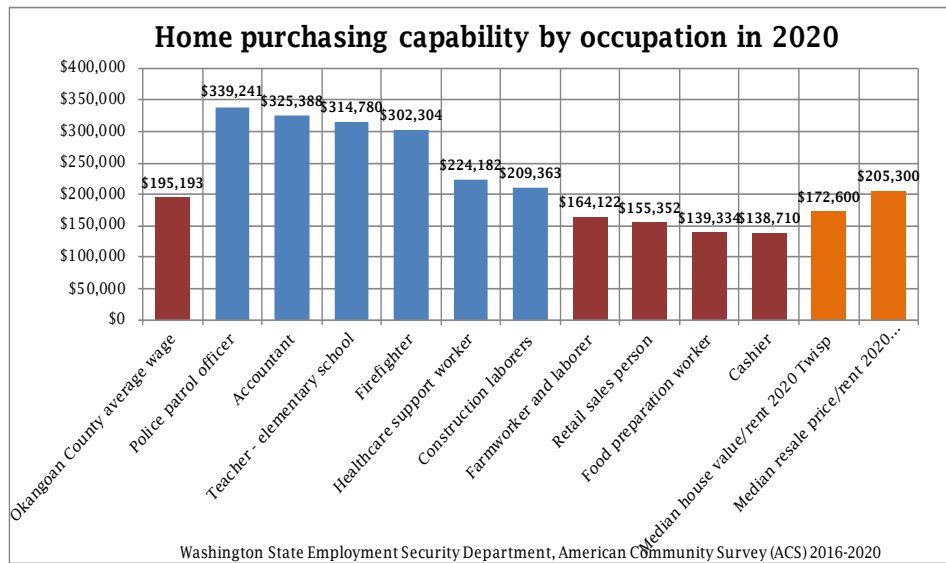
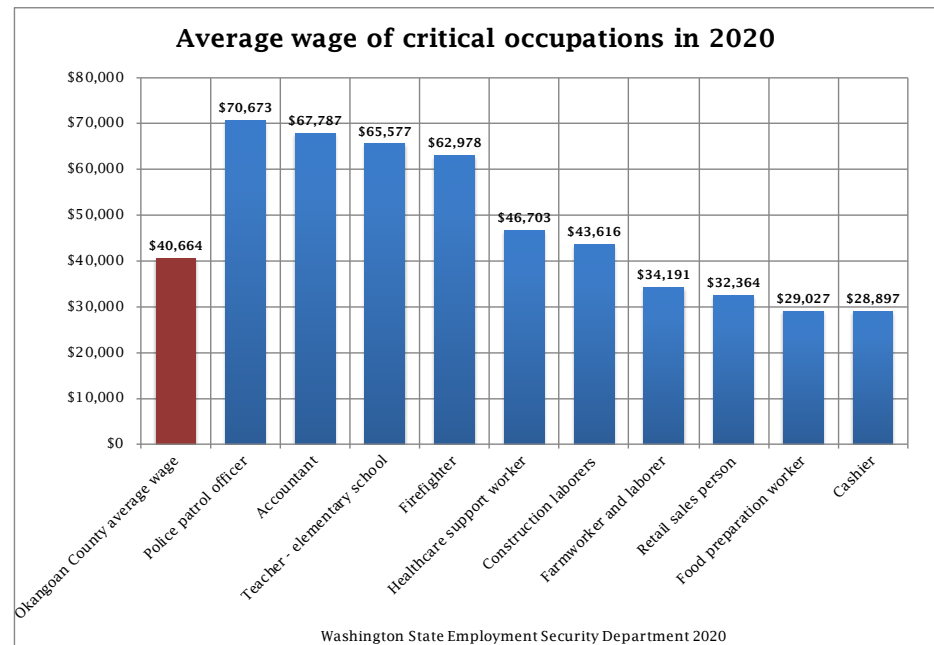
Critical skills renting capability - the \$741 median rent of an existing apartment in Okanogan in 2020 and in Twisp of \$734 is above what could be financed with 30% of income by a farmworker at \$855, retail salesperson at \$809, food preparation worker at \$726, and cashier at \$732.

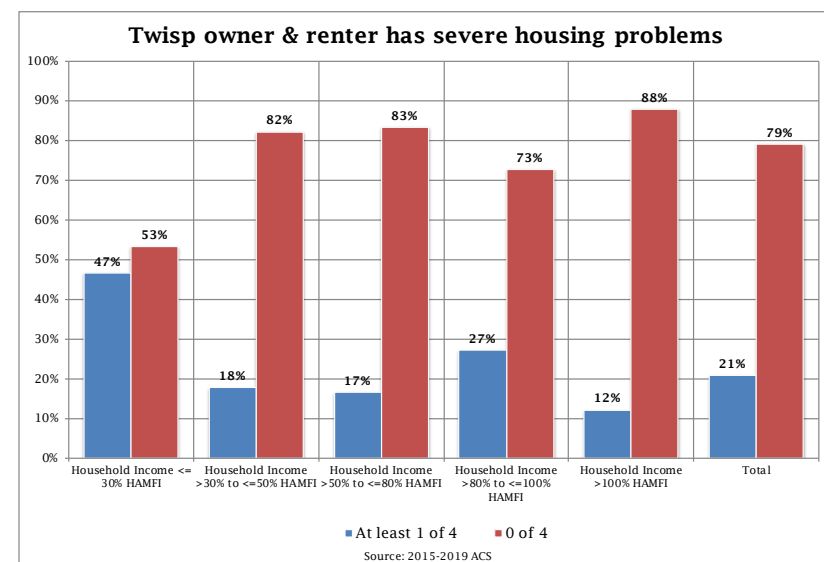
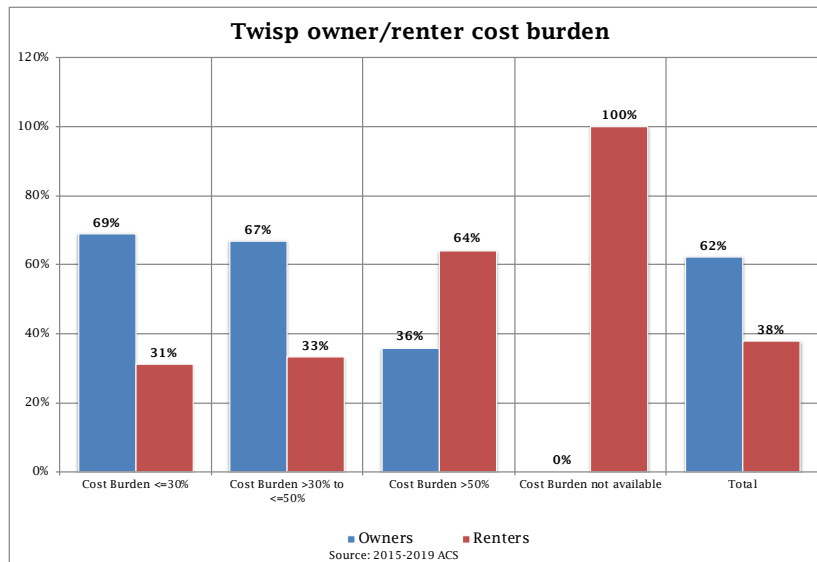
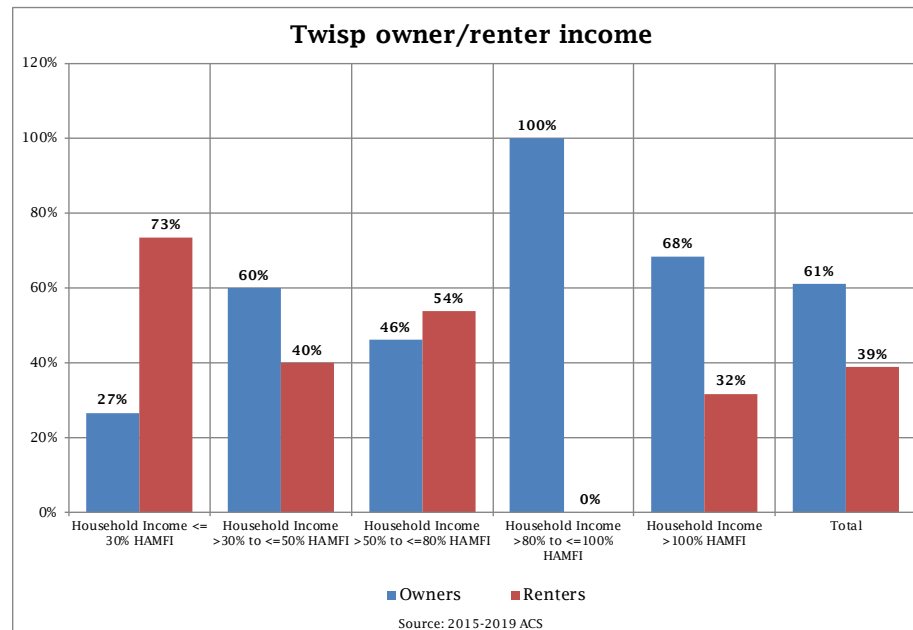
Implications - median house values and apartment rents in Twisp are likely beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent. These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond the 25-30% allowance considered a financially viable percent of income for housing.

CHAS housing cost burden

The US Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau each year. This data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.







The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance that is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30%, 50%, and 80% percent of median income). CHAS also considers the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

The 4 housing problems are 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 3) more than 1 person per room, and 4) a cost burden greater than 30%.

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost includes mortgage payments, utilities, association fees, insurance, and real estate taxes.

CHAS data are used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Owner/renter income distribution - is an inverse ratio between income and ownership where ownership increases as income increases. For example, 27% of Twisp households with income below or equal to 30% of HUD Area Median Family Income (HAMFI) own homes compared with 68% where income is greater than 100% of HAMFI. Conversely, 73% of Twisp households with income below or equal to 30% of HAMFI rent compared with 32% with incomes greater than 100% of HAMFI.

Owner/renter housing cost burden - is also an inverse ratio between ownership and cost burden where 69% of Twisp homeowners pay less or equal to 30% of their income for housing compared with 36% who pay more than 50%.

Conversely, 31% of Twisp renters pay less or equal to 30% of their household income for rent compared with 64% who pay more than 50%.

Owner and renter housing problems by income - is an inverse ratio between income and housing problems where Twisp housing problems decline with income from 47% where there is at least 1 of the 4 housing problems where income is below or equal to 30% of HAMFI compared with 12% where household income is equal or greater than 100% of HAMFI.

Publicly assisted housing income ranges

Publicly assisted housing income ranges are established by the US Housing & Urban Development Department (HUD) for each community in the nation based on the income and housing cost factors within each community. HUD income range classifications include:

- **Extremely Low Income** - a family's annual income does not exceed approximately 30% of the Area Median Income (note - this limit is often higher than 30% of the AMI because the limit must be greater than state poverty guidelines).
- **Very Low Income** - a family's annual income must not exceed approximately 50% of the Area Median Income (AMI).
- **Low Income** - a family's annual income must not exceed approximately 80% of the Area Median Income (AMI).

Area Median Income (AMI) - affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area through a statistic established by the government called the Area Median Income (AMI). The AMI is calculated and published each year by HUD.

HUD often uses an area larger than a city to determine the AMI because HUD anticipates those searching for housing will look

beyond individual cities during their housing search. For Twisp, the AMI is calculated from all households within Okanogan County for which HUD calculates the Area Median Income (AMI) for a family of four as \$60,800.

Most affordable housing programs determine eligibility based on the percent a household's income is of AMI. Among the programs that determine eligibility based on the MFI are HUD's Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

Rental assistance - is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. The percentages HUD publishes to qualify for rental assistance are approximations and vary by family size for Okanogan County:

Household size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI
1 person	\$16,600	\$27,650	\$44,200
2 persons	\$18,950	\$31,600	\$50,500
3 persons	\$23,030	\$35,550	\$56,800
4 persons	\$27,750	\$39,450	\$63,100
5 persons	\$32,470	\$42,650	\$68,150
6 persons	\$37,190	\$45,800	\$73,200
7 persons	\$41,910	\$48,950	\$78,250
8 persons	\$46,630	\$52,100	\$83,300

Source: HUD, Income Eligibility Limits by Household Size, Okanogan County 2021, www.huduser.gov

Low Income Housing Tax Credits (LIHTC) - aims to create affordable rental housing for low and very low-income families. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected

household size of the unit would only pay 30% of their income for rent.

For example, the maximum income for a 3-person household at 50% of the AMI in Okanogan County is \$31,800 a year or \$2,650 a month to afford a maximum rent of 30% of income or \$795 a month. Rent for units in the LIHTC Program include a utility allowance that is determined by the average monthly cost of utilities paid directly by residents that are set on a property-specific basis.

Household size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income Limits 60% AMI	Low Income
1 Person	\$14,850	\$24,750	\$29,700	\$39,550
2 Person	\$17,000	\$28,250	\$33,900	\$45,200
3 Person	\$19,100	\$31,800	\$38,160	\$50,850
4 Person	\$21,200	\$35,300	\$42,360	\$56,500
5 Person	\$22,900	\$38,150	\$45,780	\$61,050
6 Person	\$24,600	\$40,950	\$49,140	\$65,550
7 Person	\$26,300	\$43,800	\$52,560	\$70,100
8 Person	\$28,000	\$46,600	\$55,920	\$74,600

Source: HUD, LIHTC Income Eligibility Limits by Household Size, Okanogan County 2021, www.huduser.gov

Fair Market Rents (FMR) - are used to establish the payment standards for the Housing Choice Voucher Program, maximum rents in HOME financed rental projects and initial rents for Section 8 project-based assistance.

Fair Market Rent (FMR) based on bedrooms

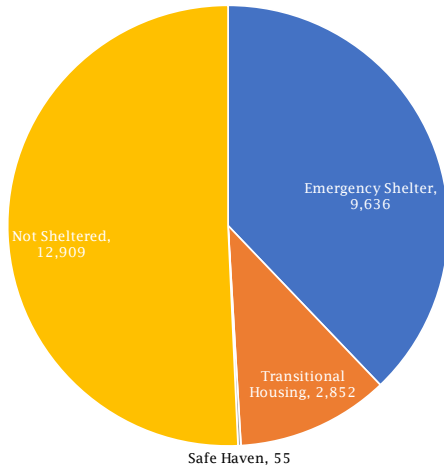
Studio	1	2	3	4
\$540	\$660	\$818	\$1,162	\$1,410

Source: Affordable Housing Online, Okanogan County 2021

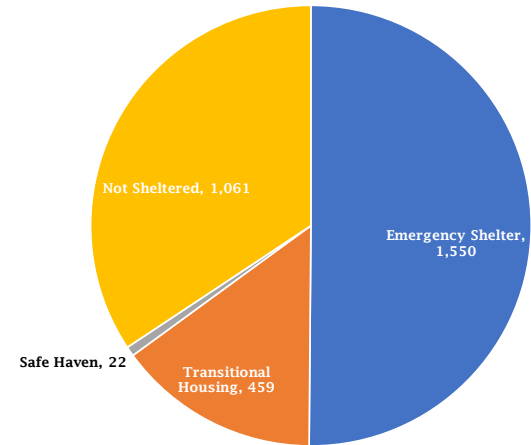
Homelessness in Okanogan County

The 2022 Point in Time (PIT) Counts for Washington State Population: Sheltered and Unsheltered Counts - are

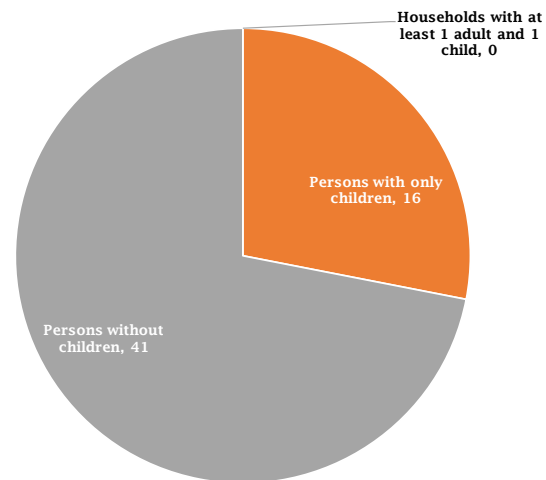
Homeless persons Washington State 2022



Homeless youth in Washington State 2022



Okanogan County homeless persons 2022



sponsored by the Washington State Department of Commerce (DOC) and all participating counties. DOC has conducted an annual PIT count since 2010. The annual homeless count is conducted in January of each year to gather information on homeless persons, homeless youth, public school students and their families, and coordinated homeless housing services.

The “Point-in-Time” counts are a snapshot and may not capture all who cycle in and out of homelessness over the course of a year. The counts are approximate as it is difficult to find where all unsheltered people may reside in unconventional shelter including tents, abandoned cars, and other means for the night of the count.

Washington State homeless persons - included 25,452 persons in 2022 of which 9,636 or 38% were housed in emergency shelters, 2,852 or 11% in transitional housing, 55 or 0.02% in Safe Haven, and 12,909 or 51% were unsheltered. Approximately 49% of homeless persons were sheltered in 2022 compared to 56% in 2019 indicating homeless population requirements increased while homeless shelter capacity declined.

Washington State homeless youth - included 3,092 youth in 2022 of which 1,550 or 50% were housed in emergency shelters, 459 or 15% in transitional housing, 22 or 1% in safe haven, and 1,061 or 34% were unsheltered.

Okanogan County homeless persons - sheltered and unsheltered included 57 persons in 2022 that consisted of 41 persons or 72% without children, 16 persons or 28% with only children, and no persons with households with an adult and child.

Implications - there are multiple reasons for homelessness that are not likely to be ameliorated by a single program or housing focus including drug and alcohol addiction, mental illness, mental disability, domestic violence, and abuse, as well as loss of jobs or income.

Recent trends indicate homeless composition is shifting from households with children, which state and county shelters shifted to accommodate, to households without children who are increasingly unsheltered. Unsheltered include unstably housed where households or individuals couch surf or temporarily reside in housing of others.

While emergency shelters and transitional housing meet some homeless requirements a significant population remains unsheltered, particularly youth.

National/local household trends

US Bureau of the Census Demographic Trends in the 20th Century - compiled data on age distribution, household type, 1-person household, and percent of households renter occupied that has implications for the nation and Twisp housing expectations and policies.

Percent of the national population over age 65 - has increased steadily since 1900 as a factor of the baby boom from 1950 on and of improvements in health and life expectancy. By 2020, 16% of the national population was over age 65 and 2% over age 85. This aging trend will continue nationally, and as shown previously, especially in Twisp.

Percent of national households by type household - has changed significantly since 1950 where the traditional family household, including married, couple, co-habituating, male, and female headed only, declined from 78% of all households to 65% in 2020 due to economic conditions such as more women receiving higher education, more active in the workforce and careers, marriage dissolution due to divorce or never married including cohabitation, and a decision by some to never marry or never have children. Family households, including married couple, co-habituating, male, and female only headed, are 46% of all households in Twisp.

One-person households - has increased steadily from 7.7% in 1950 to 34% in 2020 (26.7%) due to the same factors affecting household type formations. The housing result is a demand and need for smaller units oriented to one-person household interests. Non-family households are 54% of all households of which 90% live alone and 42% are over age 65 in Twisp.

Percent of households renter occupied - peaked at 56.4% in 1940 due partly to the effects of World War II then declined significantly to 36% in 2020 as housing and investment policies promoted homeownership. The percent of households renting stabilized somewhat in recent years because of the economic recession and housing mortgage crisis. Approximately 51% of all households in Twisp are renters.

Millennials, however, are more likely to rent as are one-person households due partly to the housing choices available in the marketplace as well as financial capability, and possibly preference nationally and in Twisp.

Housing policy implications

Aging in Place - according to the American Association of Retired People (AARP), nearly 90% of people over age 65 indicate they want to stay in their home if possible and 80% in that age bracket believe their current home is where they will always live. However, unsupportive community design, unaffordable and inaccessible housing, and a lack of transportation access to needed services can thwart this desire. Several models provide services and support so older residents can remain in their homes instead of moving to assisted living or retirement centers including:

- **Naturally Occurring Retirement Community (NORC)** - are housing complexes or neighborhoods that were not planned

specifically for older people but have organically evolved to house a population of older residents.

- **Communities for a Lifetime** - helps create neighborhoods that support aging in place and more rigorously involves older adults in social and community life.

Implications - an aging population in Twisp will create a greater proportion of all households consisting of older empty nester couples and living alone elderly individuals. Aging in Place, however, raises the following policy questions:

- How can medical, transportation, and social services be made economically feasible to provide low-density settlements in Twisp single-family residential neighborhoods?
- How can older households be able to keep older housing stock in sound condition so that it will not deteriorate beyond the ability or interest of the market to buy, upgrade, and occupy once the aged household leaves?
- How will the retention of older, affordable housing off the market in the developed and serviceable neighborhoods of Twisp not imbalance demand and needs for younger, family-starter households resulting in the development of a greater proportion of new single-family product than the market needs?

Aging in Transitional-Age-Appropriate Housing - proposes developing age-appropriate housing, including smaller, denser single-family products such as accessory dwelling units, cottage housing, as well as townhouse and mixed-use housing projects in urban centers where social interactions and services can be more feasibly and desirably provided. The approach assumes older adults will move out of their original houses and into new purchase or rental units if the new units better meet their social, transportation, services, and other desires.

Implications - of transitioning an aging population into age-appropriate housing in Twisp, however, raises the following policy questions:

- How can the Twisp housing market provide suitable age-appropriate new housing stock at an affordable price or rent i.e., accessory dwelling units, cottage housing, and mixed-use infill?
- How can the Twisp financial/mortgage markets underwrite housing purchases by older households and of innovative housing products?
- How can older households be encouraged to sell and buy or rent transitional-age-appropriate housing in urban centers?
- How can younger households be enabled to buy, upgrade, and occupy older single-family housing in older urban neighborhoods?

Housing nonfamily households - are an increasing population within Twisp and include younger individuals (married or cohabitating), childless couples (including never having children), and single individuals (not elderly). Traditional single-family, suburban housing products do not meet the needs or interests of these households, yet they constitute a significant and growing proportion of all households in Twisp.

Increasingly, these households are being housed and seek housing in mixed-use developments in urban settings that provide social, service, employment, and other needs and interests within the developments or accessible within urban core areas by walking, biking, or taking transit transportation alternatives.

Implications - of developing housing for an increasing number and proportion of nonfamily households in Twisp, raises the following policy questions:

- Can the Twisp housing market provide appropriate new nonfamily-oriented housing stock at affordable prices or rents within the city?
- Can Twisp provide amenities appropriate to this housing market segment - pedestrian/bike/no-car friendly transportation, streetscape activities, live/work housing

options, and other services?

- Can Twisp financial/mortgage markets underwrite housing purchases by an increasing number of younger households or single individuals?

Low-income family households - traditionally, low-income family households, particularly male and female-only headed households and family-starters, procured housing by “driving-to-qualify”, meaning driving out from the urban areas until housing costs are low enough for the household to be able to afford to purchase or rent.

Transportation costs are the second largest expense for the typical household - almost \$9,000 a year or about 18% of household budgets and continuing to increase. Driving-to-qualify becomes an increasingly difficult proposition during an economic recession where employment is cutback or curtailed and other household budget items increase including transportation. Some of the nation’s highest foreclosures occur in the outer urban/suburban edges.

A “location efficient” community provides various transportation options, services, and workplaces close by, increasing access and reducing the need to “drive-to-qualify” to obtain housing.

Implications - of developing housing for an increasing number and proportion of low-income family households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new housing stock within location efficient urban neighborhoods at affordable prices or rents for these households - i.e., traditional stick-built as well as manufactured accessory dwelling units, cottage housing, and townhouses?
- Can Twisp location efficient neighborhoods provide services appropriate to this housing market segment including public transportation, childcare, medical services, education, and

employment?

- Can Twisp financial/mortgage markets underwrite housing purchases by low-income single-headed/single wage-earner family households of innovative housing products.

Conclusions and recommendations

Decline in percent of existing housing stock sold per year -in Okanogan County was 2.4% in 2021. The turnover or “churn” rate is rebounding somewhat after the meltdown in 2011 but remains relatively modest compared with 5.0% sales in Okanogan County in the 2005 housing boom.

Modest median housing sales price - in Okanogan County was \$309,000 in 2021. Sales prices have recovered from the housing bust in 2008-2014 in Okanogan County but are lower on average due to the more rural county market.

Methow Valley total sales volume - of all land and property sales increased 12% in 2021 over 2020 and 59% over 2019. The number of sales in 2021 was down 21% however, while the median sales price went up 39%.

Methow Valley listings - were significantly down by 33% resulting in fewer transactions in 2022 because of lack of available inventory and increased demand.

Methow Valley single-family sales volume - increased 18% with a 40% increase in the average price but a 16% decrease in the number of houses sold. Single-family sales prices were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Housing Affordability Index (HAI) - of 100 reflects a balance between a family’s ability to pay and the cost of housing. An index above 100 indicates housing is more affordable while an index below 100 indicates housing is less affordable. Okanogan

County’s HAI declined to 100.8 in 2021. Housing Affordability Index (HAI) First-Time Buyer in Okanogan County’s declined to 73.8 in 2021.

Critical skills implications - median house values and apartment rents in Twisp are likely beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent. These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond 25-30% of income for housing.

Owner/renter income distribution - is an inverse ratio between income and ownership where ownership increases as income increases. For example, 27% of Twisp households with income below or equal to 30% of HUD Area Median Family Income (HAMFI) own homes compared with 68% where income is greater than 100% of HAMFI. Conversely, 73% of Twisp households with income below or equal to 30% of HAMFI rent compared with 32% with incomes greater than 100% of HAMFI.

Owner/renter housing cost burden - is also an inverse ratio between ownership and cost burden where 69% of Twisp homeowners pay less or equal to 30% of their income for housing compared with 36% who pay more than 50%. Conversely, 31% of Twisp renters pay less or equal to 30% of their household income for rent compared with 64% who pay more than 50%.

Okanogan County homeless persons - sheltered and unsheltered included 57 persons in 2022 that consisted of 41 persons or 72% without children, 16 persons or 28% with only children, and no persons with households with an adult and child. While emergency shelters and transitional housing meet some homeless requirements a significant population remains unsheltered, particularly youth.

Percent of national households by type household - has changed significantly where the traditional family household, including married couple, co-habituating, male, and female headed only, declined nationally to 65% in 2020. Family households, including married couple, co-habituating, male, and female only headed, are 46% of all households in Twisp.

One-person households - has increased steadily nationally to 34% in 2020 resulting in a demand and need for smaller units oriented to one-person household interests. Non-family households are 54% of all households of which 90% live alone and 42% are over age 65 in Twisp.

Aging in Place - an aging population in Twisp will create a greater proportion of all households consisting of older empty nester couples and living alone elderly individuals. Aging in Place, however, raises the following policy questions:

- Can medical, transportation, and social services be made economically feasible in Twisp's single-family residential neighborhoods?
- Can older households be able to keep older housing stock in sound condition so that it will not deteriorate beyond the ability or interest of the market to buy, upgrade, and occupy once the aged household leaves?
- Will the retention of older, affordable housing off the market in the developed and serviceable neighborhoods of Twisp not imbalance demand and needs for younger, family-starter households resulting in the development of a greater proportion of new single-family product than the market needs?

Aging in Transitional-Age-Appropriate Housing - of an aging population into age-appropriate housing in Twisp, however, raises the following policy questions:

- Can the Twisp housing market provide suitable age-appropriate new housing stock at an affordable price or rent i.e., accessory dwelling units, cottage housing, and mixed-use infill?
- Can the Twisp financial/mortgage markets underwrite housing purchases by older households and of innovative

housing products?

- Can older households be encouraged to sell and buy or rent transitional-age-appropriate housing in Twisp?
- Can younger households be enabled to buy, upgrade, and occupy older single-family housing in Twisp?

Housing nonfamily households - for an increasing number and proportion of nonfamily households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new nonfamily-oriented housing stock at affordable prices or rents?
- Can Twisp provide amenities appropriate to this housing market segment - pedestrian/bike/no-car friendly transportation, streetscape activities, live/work housing options, and other services?
- Can Twisp financial/mortgage markets underwrite housing purchases by an increasing number of younger households or single individuals?

Housing low-income family households - for an increasing number and proportion of low-income family households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new housing stock at affordable prices or rents for these households - i.e., traditional stick-built as well as manufactured accessory dwelling units, cottage housing, and townhouses?
- Can Twisp provide services appropriate to this housing market segment including public transportation, childcare, medical services, education, and employment?
- Can Twisp financial/mortgage markets underwrite housing purchases by low-income single-headed/single wage-earner family households of innovative housing products?

Appendix C: Housing supply

Existing housing characteristics

The American Community Survey (ACS) is an ongoing statistical survey by the US Census Bureau, sent to approximately 250,000 addresses monthly (or 3,000,000 per year). The ACS regularly gathers information previously contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.

The following housing statistics are taken from the ACS's most current compilations for the combined 2016 to 2020 years for Twisp.

Housing types - of Twisp's 601 housing units, 281 or 47% are single-family detached, 41 or 7% are duplex, 9 or 1% are triplex or quadplex, 38 or 6% are 5-9-unit multiplex, 30 or 5% are 10-19-unit multiplex, and 202 or 34% are mobile home or trailer.

Mobile homes are movable or portable dwellings built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round living. "Mobile homes" refers to homes built before 1976 and "manufactured homes" refers to those built after 1976 under a higher set of building standards.

Manufactured homes are units built after 1976 subject to the Department of Housing and Urban Development (HUD) Code, Federal Housing Administration (FHA) certification requirements including attached metal certification tags, and a requirement that manufactured homes be built on a permanent chassis. Usually, the quality of manufactured homes is as good as or even better than traditionally or site-built built homes because the homes are built in a factory setting under very intense control according to the HUD code.

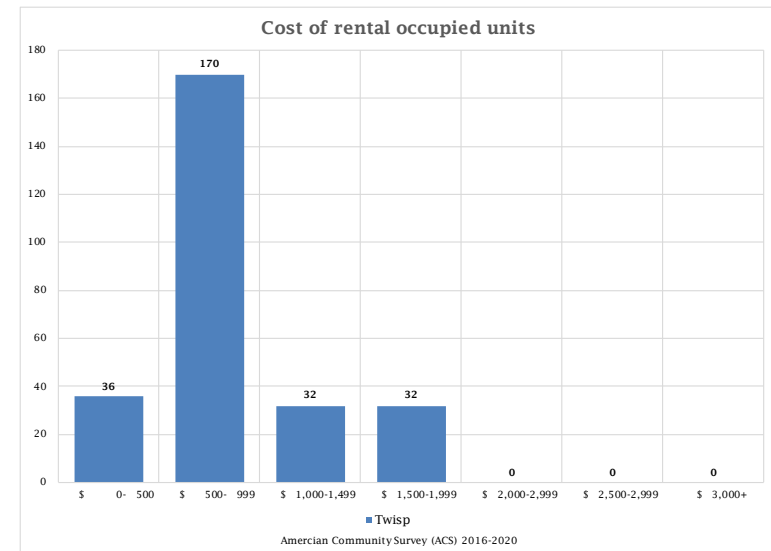
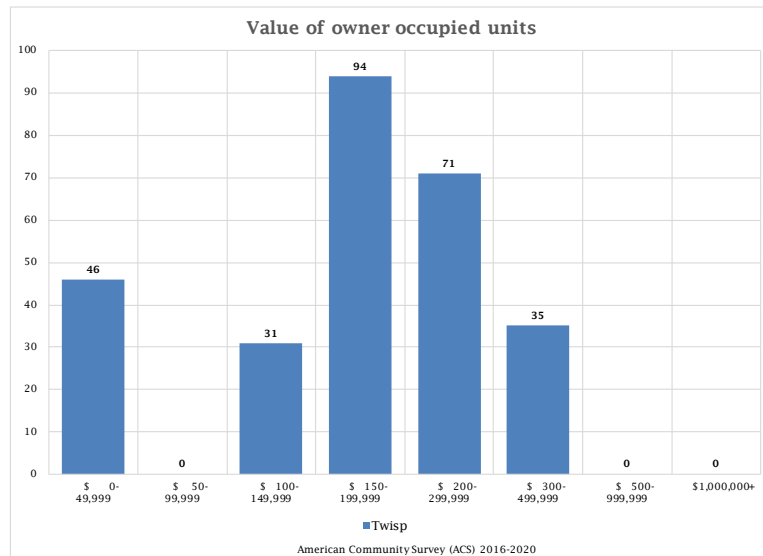
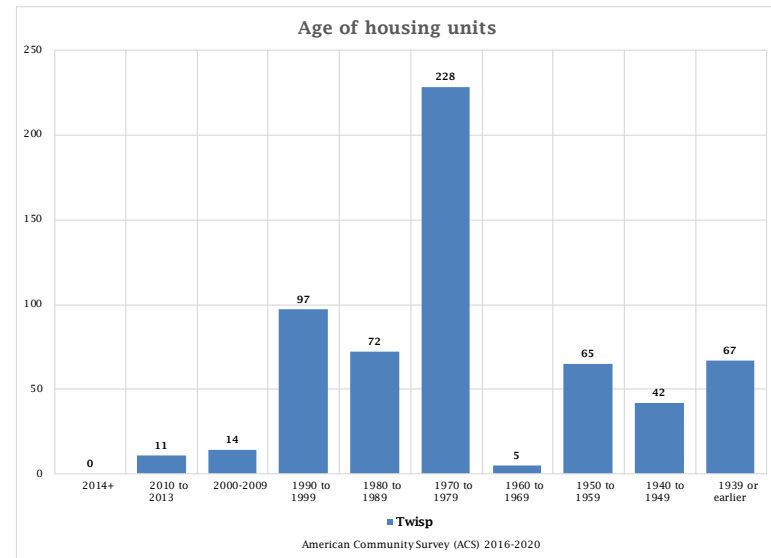
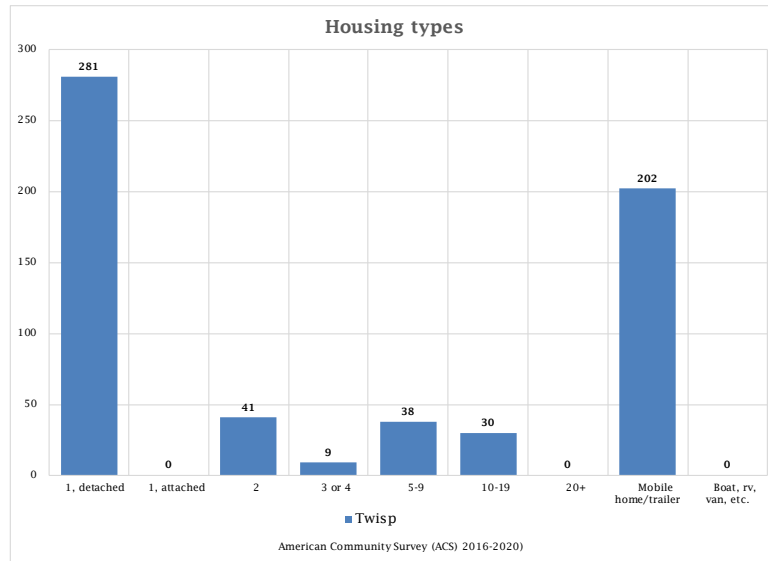
When installed properly, a manufactured home can last as long as a regular home built directly on a construction site anywhere from 30 to 55 years or longer if properly maintained and are more eco-friendly than the average American home.

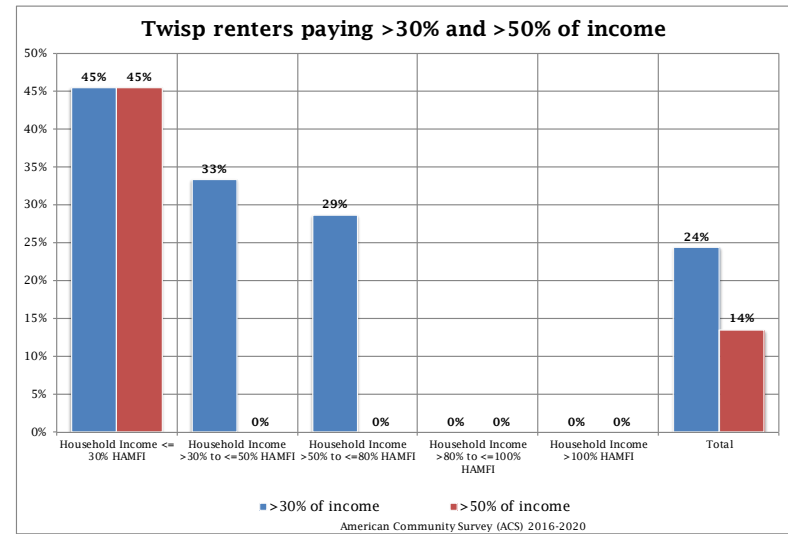
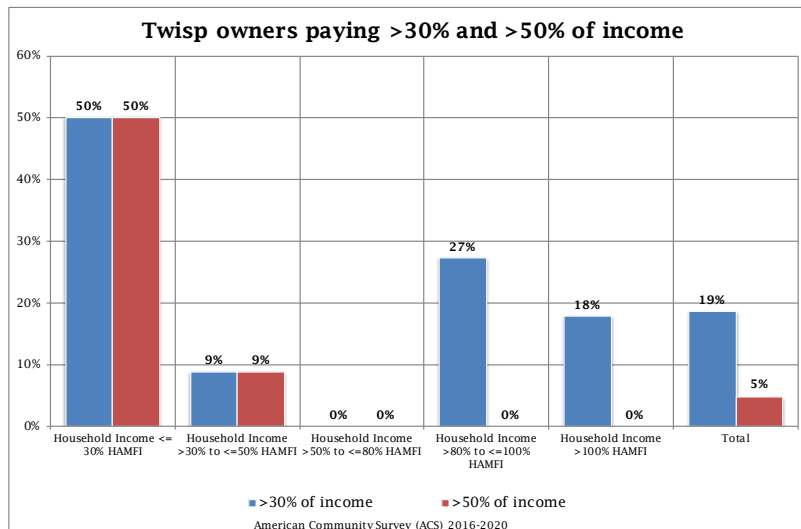
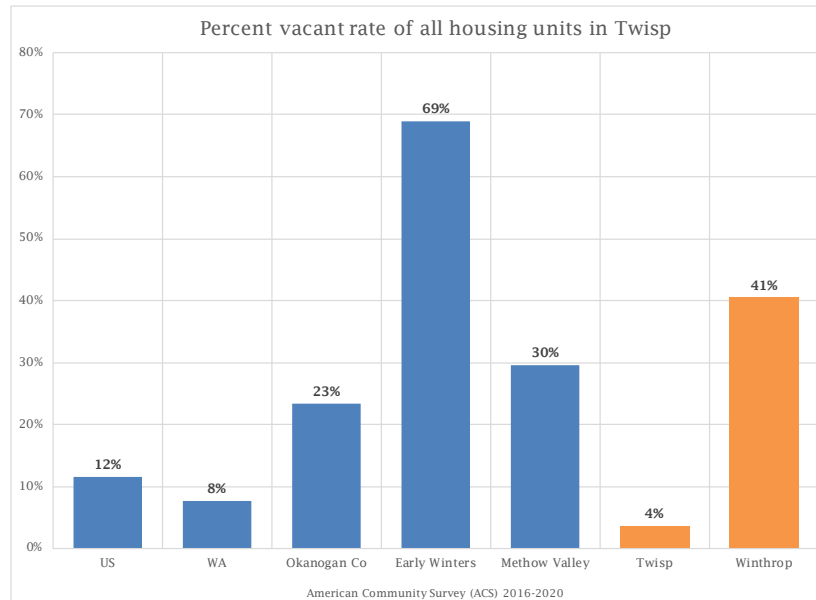
If Twisp's inventory includes predominately mobile rather than manufactured units, the inventory may be of lesser construction quality with a shorter habitable life span requiring replacement of the HAP projection period.

Age - of Twisp's 601 housing units, 67 or 11% were built in 1939 or earlier or over 84 years ago, 42 or 7% between 1940-1949 or over 74 years ago, 65 or 11% between 1950-1959 or over 64 years ago, 5 or 1% between 1960-1969 or over 54 years ago, 228 or 38% between 1970-1979 or over 44 years ago, 72 or 12% between 1980-1989 or 34 years ago, 97 or 16% between 1990-1999 or 24 years ago, 14 or 2% between 2000-2009 or 14 years ago, 11 or 2% between 2010-2013 or 10 years ago, and no units were built 2014-2020.

Structures built over 50 years ago are eligible for historic status if architectural details merit. Regardless, housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be code compliant and habitable.

Owner-occupied values - of Twisp's 277 owner-occupied housing units, 46 or 17% are less than \$49,999 in value, 31 or 11% between \$100,000-149,999 in value, 94 or 34% between \$150,000-199,999 in value, 71 or 26% between \$200,000-299,999 in value, and 35 or 13% between \$300,000-499,999 in





value with no housing units over \$500,000 in value between 2016-2020.

The low owner-occupied housing unit values likely reflect the large number of mobile home or trailer units and older stick-built single-family housing units.

Monthly rent - of Twisp's 270 rental units (not including subsidized units with no computed monthly rent), 36 or 13% are under \$500 in monthly rent, 170 or 63% between \$500-999 in monthly rent, 32 or 12% between \$1,000-1,499 in monthly rent, and 32 or 12% between \$1,500-1,999 in monthly rent.

Presumably, the lower monthly rental units may include mobile homes or trailers or the older stick-built single-family units which may or may not be compliant with current codes or habitable living requirements.

Vacancy rate - of all housing units, which defines seasonal homes as vacant, is 69% or highest in Early Winters where high income and remote working households have in-migrated in recent years particularly during Covid, but under 4% or lowest in Twisp reflecting Twisp's characteristic as a working household community.

Twisp's low vacancy rate indicates the high demand for housing units within the town and the limited current supply, particularly with no new units recorded as being added between 2014-2020 by ACS.

Housing stressed

Twisp owners housing stressed - or paying more than 30% of income for housing is 19% overall but 50% of households with income below 30% of HUD's Median Family Income (HAMFI). Twisp owner households that are severely stressed paying more

than 50% of income for housing is 5% overall but 50% of households with income below 30% of HAMFI.

These high rates of severely stressed owner households are particularly significant considering Twisp's high volume of lower value housing.

Twisp renters housing stressed - or paying more than 30% of income for housing is 24% overall but 45% of households with income below 30% of HUD's Median Family Income (HAMFI). Twisp renter households that are severely stressed paying more than 50% of income for housing is 14% overall but 45% of households with income below 30% of HAMFI.

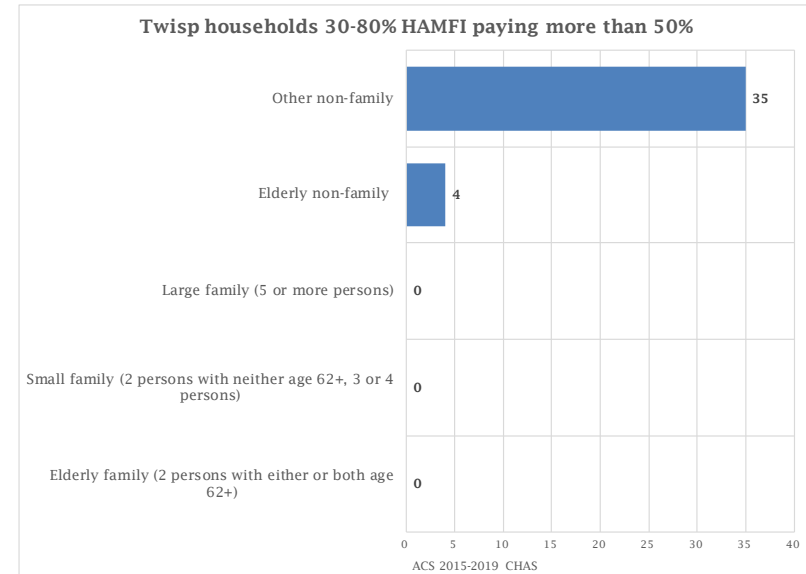
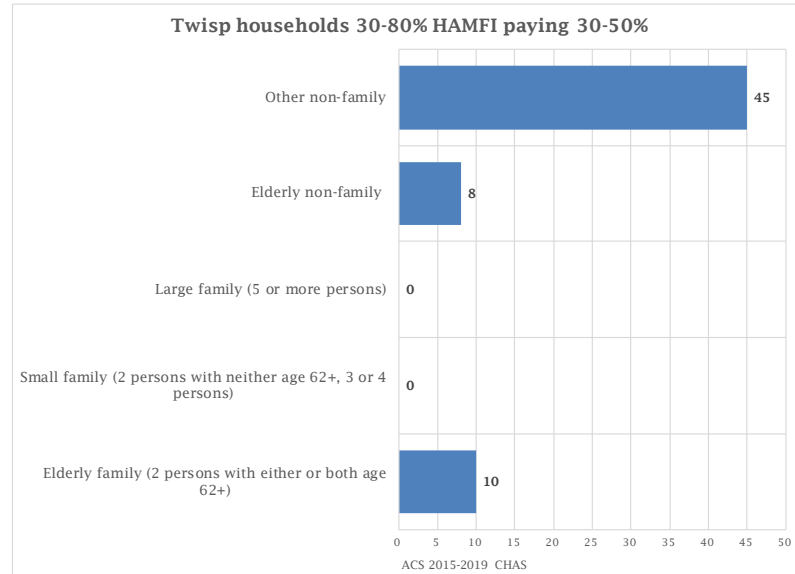
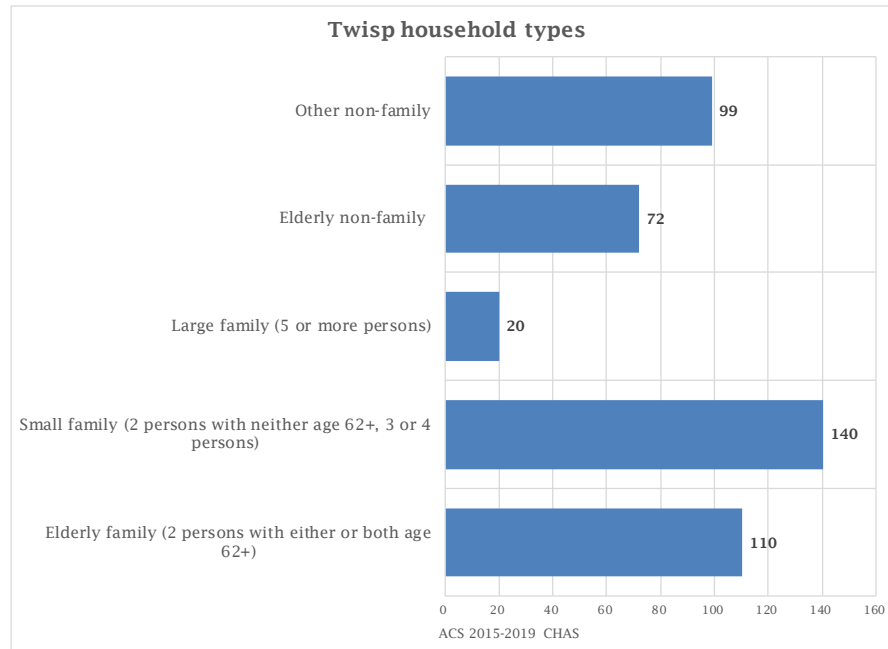
These high rates of severely stressed renter households are also significant considering Twisp's high volume of lower value rental housing.

Household types - correlated by HUD CHAS with ACS statistics include:

- **Elderly family** - 2 persons with either or both members over age 62,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons in the household,
- **Large family** - or more persons in the household
- **Elderly non-family** - adults over age 62
- **Other non-family** - adults under age 62

According to the 2015-2019 ACS, the latest available data that correlates housing stress with household types, Twisp had 441 households of which 110 or 25% were elder family, 140 or 32% were small family, 20 or 5% were large family, 72 or 16% were elderly non-family, and 99 or 22% were other non-family.

Household types 30-80% of HAMFI paying 30-50% - included 63 or 14% of all households of which 10 or 16% of all households 30-80% of HAMFI paying 30-50% for housing were



elderly family, 8 or 13% were elderly non-family, and 45 or 71% were other non-family.

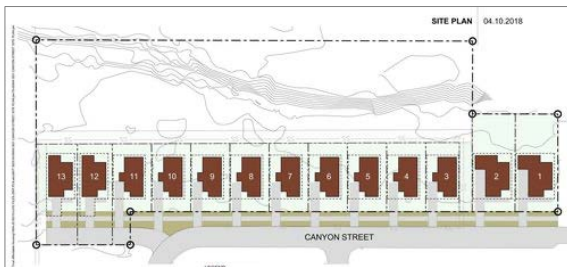
Household types 30-80% of HAMFI paying more than 50% - included 39 or 9% of all households of which 4 or 10% of all households 30-80% of HAMFI paying more than 50% for housing were elderly non-family and 35 or 90% were other non-family.

Twisp households that are the most housing stressed, paying 30-50% and particularly 50% or more for housing, are predominantly non-family households including elderly and non-elderly.

Affordable housing

The Methow Housing Trust (MHT) - was formed to address the need of affordable housing for Valley residents based on a 6-month housing assessment sponsored by the post-fire Methow Valley Long Term Recovery Group. MHT gained its 501 (c)(3) status in May 2017.

- **Canyon Street Neighborhood** - developed project on 3.25 acres for 13 permanently affordable 2-3-bedroom single-family homes with community open space and walking access to downtown Twisp.

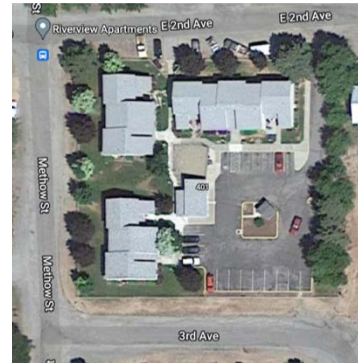


Located on Canyon Street and 3rd Ave.

Northwest Association for Housing Affordability (NAHA) - a subordinate subsidiary of Catholic Housing Ventures, is a Washington nonprofit corporation formed in 2022 to develop and operate low-income housing. NAHA funds are provided by

USDA under the Rural Rental Housing program, under HUD HOME Investment Partnerships Program, and under HUD for Section 8 Housing Assistance Payments Program.

- **Riverview Apartments** - 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus office building plus swimming pool located at 401 East 2nd Avenue in Twisp. Riverview was originally built 1986 and renovated in 2012. The complex is comprised of 4 one-bedroom units and 8 two-bedroom units and 4 four-bedroom units in 2-story buildings with units ranging in size from 656 to 1,179 square feet. Units come with full kitchens and upstairs units have small balconies. Cedarwood was financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.



Room One - is a 501 (c) 3 organization located at 315 North Lincoln Street that provides one-on-one support and resource connections, educational programs in the schools, support groups, and advocacy concerning domestic and sexual violence, mental health and wellbeing, crisis intervention work, teen pregnancy prevention, and homelessness since 1998.



Room One provides healthcare navigation, safety planning, mental health referrals, elder resources, food and nutrition, access to county and state resources, referral to legal resources, access to reproductive health, and more.

Housing Authority of Okanogan (HAOC) - established in 1993 to assist limited income families in the county to attain housing. HAOC has created strong partners with other non-profit agencies like the Office of Rural and Farmworker Housing (ORFH) to assist in the pursuit of developing and preserving affordable housing in Okanogan County.

- **Twisp Gardens** - 17 one and two-bedroom units for age 55+ and disabled located at 500 East 2nd Street in downtown Twisp. Includes community room and laundry facilities.

Proposed/potential housing projects

The following market rate housing projects are currently being promoted, under design, or under permit application in Twisp:

- **Methow Housing Trust (MHT) Campaign to Build Belonging** - will provide funds to build 44 additional single-family homes by 2030. A partnership with Hank and Judy Konrad will provide 12 shovel-ready lots in Twisp.
- **Blackbirds/Twisp Town Homes** - by Craig Bunney, is located on East Methow Valley Highway/SR-20 and East Twisp Winthrop County Road. The project may convert the Blackbirds building for 5 apartments and 12 units in 4 fourplexes on an adjacent parcel and possibly consolidate the parcels. The project has preliminary approval for townhomes, awaiting revisions that address conditions. Blackbirds awaiting information on 30% open space requirement, application not complete.
- **Orchard Hills** - by Palm Construction, is located with access from Harrison Avenue. The project proposal is to develop 53 single-family lots to be sold in an improved subdivision. An updated SEPA Checklist and Application materials were expected in early December but no hearing, and no preliminary site plan has been approved.
- **Konrad Annexation** - by Gary Scott, is located on East Methow Valley Highway/SR-20. The project proposal is to

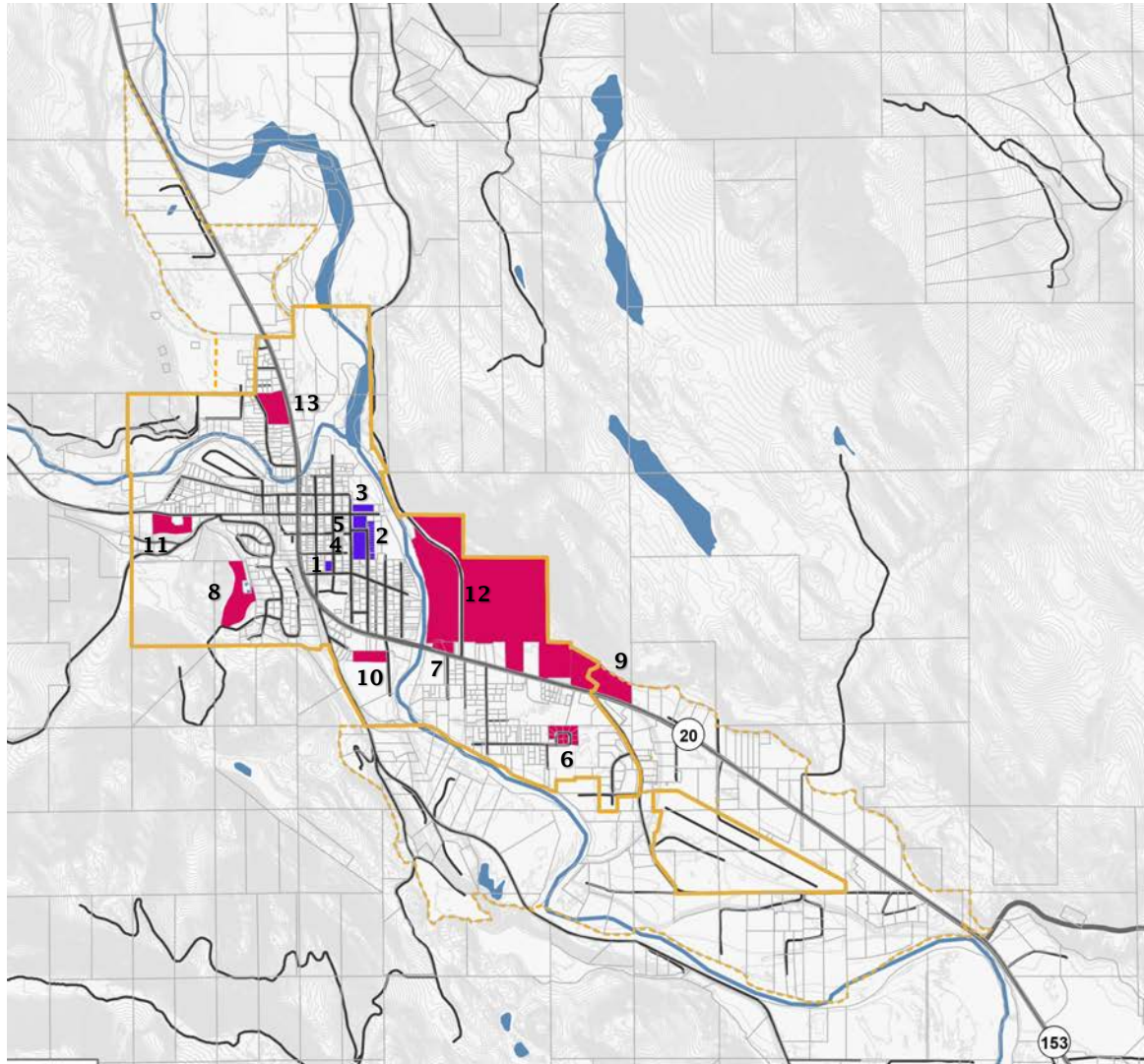
develop 100 housing units in a Planned Development (PD). An annexation proposal is pending.

- **NW Association for Housing Affordability (NAHA)** - proposed project to develop 74 apartments or housing units for larger families on land behind Hank's Market in Twisp.
- **Methow Elder Care** - to be located on Twisp River Road adjacent and behind the Health Center is proposed to provide 17 single-family 900 square foot housing units. Preliminary approval granted in 2012 with water and sewer engineering designs but subject to street and pedestrian improvements.
- **Lloyd Property** - to be located between East Twisp Winthrop County Road and Twisp Winthrop Eastside Road. The potential Planned Development (PD) has not been developed for review.
- **Buehler Property** - that currently includes the Idle-A-While Motel, is located on Methow Valley Highway/SR-20. The proposed project would create 5-6 lot subdivision with 4-5 more on adjacent property. Property owner has designed a conceptual plan for subdivision development.

2010 Comprehensive Plan housing policies

Twisp's comprehensive plan was originally developed in 2005 and updated in 2010 to include:

- **Land Use Element** - showing the general location, amount, and pattern of residential, commercial, industrial, agricultural, and open space land needed in the Twisp area.
- **Public Facilities and Services Element** - determining the need and location for future schools, water, sewer, health care, municipal buildings, and other municipal facilities and services.
- **Transportation/Circulation Element** - indicating standards and locations for arterials, collector and local access streets, and pedestrian and non-motorized access in and around Twisp.



Existing projects

- 1 Room One
- 2 Methow Housing Trust - MHT
- 3 Twisp Gardens - HAOC
- 4 Whispering Rivers Apartments
- 5 NW Assn Housing Affordability

Proposed projects

- 6 Methow Housing Trust - MHT
- 7 Blackbirds/Twisp Town Homes
- 8 Orchard Hills/Palms Construction
- 9 Konrad Annexation
- 10 Catholic Charities
- 11 Methow Elder Care
- 12 Lloyd Property
- 13 Buelher Property

- **Park and Recreation Element** - providing goals and objectives, for the development and expansion of a wide range of parks, trail system, and recreation facilities.
- **Community Identity Element** - providing goals and objectives to identify, preserve, and maintain and beautify historical structures, heritage, and trees.
- **Economic Development Element** - providing goals and objectives that supports the economic vitality of Twisp and the Methow Valley.

Housing policies were not included in a separate Housing Element but rather addressed within the Land Use Element under the following General Principles for Development.

“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....

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.”

Residential areas or neighborhoods - include several reasonably distinct districts:

- **Central District** - that contains a mixture of single and multi-family development.
- **Twisp River District** - contains a large, manufactured home park.
- **Painters Addition District (upper west side)** - with several single-family residences located on large lots in this area.
- **Southeast District (lower east side)** - populated with single-family residences on a mixture of small and large lots.
- **Southern District** - currently utilized as an orchard with a few single-family residences situated around the edges of the orchard.

- **Northwest District** - contains a mixture of small and large lots, consisting of single-family residences.
- **Lloyds Addition District** - comprises the old Wagner Mill site.
- **Urban Growth Area** - areas south of Twisp along Highway 20 and Airport Road.
- **Mobile Home Parks** - area should be provided for especially in areas immediately adjacent to the unincorporated boundaries where large land parcels exist, and infrastructure is assessable.

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 UGA area south of Twisp incorporating the airport and area to the Highway 20 turn-off.

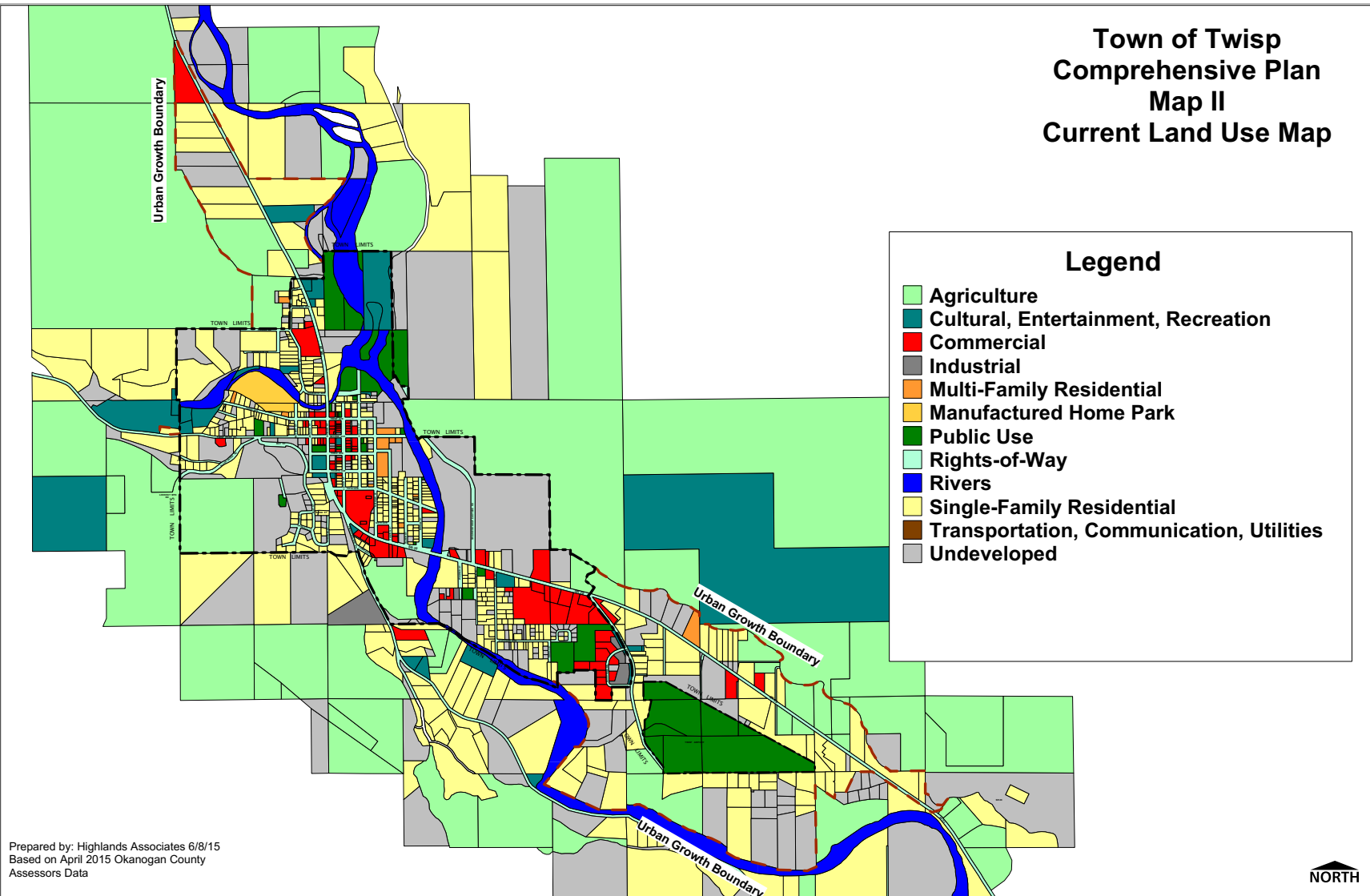
General goals for residential development

- 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

Town of Twisp Comprehensive Plan Map II Current Land Use Map

Legend

- Agriculture
- Cultural, Entertainment, Recreation
- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Home Park
- Public Use
- Rights-of-Way
- Rivers
- Single-Family Residential
- Transportation, Communication, Utilities
- Undeveloped



Prepared by: Highlands Associates 6/8/15
Based on April 2015 Okanogan County
Assessors Data



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 residential and multi-family residential designated areas. Family day care means an agency that regularly provides care during part of the 24-hour day to 6 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 12 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 square feet and single high = 5,000 square feet 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.

R-1 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 square foot lot size.

R-2 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 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 square foot lot size; and include single family residences or duplexes.

R-3 Multifamily 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, multifamily 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.

The 2010 Comprehensive Plan Update's housing (land use) goals, strategies, and policies do not meet the housing requirements stipulated in the Washington Department of Commerce's (DOC) Housing Action Plan (HAP) and should be updated on the adoption of this Twisp HAP accordingly.

The 2010 Comprehensive Plan Update allocated land uses within Town city limits using 2005 Okanogan County GIS information for the following activities:

	Acres	% of All area	% of developed
Single-family	97.04	14.48%	27.06%
Duplex	2.36	0.35%	0.66%
Multifamily	12.69	1.89%	3.54%
Apartments	3.94	0.59%	1.10%
Motel-hotel	6.22	0.93%	1.73%
Vacation	2.53	0.38%	0.71%
Mobile home park*	12.29	1.83%	3.43%
Residential	126.91	18.93%	35.39%
Total developed area	358.60	50.78%	100.00%
Vacant	242.21	34.29%	
Total area**	706.23	100.00%	

* Mobile home park previously included under commercial uses.

** Total area includes streets and rights of way, water, agriculture, manufacturing, public and semi-public, and commercial uses.

Source: 2010 Twisp Comprehensive Plan Update

The Comprehensive Plan allocated 18.93% of the total land area or 35.39% of the developed area within the Town for residential uses primarily for single-family development (14.48% of all land) with some allocation for duplex (0.35%) and multifamily (1.89%) of which multifamily was divided into apartments (0.59%), motel-hotel (0.93%), and vacation homes (0.38%). Mobile home parks were allocated 1.83% of all land.

Vacant lands represented 34.29% of all land area and was not allocated for use in the 2010 Comprehensive Plan Update.

The 2010 Comprehensive Plan Update's allocation of all developable land for residential use, particularly for housing type, may not meet the housing requirements of present and future households as outlined in Appendix D following.

Existing zoning allowances

Twisp's November 2022 zoning ordinance and map allocates development opportunities within 10 zoning districts including an Airport (AIR), 4 commercial (C-1, C-2, C-3, and C-R), an industrial (I), public (PU), and 3 residential zones (R-1, R-2, and R-3). A planned development allowance is provided as an overlay district.

A variety of residential uses are allowed within the residential and commercial districts subject, in some cases to Administrative (AP), Conditional (CUP), Planned Development (PD) permit, and Binding Site Plan (BSP) requirements.

R-1 Low-density residential - reserves areas primarily for family living in single-family dwellings on large lots. Certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods are allowed. Approved accessory dwelling units are allowed.

R-2 High-density residential single-family - reserves areas primarily for family living in single-family dwellings. Duplex, approved accessory dwelling units, and certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods are allowed.

R-3 Multifamily residential - reserves areas primarily for families living in single-family and multifamily dwellings. Duplex, approved accessory dwelling units (within or separate from the main structure), and a variety of other uses that are compatible with residential uses and consistent with the character of multifamily neighborhoods are allowed.

	R-1	R-2	R-3
Minimum lot size	10,000 sf	5,000 sf single-family, 7,500 sf duplex	5,000 sf single-family, 1,500 sf each additional unit
Maximum density with PD permit	6 du/net residential acre	10 du/net residential acre	16 du/net residential acre
Maximum building coverage	35%	50%	50%
Maximum lot coverage	50%	65%	80%
Maximum height, main structure	30 ft	30 ft	30 ft
Maximum height, accessory structure	24 ft	24 ft	24 ft
Maximum lot size with ADU	15,000 sf	7,500 sf	6,500 sf
Minimum primary du size	950 sf	500 sf	360 sf
Minimum ADU size-4	360 sf	360 sf	360 sf

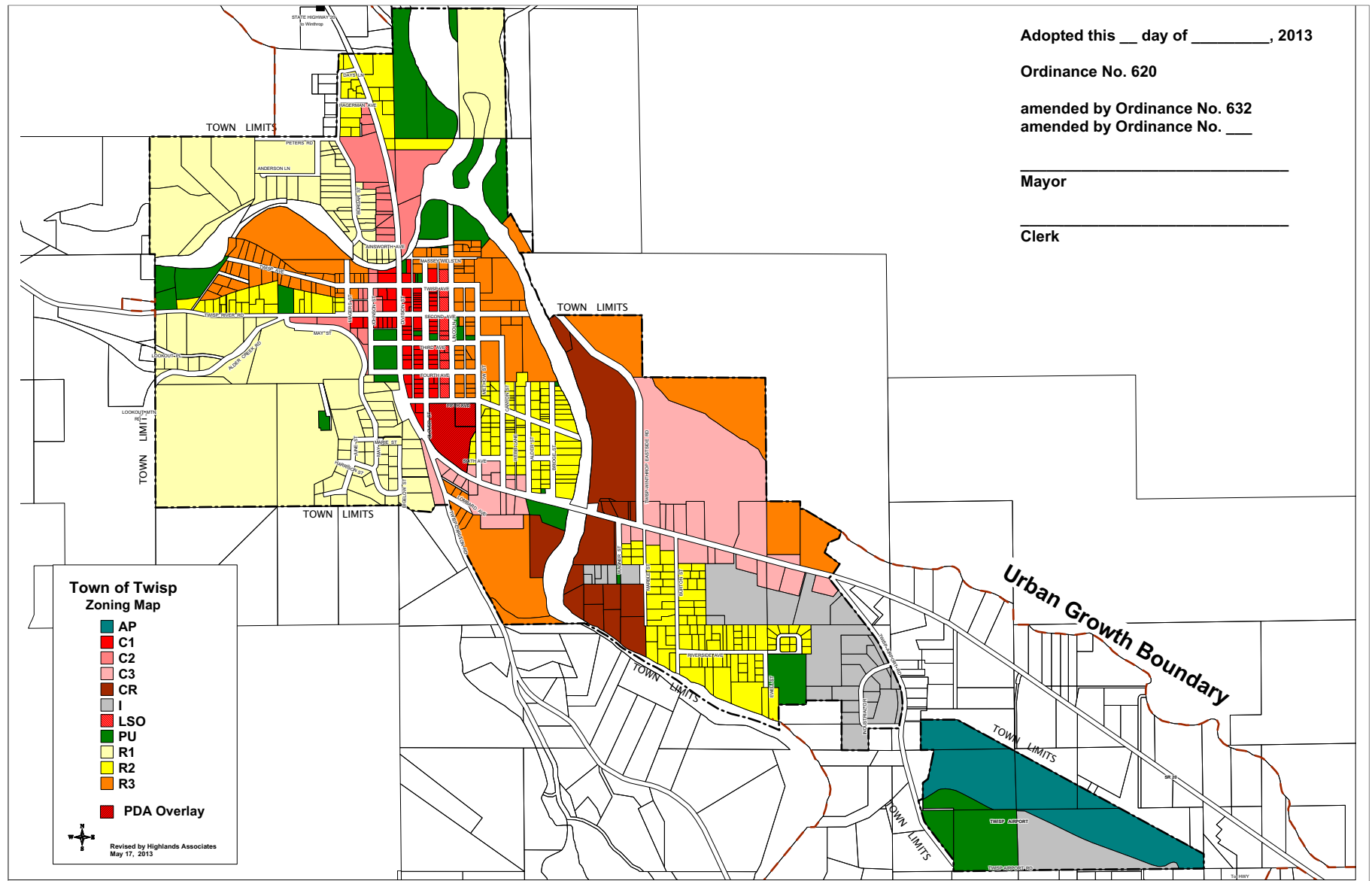
du=dwelling units
4= limited to detached dwellings

C-1 Downtown commercial - is a pedestrian-oriented commercial district supporting a mix of residential and commercial uses. Single, duplex, and multifamily residential uses are permitted by administrative permit; provided, that 50% of the ground floor be dedicated to commercial use, and the commercial use dominates the street frontage facade of the building. Residential frontage shall be limited to access only.

C-1 Lincoln Street Corridor - is a special mixed-use zone that allows more flexible residential development than typically provided for in the C-1 zone. Single-family residences and duplexes are allowed along the west side of Lincoln Street; provided, that the structures adhere to C-1 setbacks, bulk height, and densities and subject to an administrative permit.

C-2 Office/tourist commercial - provides 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 nonretail commercial and service uses and residential uses (including single-family and multifamily dwellings; provided, that commercial uses are located on the ground level and occupy a minimum of 50% of the ground level and the majority of street frontage, as well as tourist accommodations).

C-3 General commercial - allows for a wide variety of commercial uses outside of the downtown business area. New residential uses are not allowed in C-3 districts. An existing single-family dwelling located within a C-3 district may be rebuilt, repaired, expanded, and otherwise changed for human occupancy. Accessory structures appurtenant to an existing single-family dwelling, such as garages, carports, storage sheds, and fences, may likewise be rebuilt, repaired, expanded, and otherwise changed. In addition to the above provisions, any improvements shall comply with the development regulations specified for the C-3 zoning district for single-family dwellings and accessory structures.



C-R Commercial riverfront - provides areas for high-density, pedestrian-friendly mixed-use development that takes advantage of the special qualities of the town's riverfront and promotes pedestrian access and use of the riverfront and its business amenities. Developments that meet high aesthetic standards and offering a mix of uses including pedestrian-oriented retail, multifamily housing (including condominiums, multifamily dwellings, and townhouses) and tourist accommodations (including bed and breakfast inns, hotels, motels, overnight rentals, resorts, and time-share condominiums), entertainment and cultural activities, restaurants, and conference facilities with parking spaces provided for customers' and employees' use. New single-family residential, detached dwellings are not allowed in C-R districts. An existing single-family dwelling located within a C-R district may be rebuilt, repaired, expanded, and otherwise changed for human occupancy. Accessory structures appurtenant to an existing single-family dwelling, such as garages, carports, storage sheds, and fences, may likewise be rebuilt, repaired, expanded, and otherwise changed. In addition to the above provisions, any improvements shall comply with the development regulations specified for the C-R zoning district for single-family dwellings and accessory structures.

	C-1	C-2	C-3	C-R
Minimum lot size, residential-1	5,000 sf Lincoln Street Overlay	-	-	By PD only
Maximum density, with PD permit-4	16 dua	16 dua	-	16 dua multifamily
Maximum lot coverage-5	100%	80%	80%	80%
Maximum height	30 ft	30 ft	38 ft	45 ft-9
Maximum lot size, ADU	7,500 sf	7,500 sf	7,500 sf	-

dua=dwelling units per acre

1=Where residential units are permitted, lot coverage, setback, and height requirements shall be the same as those for R-3 districts unless otherwise stated.

4=Determined by setback and off-street parking requirements in all zoning districts except C-R.

5=Except where property abuts a residential zone; then setback shall be 10 feet.

9=three stories not to exceed 45 feet.

PD Planned Development - allows a variety of uses and developments while retaining the ability of the town to review and condition those developments that might without restriction infringe on other uses in the district or threaten the environmental or aesthetic attributes of the town to achieve the following objectives:

- Provide flexibility in the design of land uses and activities;
- Allow for public input and response;
- Permit creativity in design and placement of buildings, use of required open spaces, provision for on-site circulation plans, off-street parking and other site design elements;;
- Facilitate the provision of economical and adequate public improvements, including streets and utilities;
- Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural or existing features;
- Minimize and/or mitigate the impacts of development on the public health, safety, welfare, aesthetic values, and other interests;
- Require the incorporation of public access to recreational opportunities, including trail systems;
- Allow areas to be combined together for development that would otherwise be developed on a lot-by-lot basis, and to develop the area jointly with clustered or common features and structures and shared roads and utilities;

Appendix A: District Use Chart - Residential allowances

Residential uses	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU
Accessory dwellings	A	A	A	AP	AP	P	PD	P	P	P
Accessory structures	A	A	A	A	A	A	A	A	P	A
Adult family homes	A	A	A	PD	PD	CUP	PD	P	P	P
Assisted living facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Bed and breakfasts	AP13	AP13	A13	P**	P**	P**	P**	P	P	P
Boarding homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Boarding houses	CUP	CUP	A	A	A	A	A	P	P	P
Condominiums, residential	PD	PD	PD	PD	PD	P	PD	P	P	P
Convalescent	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Duplexes	P	A	A	AP14	AP14	P	PD	P	P	P
Dwellings, multifamily	P	P	A	AP14	AP14	P	PD	P	P	P
Dwellings, single-family	A	A	A	AP14	AP14	P	P	P	P	P
Family day care (<6 child)	A	A	A	AP	AP	AP	A	CUP	P	P
Group homes	CUP	AP	AP	P	P	P	P	P	P	P
Halfway houses	P	P	CUP	P	P	P	P	P	P	P
Manufactured home parks	P	P	PD	P	P	P	P	P	P	P
Multifamily use	P	A	A	P15	P15	P15	PD	P	P	P
Nursing homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Overnight accommodations	AP	AP	AP	AP	AP	AP	AP	P	P	P
Overnight rentals	AP	AP	AP	AP	AP	AP	AP	P	P	P
Residential care facilities	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Retirement homes	AP	AP	AP	AP	P	P	PD	P	P	P
Townhouses	PD	A	A	PD	PD	P	PD	P	P	P

A=allowed use, AP=allowed, Administrative Permit required, CUP=Conditional Permit required,

P=Prohibited use, PD=Planned Development permit required, BSP=Binding Site Plan

P**=The Methow School District property, formerly the Twisp High School and currently zoned PU, shall be allowed to include uses compatible with the C-1 district under the issuance of an administrative permit.

AP13=In R-1 and R-2 districts, an owner-occupied single-family dwelling in which not more than 2 bedrooms are offered for rent. In R-3 districts, an owner-occupied single-family dwelling in which not more than 4 bedrooms are offered for rent.

AP14=Single, duplex, or multifamily residential uses are permitted in the C-1 and C-02 districts by an administrative permit: provided, that commercial uses are located on the ground floor and occupy a minimum of 50% of the ground level and the majority of street frontage. Single-family residents and duplexes are allowed with an AP in the Lincoln Street overlay conditioned under TMC 18.30.030(3).

AP15=Residential uses are allowed provided dwellings may not occupy more than 50% of the ground floor area.

- Assure that aesthetic values are considered in the architectural design of structures and in the overall development plans;
- Provide regulations for the planned development permit process which will give notice to developers of pertinent issues, concerns, and limitations in planning of projects.

The PD process includes a preapplication conference, preliminary development application, preliminary development notice, hearing, and decision, final development plan, and if necessary, modification of final development plan with the Town Administrator, Departments, and Town Council.

Missing Middle Housing (MMH)

Missing Middle Housing is a term coined by Dan Parolek of Opticos in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes. The term refers to housing types that were often built, and still exist in most towns and cities, such as courtyard apartments or bungalow courts.

They are “missing” because they are prohibited by many modern zoning codes and parking requirements. Many of these “old,” pre-suburban housing types filled in the gap between apartments and detached single dwellings.

Missing middle housing includes the following housing adaptations as well as other innovations of interest to Twisp’s Housing Action Plan including typical building parameters.

Accessory Dwelling Units (ADUs) - or backyard cottages or granny pods are a second, small dwelling located on the same lot as a single-family house. An ADU may be an internal conversion of a portion of an existing house, basement, or

garage, or an addition to an existing house, or a separate detached structure but are not separately owned. ADUs may be stick-built wood structures, modular or manufactured, shipping container houses, or tiny houses with separate entries, utilities, and parking.

Building

Number of units	1
Width	8-55 feet
Depth	20-60 feet
Height to eave	8-28 feet
Floors	1-2.5 stories
Typical unit size	160-2,400 square feet

Yard/parking

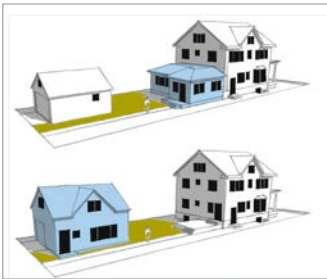
Parking on-site	1.0 parking stall/unit
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Duplex, Triplex, Fourplex - include a duplex that is a small to medium-sized structure that consists of 2 side-by-side or stacked dwelling units, both facing the street, and within a single building massing. Multiplex (including a Triplex or Fourplex) is a medium-sized structure that consists of 3-6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Duplex and Multiplex type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods.

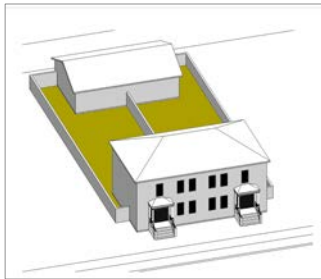
Lot

Width	55-75 feet
Depth	100-150 feet
Area	4,500-11,250 feet
Area	0.13-0.26 acres

Accessory Dwelling Unit



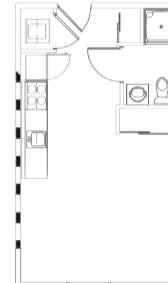
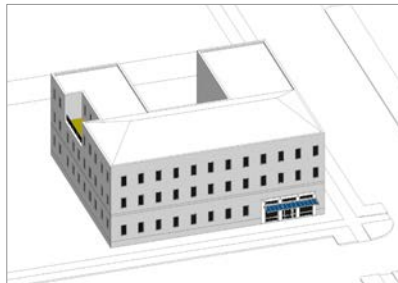
Duplex



Cottage



Townhouse



Courtyard Building



Multiplex



Live-Work



SEDU

Building

Number of units	2-6
Width	28-55 feet
Depth	28-60 feet
Height to eave	20-28 feet
Floors	1-2.5 stories
Typical unit size	500-2,400 square feet

Density

Net density	8-29 dwelling units/acre
Gross density	7-22 dwelling units/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-12 feet
Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	1.0 parking stall /unit

Cottage or Bungalow Court - is a group of 4 or more single dwellings arranged around a shared courtyard or passageway with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard may be open to the street or surrounded by single dwellings with parking placed in the rear of the lot or behind each unit.

Lot

Width	115-160 feet
Depth	100-150 feet
Area	11,500-24,000 square feet
Area	0.26-0.55 acres

Building

Number of units	5-10
Width	18-24 feet
Depth	24-36 feet
Height to eave	12-18 feet
Floors	1-2 floors
Typical unit size	500-800 square feet

Density

Net density	13-38 dwelling unit/acre
Gross density	10-20 dwelling unit/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-15 feet
Rear yard	5-15 feet
To accessory building	5-10 feet
Parking on-site	1.0 parking stall/unit

Town or Rowhouse - is a small- to medium-sized building comprised of attached dwelling units arrayed side by side usually with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property with the garage at the rear separated from the primary building by a rear yard. Dwelling units are accessed from the front yard/street with parking in the rear.

Lot

Width	18-25 feet
Depth	85-120 feet
Area	1,530-3,000 square feet
Area	0.035-0.09 acres

Building

Number of units	1-5 units
Width	18-25 feet
Depth	35-55 feet
Height to eave	25-40 feet
Floors	2-3.5 stories
Typical unit size	1,000-3,000 square feet

Density

Net density	11-85 dwelling unit/acre
Gross density	10-20 dwelling unit/acre

Yard/parking

Front yard	10-25 feet
Side yard	0-12 feet

Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	2.0 parking stalls/unit

Courtyard Buildings - are a group of dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the rear yard and is more open to the street in low intensity neighborhoods and less open in more urban settings. Each unit is accessed from the courtyard.

Lot

Width	100-135 feet
Depth	110-150 feet
Area	11,000-20,250 square feet
Area	0.25-0.46 acres

Building

Number of units	6-25 units
Width	50-100 feet
Depth	40-80 feet
Height to eave	20-40 feet
Floors	2-3.5 stories
Typical unit size	500-1,300 square feet

Density

Net density	26-60 dwelling unit/acre
Gross density	21-56 dwelling unit/acre

Yard/parking

Front yard	10-15 feet
Side yard	5-12 feet
Rear yard	10-20 feet
To accessory building	10-20 feet
Parking on-site	1.0 parking stall/unit

Multiplex - are detached structures that consist of multiple dwelling units arranged side-by-side and/or stacked with a shared entry from the street that may have retail, service, and/or office uses on the ground floor.

The primary shared common space is the rear or side yard designed as a courtyard or outdoor space. Courtyards can be located on the ground, or on a podium, or on a parking deck or roof open to the sky.

Lot

Width	40-120 feet
Depth	100-150 feet
Area	9,600-18,000 square feet
Area	0.22-0.41 acres

Building

Number of units	7-19 units
Width	50-80 feet
Depth	35-75 feet
Height to eave	25-45 feet
Floors	2-3.5 stories
Typical unit size	500-1,600 square feet

Density

Net density	13-55 dwelling units/acre
Gross density	11-50 dwelling units/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-12 feet
Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	1.25 parking stall/unit

Live-Work - is an attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for a range of non-residential uses such as personal and general service, small-scale craft production or retail uses. The flex space and residential unit typically have separate entrances. Parking areas are located and accessed from the rear of the lot.

Lot	
Width	18-25 feet
Depth	85-120 feet
Area	1,530-3,000 square feet
Area	0.04-0.09 acres
Building	
Number of units	1
Width	25 feet
Depth	35 feet
Height to eave	38 feet
Floors	3 stories
Typical unit size	1,750 square feet
Density	
Net density	15 dwelling units/acre
Gross density	11 dwelling units/acre
Yard/parking	
Front yard	10 feet
Side yard	0 feet
Rear yard	0 feet
To accessory building	10-20 feet
Parking on-site	29.0 parking stalls/unit
<p><u>Small Efficiency (SEDU) or Efficiency Dwelling Units (EDU)</u> - are small dwelling units that have gained popularity in urban areas like Seattle, Bellevue, Redmond, as well as across the country. Typical occupants include service, education, health, and tech workers as well as seniors who commute by transit or bicycle with very low vehicle ownership and thus parking requirements. SEDUs and EDUs include individual dwelling units such as Accessory Dwelling Units (ADUs) or Tiny Houses but also structures that include a number of small units in buildings that resemble apartments or multiple family structures.</p>	
Type	Sq ft
<u>Congregate</u> - a type of housing in which each individual has a private bedroom or living quarters, but shares with other residents a common dining room, recreational	140-200

room, or other facilities.	
<u>Micro housing</u> - units contain a kitchenette and private bathroom and share a common kitchen, group gathering place, and recreational area.	140-200
<u>Small Efficiency Dwelling Unit (SEDU)</u> - slightly undersized conventional studio apartment with a complete kitchen, bathroom, and closet space.	220-300
<u>Efficiency Dwelling Unit (EDU)</u> - a conventional studio apartment that is less than 400 square feet.	300-370

Current MMH zoning allowances and analysis

Twisp's existing zoning regulations were analyzed to determine to what affect the regulations encourage or constrain the use of innovative "missing middle housing".

Existing zoning code allowances

	R-1	R-2	R-3	C-1	C-2	C-3	C-R
Accessory Dwelling Unit (ADU)	A	A	A	AP	AP		PD
Duplex, Triplex, Fourplex		A	A	AP14	AP14		PD
Cottage, Bungalow Court							
Townhome, Rowhouse	PD	A	A	PD	PD		PD
Courtyard Building							
Multiplex		A	A	P15	P15	P15	PD
Live-Work		A	A	P15	P15	P15	PD
SEDU and EDU							

A=allowed use, AP=allowed, Administrative Permit required, PD=Planned Development permit required

AP14=Single, duplex, or multifamily residential uses are permitted in the C-1 and C-02 districts by an administrative permit: provided, that commercial uses are located on the ground floor and occupy a minimum of 50% of the ground level and the majority of street frontage. Single-family residents and duplexes are allowed with an

AP in the Lincoln Street overlay conditioned under TMC 18.30.030(3).

AP15=Residential uses are allowed provided dwellings may not occupy more than 50% of the ground floor area.

Twisp's current zoning districts were analyzed for the following criteria:

Allow missing middle housing (MMH) structures. Subject to Administrative Permit and Planned Development, most Twisp zones allow ADU, duplex, townhouse, multiplex, and live-work units. The zones do not allow cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.

Regulate the maximum lot size allowance (to increase density) and retain single-family compatibility. Twisp R-1, R-2, and R-3 minimum lot sizes are considerably larger than MMH including 15,000 square feet in R-1, and 7,500 square feet for duplex in R-2, and 6,500 square feet for in R-3 for single-family with an ADU. Minimum lot sizes in the C-1, C-2, and C-3 zones are 7,500 square feet for single-family with an ADU and no minimum in the C-R zone. In acceptable areas within the Town, the minimum lot sizes should be reduced to allow MMH types that would increase density and choice.

Regulate the maximum building width (no more than 45-60 and no more than 75 feet) and depth (no more than 80-100 feet) to keep the building scale small – or use Form-Based Code (FBC). Twisp zoning districts do not regulate maximum building widths or depths other than inadvertently with yard setback requirements. Maximum building widths and depths should be added to R-2 and R-3 zones where MMH building types are to be introduced.

Allow sufficient density (at least 16 and preferably up to 35-45 units/acre or reduce minimum required square footage of lot per unit) to achieve missing middle feasibility. R-3, C-1, C-

2, and C-R allow up to 16 dwelling units per acre or the minimum necessary to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU. Where desirable, and where emergency fire equipment capabilities allow, the maximum density and building heights could be increased to allow high density MMH building types without overpowering the adjacent neighborhoods.

Restrict maximum height (2.5 stories) to keep scale compatible with single-family neighborhoods. Maximum building heights are 30 feet in all R-1, R-2, R-3, C-1, C-2, and 45 feet in C-R which allows 2.5-3.0 stories compatible with most low-density MMH building types and even high-density courtyard buildings, multiplex, live/work, SEDU, and EDU.

Reduce parking requirements for missing middle housing (1 off-street space per unit). Existing parking standards require 1 off-street space per ADU and 2 boarders in a boarding or rooming house and 2 off-street parking spaces in all other housing types.

Residential use	Standard	
Accessory dwelling unit (ADU)	1	Per ADU
Boarding or rooming house	1	Per 2 boarders
Duplexes and multifamily dwellings	2	Per dwelling unit
Single-family dwellings	2	Per single-family dwelling

Parking requirements should be delineated further to reduce parking to 1 off-street space or less for SEDU, EDU, and other MMH building types that will house elderly and other non-family households particularly if located along a transit route,

Consolidate open space into common areas and reduce open space requirements on lots. Other than the Planned Development (PD) option, Twisp zoning districts do not allow common area consolidation relying instead on yard setback and

landscaping requirements. A clustering option could be added to the zoning districts to require open space and landscape buffers but in consolidated configurations that are more accessible, aesthetic, and beneficial.

Indicate which districts allow MMH on the zoning map.

Twisp's zoning code includes overlay districts for Shoreline (SO), Critical Areas (CAO), Lincoln Street (LSO), and the Public Development Authority for TwispWorks. MMH housing types should be incorporated into appropriate residential and commercial zoning districts based on density considerations rather than as an overlay.

Reduce minimum dwelling unit sizes to fit MMH. Twisp's zoning code specifies a minimum primary dwelling unit size of 950 square feet in the R-1, 500 square feet in the R-2, and 360 square feet in the R-3 and a minimum ADU size of 360 square feet in all R zones. These minimum requirements are considerably larger than MMH housing types and larger than necessary to house Twisp's proportion of non-family households. A minimum primary dwelling unit size may be desirable in the R-1 zone to maintain a single-family neighborhood pattern but is unnecessary and undesirable in the R-2 and R-3 zones if MMH innovative housing types are to achieve density, accommodate non-family households, and reduce development costs.

Conclusions and recommendations

Aged housing stock – of Twisp's 601 housing units, 179 or 30% were built over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable. Twisp, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs

should be instituted to keep older stock from falling into disrepair and being lost to the inventory.

Low value owner-occupied housing – of Twisp's 277 owner-occupied housing units, 171 or 62% are less than \$199,999 in value and thereby affordable for a wide variety of critical service worker skilled households. This includes 46 or 17% that are less than \$50,000 in value and presumably includes older mobile homes and trailers that are irreplaceable and should be retained or replaced with manufactured housing to provide low-cost ownership options.

Low monthly rent – of Twisp's 270 rental units (not including subsidized units with no computed monthly rent), 206 or 76% are under \$999 in monthly rent and affordable for a wide variety of critical skilled households. This includes 36 or 13% under \$500 in monthly rent and presumably may include mobile homes or trailers or the older stick-built single-family units that are irreplaceable and must be retained in the housing stock.

Low vacancy rate – of all housing units, which defines seasonal homes as vacant, was under 4% in Twisp in 2020 which reflects a low "churn" rate meaning older sale and rental housing is not available in sufficient numbers to allow households to sort options in the marketplace especially since no new housing units were recorded as being added to the supply between 2014-2020. New housing construction, if reflective of local household needs and income capability, will generate turnover making older less expensive sale and rental housing units available to a wider variety of household needs and financial capabilities.

Non-family households – of Twisp's 441 households, 38% were non-family or single individuals including 16% elderly non-family and presumably candidates for innovative, smaller housing options.

Housing stressed - paying 30-50% and particularly 50% or more of income for housing, are predominantly non-family households including elderly and non-elderly.

Assisted housing units - includes 46 one-three bedroom single-family and multifamily units provided by the Methow Housing Trust (MHT) (13 single-family), Northwest Association for Housing Affordability (NAHA) (16 apartments), and the Housing Authority of Okanogan (HAOC) (17 apartments). While significant, the assisted housing inventory does not address the housing needs of Twisp's sizable non-family households.

Proposed/potential housing - includes 8 announced assisted and market rate projects that could provide at least 305 more housing units where projects have identified housing products of which at least 288 or 94% are single-family. While significant, the potential assisted, and market rate developments will not address the housing needs of Twisp's sizable non-family households.

2010 Comprehensive Plan Update's Land Use (housing) Element does not meet Washington Department of Commerce's (DOC) Housing Action Plan (HAP) requirements - and should be updated on the adoption of this Twisp HAP accordingly.

2010 Comprehensive Plan Update's allocation of all developable land for residential use - particularly for housing type, does not meet the housing needs of present and future households and should be reallocated, particularly vacant and undeveloped land, as outlined in Appendix D following.

Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are "missing", because most MMH housing types are prohibited by Twisp zoning and development requirements which should be revised to allow:

- Cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.
- Reduce minimum lot sizes in acceptable areas within Twisp to allow MMH types that would increase density and choice.
- Add maximum building widths and depths in R-2 and R-3 zones where MMH building types are to be introduced to retain single-family scale.
- Increase allowable density and/or reduce minimum required lot size to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU.
- Retain height limits that allow 2.5-3.0 stories to retain single-family scale trading increased density or smaller lots rather than increased height.
- Reduce parking requirements for MMH housing products like SEDU or EDU that accommodate non-family households or single individuals with less vehicle ownership or dependence.
- Add a clustering option that consolidates open space in configurations that are more accessible, aesthetic, and usable.
- Reduce minimum primary dwelling unit size requirements in R-1 to a level consistent with smaller cottage type single-family and eliminate minimum dwelling unit requirements for ADU and all other MMH housing types to achieve density, accommodate non-family households, and reduce development costs.

Appendix D: Housing resources

Methow Housing Trust (MHT)

History

The Methow Housing Trust (MHT) was formed to address the need of affordable housing for Valley residents based on a six-month housing assessment sponsored by the post-fire Methow Valley Long Term Recovery Group. MHT gained its 501 (c)(3) status in May 2017.

Approach

The Methow Housing Trust develops and preserves affordable, quality housing for residents of the Methow Valley. MHT follows the Community Land Trust model:

- A family or individual purchases a house on land owned by the community land trust.
- Affordability is created through a community investment in the development of permanently affordable homes.
- The homeowners lease the land from the community land trust in a long-term (often 99-year), renewable lease.
- The homeowners agree to sell the home at a restricted price to keep it affordable in perpetuity, but they may be able to realize appreciation from improvements they make while they live in the house.

Eligibility

A household must have lived 12 months in the Methow Valley or have a letter of permanent employment based in the Methow Valley. Home pricing varies based on the applicant's income and assets:

Hshld size	Gross monthly income	Asset limit*
1	\$2,765-\$6,913	\$44,240
2	\$3,160-\$7,900	\$44,240
3	\$3,555-\$8,888	\$44,240
4	\$3,945-\$9,863	\$44,240

* Asset limits vary for retired households

Existing developments

McKinney Ridge Neighborhood, Mazama - developed project of 8 permanently affordable 2-3-bedroom single-family homes to eventually include market rate homes sharing a Homeowners Association (HOA). Located at Liberty Lane off Highway 20 between Winthrop and Mazama in the McKinney Ridge neighborhood.

Canyon Street Neighborhood, Twisp - developed project on 3.25 acres for 13 permanently affordable 2-3-bedroom single-family homes with community open space and walking access

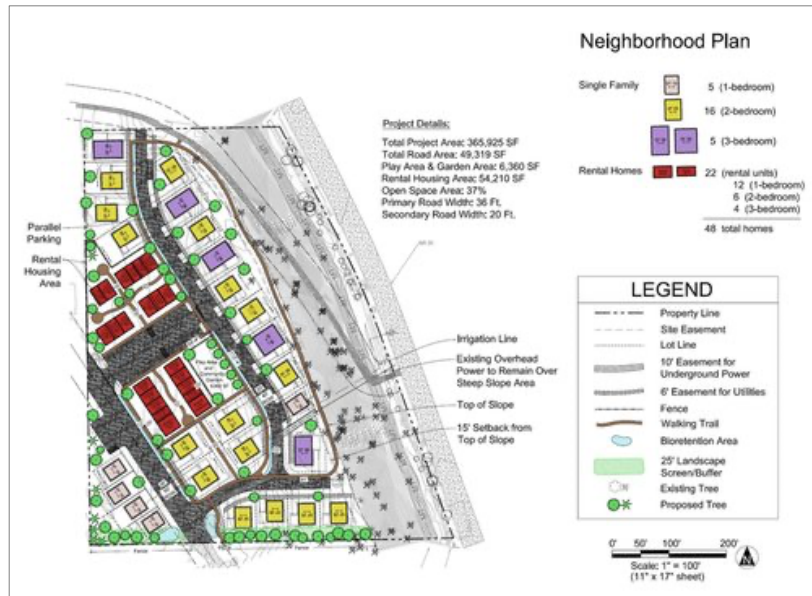


to downtown Twisp. Located on Canyon Street and 3rd Ave in Twisp.

Cascade Meadows North Neighborhood, Winthrop - site development underway on 8 acres for 26 permanently affordable 1-3-bedroom single-family homes. Signed letter of intent with Housing Authority of Okanogan County (HAOC) to develop 22 affordable rental units. Located south of downtown Winthrop, on the west side of Highway 20, across from the

Winthrop Mountain View Chalets.

Cascade Meadows South Neighborhood, Winthrop – site development underway for 16 permanently affordable 1-4-bedroom single-family units. Located south of downtown Winthrop, on the west side of Highway 20, across from the Winthrop Mountain View Chalets.



with Hank and Judy Konrad will provide 12 shovel-ready lots in Twisp.

As of March 2022, the MHT wait pool includes 51 households who desire home ownership.

Potential

MHT is 100% privately funded and thereby able to establish its own eligibility standards which generally vary between 60%-150% Annual Median Income (AMI).

www.methowhousingtrust.org



Proposed developments

MHT's Campaign to Build Belonging – will provide funds to build 44 additional single-family homes by 2030. A partnership

Northwest Association for Housing Affordability (NAHA) - Catholic Housing Ventures

History

Northwest Association for Housing Affordability (NAHA) – a subordinate subsidiary of Catholic Housing Ventures, is a Washington nonprofit corporation formed in 2022 to develop and operate low-income housing. The organization’s purpose is to develop, preserve, and operate decent, safe, and affordable housing for low-income persons.

NAHA funds are provided by USDA under the Rural Rental Housing program, under HUD HOME Investment Partnerships Program, and under HUD for Section 8 Housing Assistance Payments Program.

NAHA owns 9 residential properties with 221 units and its subsidiaries own 5 residential properties with 136 units including:

- **Cedarwood Apartments** – 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus office building located at 220 White Avenue, Winthrop. Cedarwood was originally built 1990 and renovated in 2012. The complex is comprised of 4 one-bedroom units and 8 two-bedroom units and 4 four-bedroom units in 2-story buildings with units ranging in size from 656 to 1,179 square feet. Units come with full kitchens and upstairs units have small balconies. Cedarwood was financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.
- **Riverview Apartments** – 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus office building plus office building and swimming pool located at 401 East 2nd Avenue in Twisp. Riverview was originally built 1986 and renovated in 2012. The complex is comprised of 4 one-bedroom units and 8 two-bedroom units and 4 four-bedroom units in 2-story buildings with units ranging in size from 656 to 1,179 square feet. Units come with full kitchens and upstairs units have small balconies. Cedarwood was financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.



LIHTC households must earn either less than 50% or 60% of the area median income (depending on the set-aside option chosen by the property owner) to qualify for these units. Rents in these units are capped at a maximum of 30% of the set-aside area median income (adjusted for unit size). Some rental units in this property may not be subject to LIHTC and therefore have higher rents and no maximum household income requirement.

Section 515 Rural Rental Housing is for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities. Persons or Families living in substandard housing have priority for tenancy.

Proposed developments

Developing 74 single-family units for larger families on land behind Hank’s Market in Twisp.

Joyce Saisbury-Dickson, CFO, and Leroy Eadie, Executive Director, 2001 North Division Street, Suite 100, Spokane, WA 99207

Catholic Charities (CC)

Since 1912, Catholic Charities (CC) has partnered with parishes and the greater community to serve and advocate for those who are vulnerable, bringing stability and hope to people throughout Eastern Washington. Since that foundational time, a focus on making a community better, especially in the form of affordable, safe, and secure housing options, has been ever-present. CC

collaborates with partners in business, government, church, and nonprofit fields to solve community problems.

Currently, Catholic Charities operates more than **1,500** housing units in Spokane, Walla Walla, Pullman, Othello, Pasco, Chewelah, Clarkston, and Othello. Once residents move in, CHSEW also provides furniture, food, and other home necessities as well as needed support and connections.

Catholic Housing Communities provide over **2,600** apartment units to families, seniors, veterans, agricultural workers and their families, and people experiencing homelessness throughout Eastern and Central Washington.

Approach

Catholic Charities properties are equipped with a wide range of on-site and referral services for residents, that include case management, support for seniors, medical transportation, food security, employment assistance, skills-building, early learning and more in 16 client service programs.

Affordable housing, including case management and social programming, is available to low-income seniors, veterans, people living with disabilities, and chronically homeless individuals and families.

www.cceasternwa.org

Jamie's Place

History

Jamie's Place, opened in February 2007, and Mountain View, located on the same property, opened in February 2009. In 2013 the Methow Valley Family Home Center Association was established and is the non-profit organization operating as "Jamie's Place" (which includes both adult family homes).

Approach – Green House Project

Jamie's Place homes operate based on The Green House Model's philosophy of care, which aims to "de-institutionalize" and enliven the long-term care environment by creating specially designed homes in which elders can live with dignity, comfort, and companionship.

The Green House model creates an intentional community to support the most positive elderhood and work life possible. Studies show that occupants of smaller assisted living facilities tend to be happier than residents of nursing home facilities. The Green House fundamental core values embody The Eden Alternative: Meaningful Life, Empowered Staff and Real Home.

Jamie's Place homes are the only Green House Adult Family Homes in Washington State. Elders have control over the rhythms of the day such as waking, sleeping, meals, and meaningful engagement, including alone time and self-care.

Services

Jamie's Place homes provide:

- Private bedrooms each with private bathroom
- Open kitchen with a common dining room for family-style meals
- Large, open space for community-based activities
- 24-hour awake staffing
- Minimum 1:6 caregiver to resident ratio
- An LPN or RN on staff
- Medication management
- Assistance with personal care and activities of daily living

including dressing, bathing, eating, brushing teeth, and combing hair.

- Physical Therapy, Hospice, and Home Health as directed by a physician
- Accessible outdoor garden area
- Access to internet, phone, Satellite TV
- Activities including exercise classes, music presentations, puzzles, coloring, crafts, and opportunities for elders to contribute (i.e., setting the table, helping with laundry, etc.)
- Accessibility to community resources with the local Senior Bus transportation, when appropriate to the elder's abilities.
- Well-behaved pets (dogs, cats, birds) accepted.



Existing developments

Jamie's Place and Mountain View are licensed with the State of Washington and have contracts with the Department of Social and Health Services to provide services to residents who receive Medicaid funds. Each house accommodates 6 residents with private rooms/baths and provides a family home setting and 24-hour care for functionally impaired residents.

Jamie's Place has a waiting list of 35 and growing. SASH estimates 28 additional beds will be needed in the next 5 years.

Proposed developments

Jamie's Place recently received a grant for \$175,000 to strengthen community resources for the aging population in the Methow Valley and to provide housing for caregivers at Jamie's Place. The grant is shared with Methow At Home and Family Health Centers as well as collaborators including Okanogan Palliative Care, Lookout Coalition, Room One, Methow Housing Trust, and TwispWorks.

Proposed services - Silvernest

Silvernest is a homesharing platform successful in helping with affordable housing, social isolation, and assisting community elders to remain in their home or age in place. The platform hosts and publishes contact information about homes that are available to be shared in exchange for services helping elder hosts.

Silvernest's sign-up process includes:

- **Sign up** - answer a few personal questions, identify preferred roommates, and post a profile or list a room for rent.
- **Explore** - browse roommate matches in the area. Use ShareScore™ to see who a good fit might be.
- **Message and screen** - private messages that match and request background checks.
- **Homeshare** - set expectations with Nest Easy Agreement™ and settle into a shared home!

Silvernest services are being funded for 1 year by a grant through the Community Foundation, Methow at Home, and Jamie's Place. Annual cost is \$2,500 for a service area defined by the Methow Valley School District.

www.jamiesplace.org
www.silvernest.com

Room One

History

Room One is a 501 (c) 3 organization that provides one-on-one support and resource connections, educational programs in the schools, support groups, and advocacy concerning domestic and sexual violence, mental health and wellbeing, crisis intervention work, teen pregnancy prevention, and homelessness since 1998.

Rural communities are susceptible to health disparities, including high rates of teen pregnancy, domestic violence, substance abuse, and mental health needs. In addition to direct service, Room One works through creative prevention programming and advocacy for meaningful change throughout the Methow Valley and strategically across Okanogan County.

Advocacy approach

Room One takes part in both direct and grassroots lobbying activities in accordance with state and federal laws. In the past 2 years, Room One has done a diverse range of advocacy activities relating to:

- Comprehensive Sexual Health Education
- Youth Homelessness
- Access to Childcare
- Affordable Local Housing

Existing services and referrals

Room One provides healthcare navigation, safety planning, mental health referrals, elder resources, food and nutrition, access to County and State resources, referral to legal resources, access to reproductive health, and more including:

- Support groups - for parents of young children and family caregivers led by community members.
- Food, clothing, and hygiene - including free produce program in the summer, free hygiene, and non-perishable food year-round, and a robust Baby Item Exchange for kids 0-5 years old. In addition, access to a pregnancy test or emergency contraception (aka the morning after pill) at no cost.

- Youth Housing Support Program - wrap around case management, support services, housing navigation and mental health counseling to meet the unique needs of the youth and young adults (12-24) experiencing housing instability. Room One facilitates matches between youth ages 12-24 in need of housing with volunteers who have free and private space in their homes to share.
- Youth Support Services - including help with food, clothing, hygiene, bills, transportation, laundry, computer access, or other concrete supports.
- Housing Navigation - making direct connections to rental assistance, completing applications for low-income housing, and providing access to other temporary shelters like motels or shelters out of the area.
- Okanogan Healthy Youth - Room One supports youth resiliency through comprehensive sex education, healthy relationship classes, leadership programming, and advocacy for youth friendly systems. The Okanogan Healthy Youth (OHY) team was formed in 2015 to address 3 major public health issues that disproportionately impact rural youth in Okanogan County: 1) unwanted teen pregnancy, 2) inadequate reproductive healthcare access, and 3) abuse and violence experienced by youth and young adults in interpersonal relationships.
- Health Education - Room One assists schools with technical and professional assistance and training to ensure whoever is teaching sexual health feels supported and prepared.
- Positive Youth Development Programs - Room One helps young people understand the elements of a healthy relationship and gain skills that empower them to be resilient focusing on the issues that affect teens the most including practical self-defense, exploring gender, healthy and un-healthy relationships, preventing and dealing with sexual harassment, coping with stress, and finding a voice.
- Youth Leadership - Room One runs youth leadership and advisory councils to get young people's voice into the development of programs and advocacy work. Current and Past Youth Leadership Programs Include:
 - Youth Leadership Council
 - Host Home Advisory Group

- **Youth4Youth Advisory on the Youth Homelessness Demonstration Project** - Room One partners with the Foundation for Youth Resiliency and Engagement for Youth Leadership Council.
- **FYRE (Foundation for Youth Resiliency & Engagement)** - is a comprehensive youth-serving organization offering education support, mental health resources and referrals, case management, housing navigation, leadership programming, and necessities like food and clothing.



- 13 emergency motel stays
- 111 housing planning conversions
- 50 housing referrals
- 31 homeless individuals including 8 families
- 30 homelessness preventing issues, meaning homelessness was primary reason to engage in Room One services
- 49 housing presenting issues, meaning housing was primary reason to engage in Room One services

Proposed developments

An estimated 92 unaccompanied minors and 289 young adults experience homelessness in Okanogan County each year. Room One completed a Feasibility Plan for Okanogan County Youth Homeless Services along with the Okanogan County Youth Homelessness Coalition that considered alternative approaches to providing youth homeless services in Okanogan County. The preferred approach is to develop:

- **A youth homelessness drop-in service center** - in the Okanogan/Omak region to provide activities, access resources, and build connections that could also include housing or shelter components and a social enterprise such as a coffee shop that could provide employment and community engagement.
- **Pilot a host home program in the Methow Valley** - where non-child-welfare supported youth can be provided housing and services outside of the child welfare system for up to 6 months at a time.
- **Provide 5-10 beds** - for youth ages 16-24 including pregnant and parenting youth above or within the drop-in center.

Required services

Youth homelessness programs will require certified caregivers and affordable housing to support them.

www.roomone.org

Housing data - January 2021-May 2022

Housing Authority of Okanogan County (HAOC)

History

Okanogan County Commissioners established the Housing Authority in 1993 activating the Housing Authority of Okanogan County (HAOC) to assist limited income families in the county to attain housing. HAOC has created strong partners with other non-profit agencies like the Office of Rural and Farmworker Housing (ORFH) to assist in the pursuit of developing and preserving affordable housing in Okanogan County.

Housing assistance programs

- **Section 8 (HCV) Vouchers** – 165 vouchers paid to landlords for persons at least 18 years old and a United States citizen or a noncitizen who have eligible immigration status including households making less than 50% of the Area Median Income (AMI). Voucher participants pay 30-40% of the Adjusted Monthly Household Income towards rent and utilities – the voucher program pays the landlord the balance. Section 8 housing must meet Fair Market Rent Payment Standards and Housing Quality Standards (HQS) for Okanogan County established by HUD. Participants in the HCV Program are responsible for locating suitable housing that is affordable through a combination of rent paid by the tenant, and a subsidy paid by the Housing Authority of Okanogan County (HAOC) on behalf of the tenant. **The program is currently closed in Okanogan County.**
- **Mainstream voucher** – 75 vouchers for non-elderly individuals or families who have a household member ages 18-61 with a verified disability. Participants in the Mainstream Voucher Program are responsible for locating suitable housing that is affordable through a combination of rent paid by the tenant, and a subsidy paid by the HAOC on behalf of the tenant. **In 2020 the HAOC, by national competition, was awarded 75 more Mainstream Vouchers, and with the CARES Act of Covid_19, the agency received 23 new vouchers.**
- **Tenant Based Rental Assistance Program (TBRA)** - available since 2003, the Housing Authority of Okanogan County contracts with the Washington State Department of Commerce to administer this voucher for individuals 18 years or older who make less than

30% AMI who are currently experiencing homelessness, or at-risk of becoming homeless. The TBRA Program is considered a “bridge voucher”, meaning the rental assistance is temporary and lasts for 2 years. TBRA Program participants are responsible for locating a suitable rental unit. The participant’s portion of the rent is a minimum of 30% of their adjusted monthly income. TBRA pays the remainder of the rent to the landlord directly.

- **Project-Based Housing Choice Voucher (PBV) Program** – 25 vouchers at Meadow Point Family Housing in a program like the Tenant-Based Housing Choice Voucher program except the subsidy is **attached to a specific unit**, rather than the tenant household. After completing an initial 12-month lease period, tenants in a PBV unit **may** have an opportunity to move with continued assistance through the HCV program. HAOC determines initial subsidy eligibility, and the property owners/agents assess tenancy eligibility.
- **HUD-Veteran's Affairs Supportive Housing (VASH) Program** – 30 vouchers that combine the Housing Choice Voucher (HCV) rental assistance with clinical support, and case management provided by the Department of Veteran Affairs (VA). Eligible participants include Veterans experiencing homelessness who would benefit from case management support. Veterans must be eligible to receive services through the VA, and all referrals are provided to the HAOC by the Okanogan County Community Action Veterans Program.

Existing developments

- **Twisp Gardens** - 17 one and two-bedroom units for age 55+ and disabled located at 500 East 2nd Street in downtown Twisp. Includes community room and laundry facilities.
- **Meadowlark Senior Housing** - 16 one and two-bedroom units located in Omak for adults aged 62 or older who earn 50% or less than the Area Median Income (AMI). Section 8 vouchers are included.
- **Pine Meadows Senior Housing** – 9 one-bedroom Section 202 subsidized elderly rental assistance units restricted to persons who earn 50% or less of AMI located in Omak. Includes community room and laundry.
- **Caribou Trail Apartments** – 24 one, two, and three-bedroom subsidized family housing units located in Okanogan across from

Virginia Grainger Elementary School. Section 8 vouchers are included. Includes laundry facilities.

- **Iron Straw Agricultural Housing** - 6 two and three-bedroom family housing units in Omak with 2 bathrooms, washer, and dryer for low-income agricultural worker families. Includes community room and laundry.
- **Pateros Gardens Apartments** - one and two-bedroom senior and family apartments located in Pateros across from City Hall and City Park. Section 8 vouchers eligible. Includes a laundry room.
- **Vista Park Homes** - 25 two-story family units located in Brewster for farmworkers. Includes a playground.
- **Meadow Point Family Housing** - 46 one, two, and three-bedroom apartment units for homeless households located in Omak. Includes a children's play area, community building, and laundry facility.
- **Elmwood Apartments** - 20 multifamily units with one, two, three, and four bedrooms in Okanogan with USDA Rural Development rental subsidy to qualifying families.
- **Peachtree Apartments** - 24 multifamily units with one, two, three, and four bedrooms in Brewster with USDA Rural Development rental subsidy to qualifying families.

Proposed developments

- **Wildrose Family Housing in MHT's Cascade Meadows North Neighborhood** - signed letter of intent with Methow Housing Trust (MHT) to develop 22 affordable rental units in Cascade Meadows North Neighborhood located south of downtown Winthrop, on the west side of Highway 20, across from the Winthrop Mountain View Chalets. The project received \$100,000 grant from Washington State's Department of Commerce's Connecting Housing Infrastructure Program (CHIP) to help pay for water, sewer, and stormwater costs.

www.okanoganhousing.org



Methow at Home (MAH)

Methow At Home (MAH) is a non-profit organization in the Methow Valley with the mission to support members who want to age in place. In 2013, MAH explored the “virtual village” concept for the Methow. MAH conducted focus groups, joined the national [Village to Village Network](#), developed a strategic plan, and launched a “village” for the Methow in 2015.

The main goal of MAH is to offer volunteer services, activities, and educational opportunities to its members. MAH also provides a resource of paid providers that its members can hire if the requested service is beyond the scope of a volunteer.

As a member, MAH can offer a variety of services based on member needs and preferences. These can include things like:

- **Transportation** to medical appointments, shopping, errands, social and educational events
- **Household support** including minor handy person services, light housekeeping, light gardening, or snow shoveling
- **Personal support** including pet walking, social support with a home visit, meal preparation, temporary respite care, and help de-cluttering
- **Technical support** for PC's or Mac's and other electronics, bill paying assistance
- **Referral** to vetted professionals (paid by the members directly) such as handy persons, plumbers, and electricians when the requested service is beyond the scope of a volunteer
- Sponsorship of **educational activities** such as speakers on topics of interest to members
- **Social events, walking opportunities, potlucks, and more!**
- Dues for **individuals** are \$240/year, **couples pay \$360/year**.

Caregiving questionnaire

MAH conducted a questionnaire of caregivers in 2018 to determine information about seniors and others with special needs and caregivers to test the following assumptions:

Seniors and others with special needs:

- Have no clearly defined 'go to' place, or central resource in the Methow Valley to ask questions and learn about care options.
- Can be challenged in finding a caregiver to hire and could benefit from information on connecting with vetted caregivers.

Caregivers:

- Have no clearly defined 'go to' place, or central resource that connects caregivers to clients.
- Could benefit from easily connecting with people looking for a caregiver to hire.
- There are a limited number of available caregivers to meet the needs of those currently looking for care. (This includes keeping Jamie's Place adequately staffed)
- The need for caregivers will continue to grow as our valley population ages and retirees move to the valley.
- A 'go to' place, or central resource for persons interested in exploring becoming a caregiver is not currently available.
- Affordable, meaningful, local education/training and required continuing education is challenging to find.
- Caregiving can be challenging and isolating. Consistent avenues for problem solving and support are not readily available.

Proposed services - Silvernest

Silvernest is a homesharing platform successful in helping with affordable housing, social isolation, and assisting community elders to remain in their home or age in place. The platform hosts and publishes contact information about homes that are available to be shared in exchange for services helping elder hosts.

Silvernest services are being funded for 1 year by a grant through the Community Foundation, Methow At Home, and Jamie's Place. Annual cost is \$2,500 for a service area defined by the Methow Valley School District.

www.methowathome.clubexpress.com

Senior Assessment for Support and Housing (SASH)

History

Organizations involved with SASH include Methow at Home, Methow Housing Trust, Room One, the Methow Valley Senior Center, Lookout Coalition, Confluence Clinic, Family Health Centers, TwispWorks, Aero Methow Rescue Service, Frontier Health, and other community members.

Approach

SASH was formed to explore issues surrounding the valley's growing senior population, the services they need and whether those services are available in the area. The group announced in late September that it had completed the first phase of its efforts, in which it researched those issues in depth with the help of Jody Corona, of consulting firm Health Facilities Planning and Development, and released recommendations for the future.

Findings

By 2025:

- 31% of the Methow Valley's residents will be 65 or older and as many as 80% of them will want to remain living independently at home.
- 200 valley residents will need a home-based caregiver at least part time.
- The Valley will also need affordable housing for those additional caregivers - as many as 40 or 50 people.

Phase 1 recommendations

Four subcommittees made several recommendations as part of the conclusion of SASH's research phase including:

- Building senior independent-living units (a step below assisted living),
- Building more affordable housing geared toward seniors,
- Expanding Jamie's Place by 20 beds,
- Increasing the number of professional caregivers in the area
- Funding a grant-writer position to help find monetary support for the projects.

- Formalized support for seniors who choose to stay in their homes but who need extra help — whether with medical issues or with keeping their yard or property maintained.

The next phase of the project will be to identify funding sources and matching organizations with recommendations from SASH. SASH is a committee, rather than a stand-alone entity, so organizations like Jamie's Place, Methow at Home, or others in the area will have to take ownership of the projects SASH has recommended if they're going to get done.

Phase 3 will involve implementation of the recommendations.

Methow Housing Solutions Network

History

In the fall of 2020, recognizing that the local housing crisis in the Methow Valley is dire and complex, a group of nonprofit leaders came together to try to learn from other communities who have faced similar challenges and find solutions that can work here. The group includes Methow Housing Trust, Room One, TwispWorks, Methow Valley Citizens Council, and the Methow Conservancy.

Approach

Learn from Others' Experiences - the Network has focused on exploring responses of communities facing similar challenges, like Port Townsend, Chelan, Leavenworth, San Juan Island, Sun Valley, and various Colorado counties, and listening to the Methow Valley community.

Identify Strategies for the Methow - the Network held solution sessions and heard from people in need of housing, employers who are struggling to find workers because of the housing shortage, potential and current developers and builders, architects, real estate agents, housing management professionals, planners, and elected officials.

In the fall of 2021, the Network hosted a summit of all focus group participants to present the 26 strategies that were identified through the focus group process. These strategies were organized into 5 focus areas and subcommittees to tackle the strategies in each area: Roadmap Development, Advocacy, Funding, Communications and Tools/Resources.

Findings

- A healthy community has a rental vacancy rate of 7-8%. **The Methow has a critically low <1% rental vacancy rate.**
- The median home sale price in 2020 was \$420,000, Up 56% from the median price (\$270,000) in 2016. **Home prices have outpaced wage increases 5.6 to 1.**
- Due to changing business practices, remote work is driving more urban families toward the values/qualities in rural areas. Today, **75% of remote-work income Methow residents**

earn \$100,000+, with 40% earning \$200,000+. These community members compete for limited homes and rentals.

- In 2020, **seasonally owned second homes** comprised 78% of Mazama housing stock, 48% of Winthrop housing stock, and 23% of Twisp housing stock.
- **75% of MV residences are 1 or 2 person households.** There are limited small footprint homes available for small household size needs.
- 27% of upper Methow Valley residents are 65 or older, and **the County's senior population is expected to increase by 29% by 2030.**
- Demand for subsidized housing significantly outpaces existing supply. Currently, **all subsidized units are occupied and there are nearly 300 people on waiting lists** (47 on the Twisp Gardens senior housing list alone).
- The housing stock in Okanogan County is much older than the national average.
- In 2016, it was estimated that **350 more housing units** (a combination of all unit types) were needed to address the overall housing need.
- Rent and/or Mortgage levels that would best serve low to moderate workforce resident needs are:

Household size	50-150% AMI	
	monthly income	Rent/mortgage
1	\$2,000-6,200	\$665-\$2,060
2	\$2,350-\$7,050	\$780-\$2,350
3	\$2,650-\$7,950	\$880-\$2,650
4	\$2,950-\$8,800	\$988-\$2,930

Recommendations

Subcommittee: Roadmap - Contact: Danica Ready, danica@methowhousingtrust.org

- Create a long-term affordable housing roadmap/plan
- Identify and secure properties now, for future affordable housing

Subcommittee: Funding - Contact: Sarah Brown, executivedirector@twispworks.org

- Create an inventory for how philanthropy can help

- Build a shared grant writing/public funding administration expertise to capture federal/state funding opportunities.
- Have access to an investor/company that could provide cash upfront for local homebuyers to then turn into a mortgage so they can compete in the hot real estate market with cash only offers.
- Advocate for more Okanogan County Housing Authority subsidized rental units in the Methow Valley
- Create a series of pro-forma "deal sheets" to show potential developers what might "pencil"

Subcommittee: Advocacy (Policy Change) - Contact: Jasmine Minbashian, jasmine@mvcitizens.org

- Create an advocacy agenda for public funding.
- Identify any regulations/requirements that could be conditionally approved for affordable housing projects.
- Explore options for controls on rental increases
- Increase regulation/enforcement on nightly rentals and explore incentives to turn nightly rentals to long-term rentals.

Subcommittee: Tools/Resources - Contact: Sarah Brooks, sarah@methowconservancy.org

- Find funding for a "permit navigator" to help potential affordable housing developers navigate the process
- Apply ground lease/resale restriction model to existing homes in the community
- Expand access to 502 lending programs for market rate purchases
- Disseminate information about how individual homeowners can build affordably
- Create a toolkit for real estate agents to have to help educate sellers about options that may open affordable housing options.
- Implement homeshare programs like SilverNest for caregivers, Host Homes for Youth, and long-term house- sitting for part-time residences

- Encourage formation of a landlord/renter vetting/matching/management business to ease developing long-term rentals without the "headaches" of managing them
- Share information about how current town zoning allows Accessory Dwelling Units (ADUs) and identify incentives for using ADUs as affordable long-term rentals
- Build/purchase seasonal/temporary housing unit(s)

Subcommittee: Communications - Contact: Kelly Edwards, kelly@roomone.org

- Support efforts to drive home key messages that this is a crisis, that it is impacting people, businesses, and our sense of community, and that we can all take steps to help
- Advocate to have County Commissioners declare a state of emergency
- Support Methow Housing Trust to meet the growing demand for permanently affordable homeownership

TwispWorks

History

This 6.4-acre campus, now known as TwispWorks, was purchased by the U.S. Forest Service in 1929. The hundreds of people who worked here the next 90 years had a hand in the preservation and management of thousands of acres of forest and wildlife. What started as a complex of a few buildings grew into an economic and community hub of the Methow Valley.

TwispWorks envisions a collaborative community where opportunities thrive including businesses, nonprofit organizations, artists, craftspeople and the community at-large to the 6.4-acre campus to share, collaborate and celebrate the vibrant culture that makes the Methow Valley a special place to live, work and visit.

In 2020, TwispWorks commissioned a comprehensive 18-month economic study to better understand the structural changes occurring in the Methow Valley. Throughout 2020 and 2021 the study launched 4 surveys, held Community Listening Sessions, and gathered data on tourism, part-time homeowners, and remote workers, and heard over 1,000 residents.

The study addressed questions relating to tourism, vacation homes, residential building, and other major industries, as well as economic disparity, and resident attitudes on change and the future.

Findings

- Over **1,000 homes were built** in the Methow watershed between 2005 and 2020, the majority of which lay outside incorporated towns.
- Today, there are 2,650 full-time residential homes and 1,966 part-time homes, with an estimated population of **6,400 full-time residents and 4,380 part-time residents**. This growth has been fueled primarily by amenity migration, particularly during Covid-19.
- Today, the Methow's population is characterized by retirees, remote workers, and long-time residents. Nearly **40% of the**

population is over 60 years old, with 20% under 18. Altogether, 60% of the population is not of working age. These demographics contribute to a shortage of workers and shrinking labor force.

- The median household income for families who live and work in the Methow Valley is \$57,779, with nearly **60% of working families making less than \$55,000 a year**.
- The overall demographic trends in the Methow Valley suggest that not only is the population aging as more retirees move to the Methow, but also that **poverty is increasing** among families with children and among working families in general. Working families face limited mobility and service wage jobs that have not kept pace with the rising cost of homes and property. In other words, wealth is concentrated in the incoming residents, while long term residents and local families face increasing economic disparity.

Economy

- Today, **nearly 30% of the jobs in the Methow lie in retail or recreation services**, with another 16% in health care and education. Trade industries, including carpentry and construction make up nine percent of total employment, with self-employed people and small businesses comprising another 20%.
- Living on service wages is difficult. Employees must choose between unskilled jobs with little upward mobility or becoming entrepreneurs themselves. Furthermore, they struggle to find affordable housing, childcare, and benefits in a tourist-oriented economy. These issues lead to an **exodus of talented local youth** who must find professional jobs and opportunities elsewhere, and a concurrent **influx of educated professionals and remote workers** who fill board memberships and the top few professional positions in the Methow Valley. This kind of rural restructuring is common in recreational areas, and likely to deepen in the future.

Tourism

- This study found that **roughly 476,746 visitors spend the night** in the Methow Valley each year. Using the Dean Runyan average of \$117/day in visitor spending, we estimate that tourism brings **\$55.7 million in gross revenue**.
- This translates to roughly 450 tourist-related or service jobs in the Methow Valley. Using a 1.25 multiplier for the additional

revenue generated by these jobs, we estimate an additional \$13,900,000 of spending in the local economy, adding up to a total of **\$69,700,000**, or 25% of the total economy.

Housing and amenity migration

- Responses to data collection suggest that 19% of the population are fully remote workers, and another 11% are supported by a spouse or partner who works remotely. All told, 31% of the Methow's population derive at least part of their **income from outside the Methow**.
- Part-time retirees reported spending an average of 128 days per year in the Methow Valley and \$83 per day, while remote workers spend 92 days per year and \$109 per day. Total part-time spending based on these averages equals \$20,300,000 per year. Using a 1.25 multiplier, we estimate the gross product for part-time spending is around **\$25,370,000 per year**, or around 9% of the gross revenue generated in the Methow Valley.
- The majority of remote workers made between \$200,000-\$250,000 per year, with a **median wage of \$202,000**. This is 5 times the income earnings of the average household in the Methow Valley.
- The impact of remote workers moving to the Methow, particularly during Covid-19 has had a direct impact on the housing crises. Real estate sales rose 54% between 2019 and 2020, and the average price of a home increased \$105,000 between 2018 and 2020. Today, the median list price of a home in the Methow Valley is **\$499,000, up 14.7% from 2020**.
- As an industry related to part-time residents, residential building is by far the largest industry in the Methow Valley, comprising roughly **\$113,000,000 on average and \$145,000,000 in 2020**. This is over twice the revenue generated by tourism and is the primary economic generator in the Methow Valley.

Small business

- Based on TwispWork's outreach during Covid-19 as well as responses on the SBEG, we estimate there are 525 businesses in the Methow Valley, with 991 employees. This equals a total of around **1,500 residents who are supported by small business**.
- Methow Valley businesses are very small. **44% of businesses reported having no employees**, and 19% employed one to three

employees. Only 14% claimed to have 4 to 10 employees, and 6% had more than 10.

- Although the data is skewed towards businesses particularly impacted during Covid-19, a full 47% of businesses made less than \$25,000/year, and the **median annual income for a business was \$40,404**.
- Small business owners cited that beyond finding and retaining quality employees, their primary obstacles to running a business in the Methow was the **seasonality of tourism and fire events** that impact tourism. Reliable Internet or Broadband was cited as an issue of importance.

Quality of life

- Social integration and a sense of wellbeing are indicators of a successful, healthy economy. **Employees came in behind employers** when asked to rate their social integration and wellbeing. Only **8% of employees gave their social integration a high score**, versus 33% of employers, and only 21% of employees gave their sense of wellbeing a high score, versus 33% of employers.
- While many residents feel welcome and participate in the community, **30% of respondents expressed that they were unable to be involved** in the community to the extent they desired because of lack of time and socioeconomic status.
- Resident attitudes differed on environmental versus social issues. Local residents were more concerned about **overpopulation, gentrification** and the **disappearance of agricultural lands**, while retirees and remote workers were more concerned about **climate change** and **forest fires**, and local residents were more concerned about all social issues than either retirees or remote workers. For example, 18% of local residents were very concerned with increasing poverty, compared to only five percent of remote workers, and 22% of local residents rated affordable housing as very concerning, compared to 8% of remote workers. However, all residents rated social issues as less concerning than environmental ones.
- The wellbeing index and quality of life measurements suggest that those with less financial and social capital feel **less engaged or welcome in the community than those with higher means**. Whether for reasons having to do with socio-economic class, time, political orientation, or residency status, feelings of social

alienation are an undercurrent to the dominant narrative that everyone loves the Methow and that there are many ways to be involved.

Future of the Methow

- Overall, residents' comments on their thoughts and concerns for the future of the Valley illustrate a clear consensus on the **negative impacts of more people moving into the Valley** and what it might become.
- 1,053 qualitative comments were analyzed, and 5 themes emerged including **gentrification, overcrowding, climate change, 'looks great,'** and **'culture wars.'**
- By and large, gentrification arose as the biggest issue, with 38-48% of the comments in this category. Gentrification comments had to do with the **rising cost of homes, increasing economic disparity**, the sense that the Methow is becoming like Jackson Hole or Aspen, and differences between urban and rural residents.

5 Areas of Action

In light of the structural changes occurring in the Methow Valley, 5 general areas of action are recommended. While many groups are already working on these issues, solutions must take a multifaceted approach and will include a variety of stakeholders and organizations.

1. Affordable housing

Multiple steps can be taken to mitigate the housing crises. A few options include reallocating LTAC funds to fund affordable housing projects, imposing deed restrictions on home sales for local or working residents, private equity financing through the Methow Investment Network, construction of affordable housing units and multiple dwelling residential homes.

2. Aging population and local youth

While our population is aging rapidly, we lack the medical facilities and services to support it. In addition to encouraging in-home health care workers and an expanded assisted living facility, the Methow needs more support services like yard and home

maintenance, rideshares, and other services that allow elders to live at home longer. The construction of accessory dwelling units and multiple family housing could further alleviate our housing crises, the ability for young people to live in the Methow and allowing elders to live with families. Additionally, a remote learning or educational center would allow local youth to gain job training or degrees while remaining in the Methow Valley.

3. Affordable childcare

Quality, affordable childcare is in high demand in the Methow. Private equity investment in two or three in-home daycare centers would alleviate the demand for childcare and help families maintain jobs or educational opportunities.

4. Alternatives to building, investing deeper in tourism

While residential construction and real estate sales comprises the bulk of the Methow Valley's economy, building and water resources to go with it are finite. Looking ahead, we need to find alternatives to residential building such as investing in agricultural tourism and value-added products created locally. While most residents were concerned about population growth and feel we are already maxed out with the number of tourists we have, retaining more income from existing tourists would maximize profits while preserving agricultural land around the watershed. Following the examples cited in this study, the Methow Valley needs more infrastructure around agricultural tourism including viticulture and winetasting, farm-to-the table enterprises and manufacturing products that can be produced locally.

5. Address differences between new, part-time residents and locals

As we have seen, marked difference in attitudes exists between residents and an undercurrent of tension between the haves and the have-nots. Local organizations can play their part to educate incoming residents (and visitors) on ethical building practices, ethical travel practices, and how to become part of the community, rather than changing it. While various organizations have acted in the past, a renewed commitment to educating our population on the socioeconomic diversity that exists, the problems of housing, childcare, livable wages, and the differences in attitudes between

people could enrich the resident experience and bring light to existing socioeconomic divides.

www.twispworks.org

Methow Conservancy (MC)

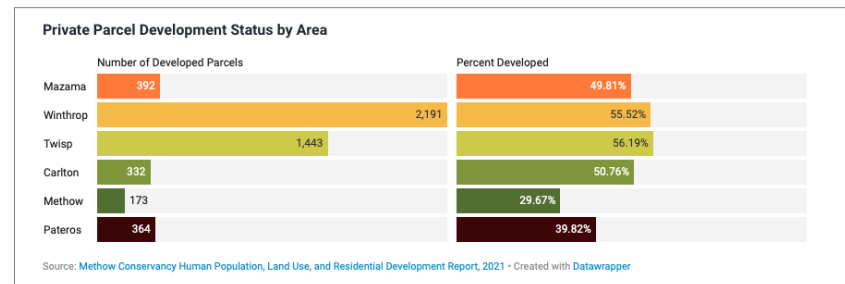
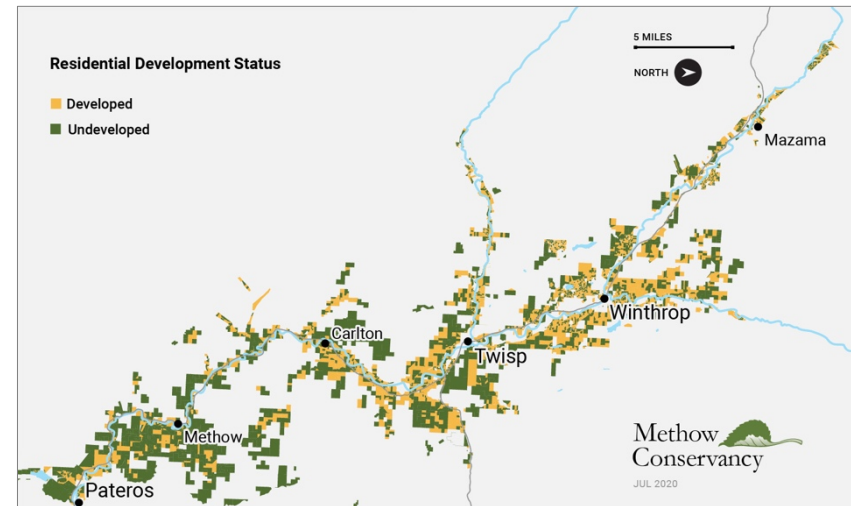
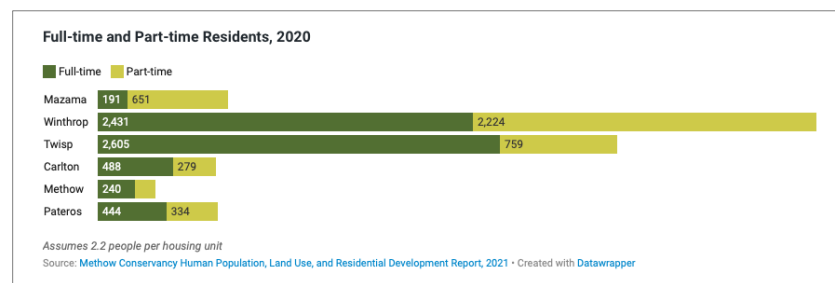
History

The Method Conservancy (MC) formed in 1996 from a merger between the Method Valley Land Trust and the Methow Valley Environmental Center. MC currently has a staff of 11, a board of 12 landowners, and a membership of almost 1,000 households and businesses.

Resources

To ensure nonprofits, municipalities, government agencies, elected officials, and community members have a consistent source of data and information, MC launched a **State of the Methow**, a data collection and dissemination project about the Method Watershed and its people.

The Methow Population and Land (PAL) project, which is a subcomponent of the State of the Methow project, shares updatable information on the current conditions and trends in the human population, land use, development, and land protection. In addition to providing PAL project information, State of the Methow webpages also provide links to outside sources of information and reports on other aspects of the health of the Methow Watershed and its people (e.g., socio-economic indicators, threatened and endangered species, wildfire trends, etc.). The project is a “living project”.



www.methowconservancy.org

Appendix E: Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, and an online survey of all residential addresses within the Twisp zip code during the housing action planning process. Following is a summary of major findings.

Housing resource groups and employers' workshops

A survey and follow-up workshops were conducted of all nonprofit housing groups and employers within the Methow Valley and Okanogan County on the 12th of October 2022 at the Winthrop Public Library.

Housing resource groups - included the Methow Housing Trust (MHT), Northwest Association for Housing Affordability (NAHA - Catholic Housing Ventures), Jamie's Place, Room One, Housing Authority of Okanogan County (HAOC), Methow at Home (MAH), Senior Assessment for Support and Housing (SASH), Methow Housing Solutions Network, TwispWorks, and Methow Conservancies (MC).

Employers - included Okanogan County Electric Coop, Western Washington University (WWU), USFS District, Sun Mountain, Century Tel, The Inn at Mazama, Hotel Rio Vista, River Run, Little Star School, Methow School District, Jamie's Place, Methow Trails, TwispWorks, Boutique Store, Old Schoolhouse Brewery, and Hank's Market.

A summary of major findings includes (a detailed matrix for each employer is provided at the end of this chapter):

- Methow Valley currently employs 592 part and full-time employees and 132 seasonal.
- Part and full-time employees include married households and seasonal primarily individuals.

- Part and full-time employees own and rent; seasonal employees rent only.
- The Methow Valley needs more affordable ownership options, better rental options, and seasonal summer options.
- Employees want a greater variety of housing types including smaller units located in Winthrop and Twisp with services.
- Almost all employers are interested in participating in housing action plans.

Realtors, builders, architects' workshop

A survey and follow-up workshop were conducted for Methow Valley realtors, developers, architects, and contractors on the 31st of October 2022 at TwispWorks in Twisp. Invitations were emailed to 5 realtors, 10 developers, 14 architects, and 11 contractors or 40 in total who are active in the Methow Valley - 22 of which are based in the Methow Valley and 18 in the Seattle area.

Six organizations participated in the workshop including North Star Construction, Hall Construction, Built Well Company Construction, Buchanan General Contracting, and Serious Fun Studio. Their recommendations included using:

- **Missing Middle Housing (MMH)** - in zoning allowances, reducing lot sizes and/or increasing densities, recruiting local construction labor including training high school students in building trades, and use of non-profit and low-income housing programs.

Public briefings

Progress reports were provided to each Town Planning Commission and Council at milestone events in the housing action planning process including:

19 September - Twisp Housing Committee
 21 September - Winthrop Town Council
 27 September - Winthrop Planning Commission
 14 February - Winthrop Planning Commission
 15 March - Winthrop Town Council
 23 March - Twisp Housing Committee
 10 April - Twisp Town Council
 19 May - Winthrop Town Council
 25 May - Winthrop Open House
 26 June - Twisp Open House

Open house

An in-person and virtual open house was held in Twisp at the Civic Center from 6-8pm on June 26th in 2023. The event was publicized on the Town website, by email invitations, and in the Winthrop Valley News.

The HAP consultant presented background findings and implications on local housing costs, trends, and density options. The presentations were recorded and translated simultaneously into Spanish. Breakout tables were hosted by the consultant on Missing Middle Housing (MMH) examples and potential locations for locating MMH in the Town's zoning districts.

The open house was attended in-person by around 20 people and on-line by 3 people who reside in Twisp and the Methow Valley.

Resident household survey

Twisp conducted an on-line survey in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options. The survey was publicized by a postcard mailing using the US Postal Service's

(USPS) Every Door Direct Mail (EDDM) to all 1,521 mailing and post office box address within the Twisp zip code.

93 respondents or 7.8% of 1,198 occupied housing units in the Twisp zip code completed the survey. The survey is accurate within +/-10% of the opinions of the households who choose to respond or participate and are not necessarily typical of the population at large but based on experience would likely participate in a voter referendum.

Survey respondent characteristics

Resident respondents were asked **where they lived on a seasonal (part-time) and year-round (full-time) basis in Twisp Town limits, elsewhere in Methow Valley, or elsewhere in Okanogan County.**

Answered: 93 Skipped: 0

Twisp part-time	4%	Methow Valley full-time	23%
Twisp full-time	70%	Okanogan Co part-time	0%
Methow Valley part-time	3%	Okanogan Co full-time	0%

Respondents were asked **how many years they have lived in Twisp, elsewhere Methow Valley, or elsewhere in Okanogan County.**

Answered: 91 2Skipped:

	0-1	2-5	6-10	11-15	16-20	21+
Twisp Town	28%	27%	14%	6%	6%	19%
Methow Valley	33%	21%	13%	12%	3%	19%
Okanogan County	82%	7%	3%	1%	0%	7%

Respondents were asked **if more than 2 generations of their family lived in Twisp, elsewhere Methow Valley, or elsewhere Okanogan County.**

Answered: 90 Skipped: 3

	Don't know	No	Maybe	Yes
Twisp	0%	76%	2%	22%
Methow Valley	1%	72%	0%	26%

Okanogan County	0%	90%	1%	8%
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Respondents were asked **if they would like to continue to live in Twisp, elsewhere Methow Valley, or elsewhere Okanogan County.**

Answered: 91 Skipped: 2

	Don't know	No	Maybe	Yes
Twisp	0%	5%	19%	76%
Methow Valley	1%	23%	35%	41%
Okanogan County	8%	67%	21%	5%

Respondents were asked **if their employer provided housing and if so, at full cost, a reduced cost, or no cost.**

Answered: 79 Skipped: 14

	No	Yes
Full cost	97%	3%
Reduced cost	99%	1%
No cost	99%	1%

Respondents were asked **if their housing was secure.**

Answered: 91 Skipped: 2

	No	Yes
Long-term lease	55%	45%
Make mortgage payments	7%	93%
Physically able to repair/maintain home	10%	90%
Financially able to repair/maintain home	18%	82%
Able to get employment	7%	93%
Able to pay rent/mortgage under 30% of income	17%	83%

Respondents were asked **if their housing was in good condition.**

Answered: 91 Skipped: 2

	No	Some	Yes
Poor - needs major roof, plumbing, electric	77%	13%	9%
Fair - needs minor repairs but occupiable	42%	26%	32%
Good - maintenance and repairs completed	9%	28%	63%

Respondents were asked **if they had struggled to find housing in the current market.**

Answered: 85 Skipped: 8

	No	Yes
Struggled to find housing to rent	66%	34%
Struggled to find housing to buy	60%	40%

Respondents were asked **if they own or rent any other properties in Twisp, elsewhere in Methow Valley, or elsewhere in Okanogan County.**

Answered: 90 Skipped: 3

	No	Yes
In Twisp	87%	13%
Elsewhere in Methow Valley	91%	9%
Elsewhere in Okanogan County	97%	3%

Resident respondents were asked **where they worked.**

Answered: 90 Skipped: 3

Retired	26%	Methow Valley	23%
In-home	18%	Okanogan County	4%
Twisp	20%	Other area	9%

Resident respondents were asked **whether they had any time of disability that would make housing hard to find.**

Answered: 90 Skipped: 3

	No	Some	Yes
Transportation	97%	2%	1%
Family size limitation	93%	2%	4%
Aging limitation	87%	9%	4%
Physical disability	93%	7%	0%

Resident respondents were asked **how they get to work.**

Answered: 68 Skipped: 25

Walk	Bike	Car	Carpool	Transit
9%	1%	85%	4%	0%

Resident respondents were asked **their education level**.

Answered: 91 Skipped: 2

Grade school	High school	Technical school	Some college	Bachelor's degree	Graduate degree
4%	4%	3%	13%	35%	40%

Resident respondents were asked **what age group they were in**.

Answered: 91 Skipped: 2

19-24	25-34	35-44	45-54	55-64	65+
0%	9%	18%	22%	23%	29%

Resident respondents were asked **their marital status**.

Answered: 91 Skipped: 2

Single	Co-habitat	Married
20%	16%	64%

Resident respondents were asked **the number of adults over age 18 and children under age 18 in their household**.

Answered: 91 Skipped: 2

	0	1	2	3	4	5+
Adults	7%	16%	60%	7%	9%	1%
Children	63%	19%	18%	0%	1%	0%

Resident respondents were asked **their gender**.

Answered: 90 Skipped: 3

Male	Female	Other
33%	66%	1%

Resident respondents were asked **their annual income range (in thousands)**.

Answered: 89 Skipped: 4

<\$20	\$21-30	\$31-40	\$41-50	\$51-75	\$76-100	\$100-125	\$125-150	\$150+
6%	6%	8%	11%	16%	13%	9%	10%	21%

Survey respondent characteristics generalized

Resident respondents were self-selected rather than randomly recruited and were:

- 70% live in Twisp year-round
- 55% lived in Twisp 0-5 years, 19% over 21+ years
- 22% had more than 2 generations living in Twisp
- 76% would like to continue living in Twisp
- 55% did not have a long-term lease on housing
- 63% indicated housing was in good condition, 9% in poor condition
- 34% struggled to find rental housing, 40% to find sale housing
- 13% own other properties in Twisp besides a house
- 26% retired, 18% in-home, 20% in Twisp
- 85% commute to work by car
- 75% have college or upper graduate degree
- 29% over 65+, 23% 55-64, 22% 45-54, 18% 35-44 years old
- 64% married
- 60% have 2 adults in the household, 63% no children
- 66% female
- 21% earn over \$150,000 in annual income

Housing characteristics

Resident respondents were asked **their current residence**.

Answered: 91 Skipped: 2

Own				Rent		
Mobile	House	Townhouse	Condo	House	Apt	Room
5%	73%	0%	1%	15%	3%	2%

Resident respondents were asked **how much they pay for rent or mortgage each month**.

Answered: 91 Skipped: 2

\$0	\$1-499	\$500-999	\$1,000-1,499	\$1,500-1,999	\$2,000-2,499	\$2,500+
32%	3%	15%	18%	10%	4%	18%

Note: \$0 - own home.

Generalized findings – survey respondents:

- 73% own a house, 15% rent an apartment
- 32% own with no mortgage, 18% pay more than \$2,500 per month for rent or mortgage

Housing preferences

Resident respondents were asked **how they rated their current housing situation on a scale of poor to best (1 to 5 totaled and averaged) satisfaction**. Following is the rank order response where the scores were totaled and divided by the number of responses.

Answered: 93 Skipped: 0

	Weight
Overall satisfaction with housing choice	4.26
Cost of rent/mortgage payments	3.56
Cost of utilities, property taxes	2.63
Location in the neighborhood or community	4.39
Commuting distance to work or school	3.92
Number of bedrooms, bathrooms	3.87
Features - kitchen, family room, fireplace, etc.	3.88
Amenities - parks, playgrounds	3.87
Services - school, fire, police, transit	3.41

Note – Weight is average where the lowest is given a 1 score and highest is given a 5 score and the numbers in each rating are divided by the total number of respondents.

Resident respondents were asked **how they rated the existing housing market in Twisp**.

Answered: 92 Skipped: 1

	Weight
Current housing type and design	1.91
Neighborhood selection – quality and location	2.76
Rental housing availability	1.31
Rental housing characteristics	1.85
Rental rent cost	1.73

Owner housing availability	1.78
Owner housing characteristics	2.50
Owner housing prices	1.72

Resident respondents were asked **what type of Missing Middle Housing (MMH) they would not consider in Twisp, allow in select neighborhoods, allow town wide, and consider living in**.

Answered: 91 Skipped: 2

	Don't include	Select areas	Town wide	Live in
Accessory dwelling unit (ADU)	4%	33%	46%	17%
Duplex	8%	31%	47%	14%
Cottage	5%	27%	48%	20%
Townhouse	12%	42%	37%	9%
Courtyard building	20%	48%	24%	8%
Multiplex	43%	32%	18%	7%
Live/Work	9%	50%	30%	10%
Small Efficiency Dwelling Unit (SEDU – studio)	8%	38%	43%	11%

Resident respondents were asked that **assuming they could not afford all their preferences, what priority they would place on the following housing characteristics**.

Answered: 88 Skipped: 5

	Weight
Type housing unit – single-family, townhouse, condo, mixed-use	4.14
House floor plan – number of floors	2.81
Number bedrooms	3.61
Number bathrooms	3.11
Laundry within unit	3.93
Type of parking – on-street, lot, garage	3.11
Number of parking spaces	2.89
Access to transit stop	2.61

Generalized findings – survey respondents were generally:

- Satisfied with their housing condition
- Dissatisfied with the Twisp housing market
- Would include most MMH housing types in select areas or town wide, 20% would not include courtyard building, 43% would not include multiplex
- 17-20% would live in an ADU, Duplex, or cottage house, 10% in live/work, 11% in SEDU

Housing policy priorities

Resident respondents were asked **what priority they would place on the following possible policies as a means of creating affordable housing in Twisp.**

Answered: 87 Skipped: 6

	Weight		
Exempt property taxes – for multifamily projects that include affordable housing components within designated areas of Twisp for up to 8, 12, or 20 years in accordance with Washington State affordable housing policies and legislation.	3.12	Adopt non-cash housing incentives – possibly allowing additional height, reduced parking ratios, or increased lot coverage for housing projects that provide a minimum number of affordable housing units.	2.90
Encourage innovative housing products – possibly including single room occupancy (SRO) units, small efficiency dwelling units (SEDU), cottage housing, cluster housing, live/work, and mixed-use structures in appropriate areas of Twisp all with universal design (UD) features.	3.89	Adopt cash-offset housing incentives – possibly including reduced building permit fees, utility connection charges, parks and traffic impact fees for housing projects that provide a minimum number of affordable housing units.	3.25
Encourage innovative housing construction methods – possibly including pre-manufactured, modular, and container methods.	3.13	Support development of a boarding house type project – in Twisp for seasonal workers and relocating households?	3.21
Adopt low impact, smart, and green development guidelines – for solar energy, passive heating, increased insulation, energy efficient appliances, stormwater treatment, pervious pavement, recycled materials, and other innovations that may increase initial construction costs but reduce long-term operating and utility costs.	3.76	Adopt the Legislature’s recently authorized Local Sales Tax Fund HB 1590 for a 0.1% retail sales tax allocation – that would generate \$43,394 per year for affordable housing projects and programs in Twisp?	3.05
		Adopt the Legislature’s recently authorized Real Estate Tax (REET) – of an additional 0.25% on the sales price of housing that would generate \$24,378 per year for affordable housing projects and programs in Twisp?	3.06
		Legislature’s recently authorized Real Estate Tax (REET) – of an additional 0.25% on the sales price of housing that would generate \$49,572 per year for affordable housing projects and programs in Twisp?	2.65
		Voter-approve the Legislature’s recently authorized special property tax levy – of up to \$0.50 per \$11,000 assessed value that would generate \$83,702 per year for the construction and foreclosure prevention programs for affordable housing in Twisp?	3.60
		Initiate a joint venture project – to acquire strategic property and conduct a design/develop competition for the development of a mixed-income and affordable housing project in Winthrop? The WA Department of Commerce (DOC) Land Acquisition Program (LAP) can be used to acquire land for affordable housing and	

facility that provide supportive services to affordable-housing residents and low-income households.

Policy implications – survey respondents gave highest priorities:

- Encouraging innovative housing products
- Adopting low impact development standards
- Submitting the Legislature’s recently authorized special property tax levy for voter approval

Detailed comments were given by 44 or 47% of the respondents and are provided in the appendices.

Answered: 44 Skipped: 49

Employer needs survey results

Employer	Employees	Characteristics	Housed	Needs	Ideas	Participate
Okanogan County Electric Coop	19 full-time, plan to add 2 more. Difficult to recruit skilled staff from local market.	Mixed marital, age, income with 50% in family support	Most all own	Transitional housing for newcomers, looking for permanent housing for families.	Dense housing for residents and not short-term rentals.	Yes, interested in continuing conversation to find solutions. Has some property available.
Western Washington University	20 undergraduate students for 10-week paid internships. Goal is to expand to 7 months April-Oct.	Seasonal students, group living is ideal.	WWU locates and pays for housing. Half live in shared housing, others in home stay with WWU alumni, few in ADUs - all outside of the housing market.	10-week seasonal is ok, but longer internships more financially feasible if WWU owns housing.	Short term would prefer tiny homes with permits for up to 8 months (excluding winter). Longer term, prefer permanent housing on hostel model.	Yes, particularly related to seasonal housing and use of tiny homes.
USFS District	4-5 part and full-time and 40-50 seasonal May-Oct. Staff moves internally in USFS so frequent turnover. Smoke Jumper base has 30-40 staff 50% are long-time residents. Infrastructure bill has money for fire suppression that could add 10 additional staff.	Majority of seasonal are single, permanent are mixed. Majority of seasonal go back home, small number over winter and couch surf. New permanent staff mostly rent.	22 bunk spaces in Early Winters campground and at Compounds. USFS also does some location and market searches.	Seasonal renting arrangements probably biggest need, but also need affordable ownership and rentals.	Multifamily probably biggest need in the Valley but we are also looking for opportunities to provide RV hookups to house seasonal staff.	Yes
Sun Mountain	90-100 part and full-time, 40-50	Includes WWU and foreign	Mixed housing choices - Sun Mtn	Need interim housing for	There are many options - seems	Yes

	seasonal May-Oct	students – initiating WA Learning Development with hospitality programs, Senior Leaderships and apprenticeships over 3 years for 16-29 age group	provides 11 rooms, 2 bunkhouses, 10 houses	executive staff with families seeking housing. Also need transportation from seasonal housing to Sun Mtn.	like a next step is to have affordable apartments that should be in Valley not on Sun Mountain	
Century Tel	4 full-time staff	3 single, 1 married	1 owner, 3 year-round renters	Available housing, affordable ownership, affordable rentals year-round	Tiny homes? Rezone portions of conservation land perhaps around the perimeter for ownership, maybe through MHT? Apartments – non-Section 8! Change some zoning closer to Mazama, Winthrop, Twisp for multiple housing.	?
The Inn at Mazama	5 full-time staff members working 30-40 hours/week – need a few more part-time. Most full-time staff aren't working full 40-hour weeks by choice, so need backfill with a few more	Runs the gamut – don't have season hires as aren't trying to run a restaurant – which would require up and down hiring. If we have a large group, we bring in caters. All hires are	A few own homes, but most are renters. Most live in Winthrop or Twisp with commute requirement.	Ideally, we have affordable ownership options available as that would make for a more committed staff. Those that rent want to be able to buy but are getting locked out. Those that	Need quality multifamily options (duplex, 4 plex) that could be owned or rented by staff.	Yes, interested in participating in solutions. Thought about leveraging ability to add cabins to our property and we might look into this. There's a big revenue tradeoff if we do so it might make

	workers to support needs.	permanent residents.		own have been here awhile. Mazama is probably locked out of home ownership for staff, so they have to look down Valley for rentals.		sense to pay a premium wage and keep the cabins for guests.
Hotel Rio Vista	4 full-time workers none live in area. 10 total staff	Various with commuting requirement – transit tried adding to schedule but could not get drivers.	__ that we house and residents of other towns over 30 minutes away.	Affordable rental both year-round and seasonal.	Communication and cooperation with stakeholders, construction, etc.	Yes – own house next to Hotel that is currently shared with staff.
River Run	5 staff all locals			Need permanent housing.		
Little Star School – 120 kids Infant-Kindergarten with satellite at TwispWorks	This year, 42 staff part to full-time (8-40 hours/week). Most employees work year-round but many work reduced hours in the summer.	Diverse ranging from 16-70+, single, married, married with children. Majority are permanent residents but also recruit out of Valley which is difficult without housing.	Split between owners, year-round renters, and living with family members.	A need for affordable year-round rentals and home ownership.	Affordable home ownership like those being developed by MHT seem like a great option. Affordable rentals and options for alternative housing like tiny homes, SDUs, etc.	Yes, but have limited time to contribute.
Methow School District with satellite in Twisp	Approximately 120-130 employees up from 75 for 500-750 K-12 students. International	Owners and year-round renters for new hires for retiring staff.	Increased inventory of mixed housing – residential ownership and rentals	Expansion of mixed housing facilitated in partnership with MHT and Okanogan Housing	Yes	

	Baccalaureate program teaching abroad.			Authority on tax credit housing.		
Jamie's Place	16 caretakers with 5 with a level of housing challenge	Mostly single 20-30ish.	Rental, living with others.	Affordable year-round rental	Tiny homes, call of action to local homeowners with open ADUs, rentals	Of course.
Methow Trails	12 seasonal Nov-March	Young, single, married		Affordable short-term rentals of rooms, apartments, houses	Could redo farmhouse for housing	Yes
TwispWorks	7 full-time long-term residents, 40 employees of other businesses	Owners and staff of businesses	Incubator businesses can't afford wages or affordable rentals making it difficult to recruit staff.			
Boutique Store	2 employees	Can't find staff to operate 7 days a week	Staff can't find affordable rentals			
Old Schoolhouse Brewery	10 full-time, 45 part-time	Mixed characteristics	Most rent, some own	More affordable ownership options, better rental options, seasonal summer options		Yes
Hank's Market	100 employees with daily average of 77 - approximately 55 are full-time	Most married with 10% with school age children. Average age is 40, permanent residents. Hire high school and college students part-time.	30% own, most rent	Affordable rent that is not HUD restricted. Pathways to ownership available.	Having own housing development	Yes - already participating.

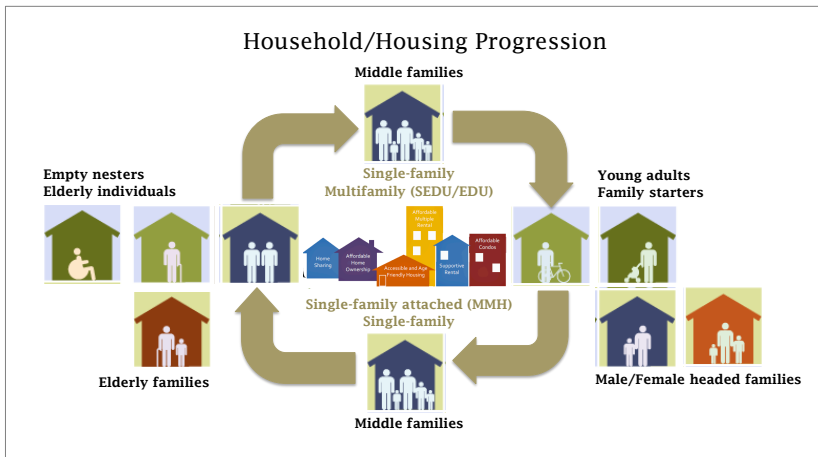
Summary findings	592 full and part-time, 132 seasonal	Full and part-time include married households. Seasonal primarily individuals.	Full and part-time mixed own and rent, seasonal rent only.	More affordable ownership options, better rental options, seasonal summer options.	Greater variety of housing types including smaller units located in Towns with services.	Interest by almost all employers.
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Appendix E: Housing requirements and strategies

Housing type demand projections 2020-2050

The following projections were based on the population forecasts for Twisp from 2020 to 2050 and the characteristics of the existing housing inventory identified in the American Community Survey (ACS) of 2017-2021.

The projections assume housing demand in Twisp will gradually reflect the changing demographic characteristics of the town's population including an aging of the population resulting in smaller households, preferences for living alone, reduced child-bearing couples including non-nuclear family household types, the town's increasing urban lifestyles and housing markets, and the town's increasing rural resource and tourism-based workforce.



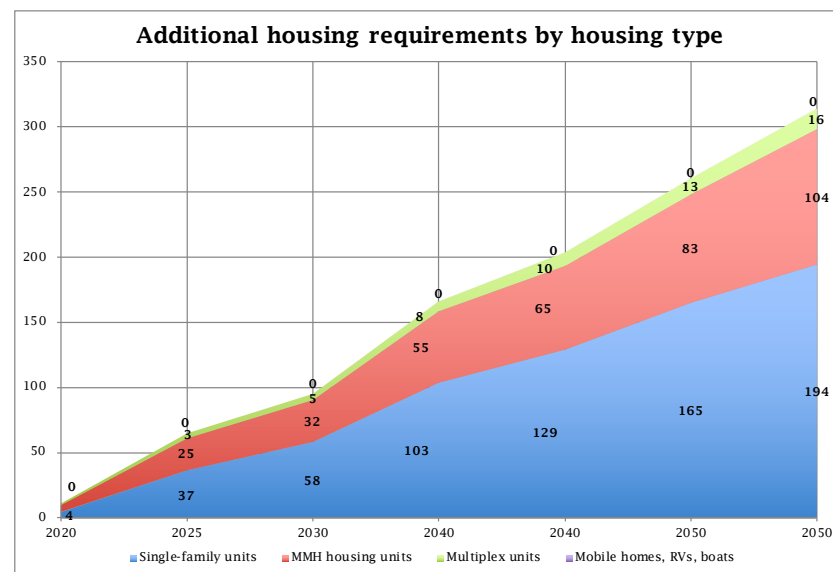
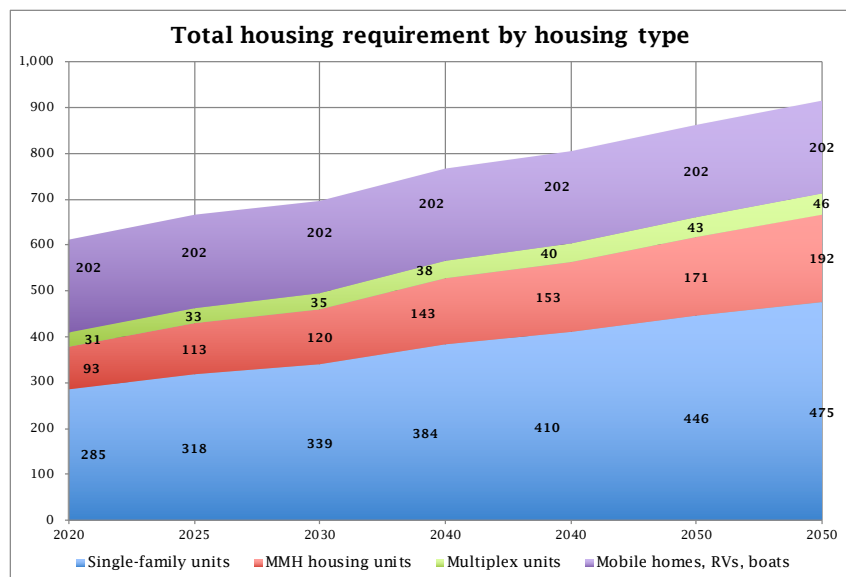
The projections also assume households will progress through different life cycle stages correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex

housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.

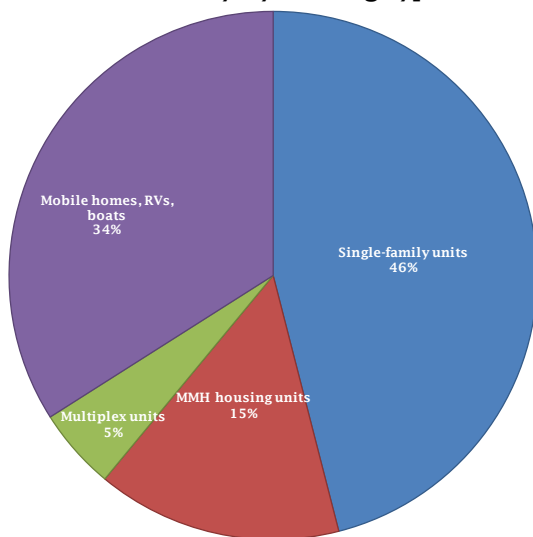
The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result, housing supply may not match the household progression assumed in the concept causing an imbalance or mismatch of housing needs and housing supply.

For the purposes of this housing action plan, however, the projections assume the housing supply should eventually adjust to reflect the housing needs of households expected to progress through these stages in Twisp over time. Specifically, the projections assume:

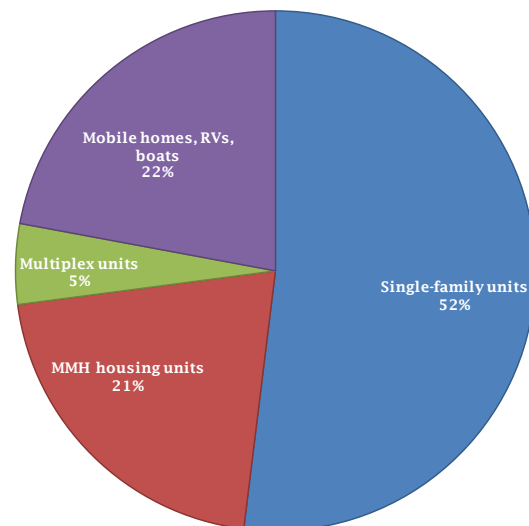
- **Population per household** - will remain 2.13 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant/seasonal housing units** - will remain 22 housing units in 2020 and 22 units in 2050 as second homeowners retire and live in or sell second homes in Twisp and the effective year-round housing units will remain 96% of total inventory in 2020 and 2050 accordingly.
- **Housing market requirement** - will include housing demand to meet household requirements plus a vacancy allocation to provide market elasticity.
- **Percent single-family units of total housing inventory** - will increase from 46% of all demand in 2020 to 52% by 2050 like the demand elsewhere in Okanogan County and because of



Percent inventory by housing type - 2020



Percent inventory by housing type 2050



- an increasing proportion of new housing construction that will offset the large inventory of mobile homes.
- **Percent MMH housing units of 2-9 units of total housing inventory** - will increase from 15% in 2020 to 21% by 2050 reflecting an increasing proportion of the population in non-family households and the likely shift from “aging-in-place” to “age appropriate” housing as the market produces more MMH alternatives.
- **Percent multiplex units of 10+ units of total housing inventory** - will remain 5% of all demand in 2020 and 2050 as an increasing aging population will need more age appropriate and assisted living arrangements.
- **Percent mobile homes, RVs, and boats of total housing inventory** - will remain constant at 202 units declining from 34% of all units in 2020 to 22% of all housing stock by 2050.

	2020	2030	2040	2050
Population	1,235	1,405	1,599	1,819
Households	580	660	751	854
Vacancy allocation (7%)	41	46	53	60
Housing market (w/vacancy)	602	706	803	914
Less existing housing units*	579	579	579	579
Additional housing need	41	127	224	335
Additional single-family	4	58	129	194
Additional MMH (2-9)	5	32	65	104
Additional multiplex (10+)	1	5	10	16
Additional mobile home etc.	0	0	0	0

* Consists of year-round available housing units.

Limitations of the projections

- American Community Survey (ACS) data identifies the number of total vacant units including seasonal or part-time occupancies. The ACS data does not specify whether the units are single-family, MMH (1-9 units, multiplex, mobile homes, or RVs). The projections assume vacant or seasonal homes are distributed primarily in single-family products. Vacant units also include housing on the market for sale or rent, foreclosed,

and possibly abandoned. The projections assume all vacant units are or can be made of a condition that can be occupied and thus absorbed by market demand over time.

Major implications of the projections

- The projections assume a proportion of existing households in Twisp are under-housed and doubling up with other households, renting rooms, couch surfing, or other means to obtain shelter resulting in a need for an additional 41 housing units to meet demand in 2020 were all households to be provided individual housing.
- The requirement or need for additional housing units is 41 in 2020 assuming no seasonal can be made available for full-time occupancy that will increase to 127 housing units by 2030 and 224 housing units by 2040 and 335 by 2050 as population and thus households increase, the vacancy rate remains a reasonable market allocation of 7%, and that some seasonal or second homes are occupied full-time by retiring households or otherwise sold for full-time occupancy over time.
- The requirement or need for additional single-family housing units is 4 in 2020 that will increase to 58 single-family in 2030 and 129 single-family by 2040 and 194 single-family by 2050.
- The requirement or need for additional MMH housing units of between 2-9 units per structure is 5 in 2020 but will increase to 32 MMH units by 2030 and 65 MMH units by 2040 and 104 MMH units by 2050 to provide for the large and increasing number of non-family households.
- The requirement or need for additional multiplex housing units of over 10+ units per structure is 01 in 2020 but will increase to 5 multiplex units by 2030 and 10 multiplex units by 2040 and 16 multiplex units by 2050 to meet aging non-family household needs.
- The requirement or need for additional mobile homes and RVs is 0 in 2020 due to the limited zones that this type of housing can be provided and will remain 0 in 2030 and 0 by 2040 and 0 by 2050.

- In total, the projections indicate Twisp housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.

Assisted housing projections by type

Twisp's assisted housing requirements are based on the income and cost burden statistics developed by the Bureau of the Census in the Comprehensive Housing Affordability Statistics (CHAS) data derived from the 2017-2021 ACS (the latest available cross correlation of ACS CHAS data).

CHAS data aggregates by household type including Elderly Family (2 persons with either or both over age 62+), Small Families (2 persons with neither age 62+ with 3 or 4 persons), Large Families (5 or more persons), Elderly Non-Family (single or not related individuals), and Non-Family Non-Elderly (single or not related individuals under age 62) and by income of below 30%, 30-50%, 50-80%, and 100% of Household Average Median Family Income (HAMFI).

For each of these groups, CHAS data identifies housing cost burden including the percent of income paid for housing from under 30%, 30-50%, 50%+, and not computed (typically public or assisted housing occupant households).

The assisted housing projections assume household types closely correlate with housing types such as:

- **Small and Large Families** - in single-family housing of various sizes and constructions
- **Elderly Families** - in single-family housing of various sizes and constructions.
- **Non-Family Elderly and Non-Elderly** - in MMH of 2-9 units including accessory dwelling units (ADU), duplex, cottage, townhouse, and courtyard and in multiplex of 10+ units

including Small Efficiency Dwelling Units (SEDU) and Efficiency Dwelling Units (EDU).

- **All household types** - may live in mobile homes, RVs, or boats but given the cost parameters of these housing types may not be cost burdened.

Alleviate cost burden 50%+	2020	2030	2040	2050
Single-family assisted	0	0	0	0
MMH assisted	26	48	61	76
Multiplex assisted	7	2	3	3
Mobile home assisted	0	0	0	0
Housing requirement	33	50	64	79
Alleviate burden 30-50%+				
Single-family assisted	12	12	14	17
MMH assisted	26	63	80	101
Multiplex assisted	7	5	5	6
Mobile home assisted	0	0	0	0
Housing requirement	45	80	99	124

Sources: Twisp Comprehensive Plan, ACS 2017-2021

ACS 2016-2020 CHAS data

Beckwith Consulting Group

Specifically, the assisted housing projections assume, based on CHAS data, some form of housing assistance, whether public, Section 8, or other form of direct market subsidy, will be necessary for:

Households paying more than 50%+ of income for housing - and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 0.0% for Small and Large Families in single-family housing
- 0.0% for Elderly Families in single-family housing)
- 39.8% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units) and 6.4% in multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying more than 50% for housing will increase from 5.4% in 2020 to 8.7% by 2050 based on these trends.

Households paying more than 30-50%+ of income for housing

- and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 3.5% for Small and Large Families in single-family housing
- 3.5% for Elderly Families in single-family housing
- 52.7% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units) and 12.9% multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying 30-50% for housing will increase from 7.4% in 2020 to 13.5% by 2050 based on these trends.

Limitations of the projections

- The projections assume the correlation between household type and housing type are absolute when actual correlations are considerably more fluid, particularly when some households may grow into or out of a housing type but remain in a unit, particularly an owned unit, beyond their household and thus housing requirement transition.
- The projections assume current (CHAS 2016-2020) income and cost burden conditions will remain constant through the 2020-2050 projections period when actual trends are likely to be more variable where housing costs may rise faster than income.
- The projections assume housing assistance requires direct

market intervention through public housing or rent assistance when indirect market intervention through the introduction or allowances for more innovative housing types, construction methods, financing terms, renovation programs, and the like may also reduce housing costs and cost burdens.

- **Most significantly and most limiting, the housing projections assume seasonal or part-time occupied housing units will or can be converted for occupancy on a full-time basis to meet Twisp's housing needs when the market will be more determinant in deciding whether homeowners make such a transition.**

Assisted housing projections by income

The Washington State Legislature recently passed House Bill (HB) 1220 concerning housing needs and allocations that will be projected by the Washington State Office of Financial Management (OFM) at a countywide level. The projections will account for underproduction, a healthy vacancy rate, and remove second homes.

Under HB 1220 counties and cities will need to decide how to allocate the needs, as they have done for population since the passage of the Growth Management Act (GMA). Commerce will develop allocation guidance and a tool (Housing for All Planning

Housing requirements 2020-2044/5

	Future population target	Projected future group quarters (GQ) population	Projected future household (HH) population	Projected future HH size	Projected total future households*	Existing households(1)	Net new households 2020-2044	Total future housing need (including vacant units 6%)	Existing housing supply (2)	Total future housing need minus existing housing supply	Projected net housing need for HH growth**
2044-45											
Okanogan County	44,888	360	44,528	2.4005	18,549	16,942	1,607	19,733	17,696	2,037	2,037
Twisp	1,706	0	1,706	2.1300	801	580	221	849	579	270	270
Winthrop	934	0	934	1.9800	472	255	217	500	255	245	245

Sources

1 - ACS 2016-2021

2 - Existing housing supply less seasonal or second homes

Tool or HAPT) to help communities do the work.

The allocations will be based on the income ranges from extremely low (0-30% of Area Median Income - AMI), very low (31-50%), low (51-80%), moderate (81-120%), and other (above 120%.

The following table lists OFM's estimate of existing housing affordable by income range for Okanogan County in 2020 and estimated additional housing needed by 2044 for a county population of 44,888. The table also lists OFM's estimate of existing affordable housing in Twisp in 2020 under HAPT Method A of allocating additional housing.

Under this forecast method, Twisp's projected total future households will increase to 801 by 2044 requiring an additional 270 new housing units including a 6% vacancy allocation.

The allocation by income groups will require 45 housing units to eliminate existing renter burden, 14 housing units to provide for Twisp's allocation of countywide homeless populations based on the town's 3.8% of the county's population or 112 for all cost burdened including owners. Remaining housing needed to address household growth will be 160 units allocated by income group based on OFM's projection of the percent of all households in each income group.

Existing housing supply by income group

Twisp's current housing inventory includes 46 units sponsored by the Methow Housing Trust (MHT) for 50-80% of AMI, National Association for Housing Affordability (NAHA) for 50-80% of AMI, Room One for housing assistance services only, and the Housing Authority for Okanogan County (HAOC) for 30-50% of AMI.

	MHT	NAHA	Rm One	HAOC	Total
0-30% Not-PSH*					
0-30% PSH					
30-50%				17	17
50-80%	13*	16*			29
80-100%	*				
100-120%	*				
120%+					
Emergency housing*					
Total	13	16	0	17	46

MHT - Methow Housing Trust's Canyon Street Neighborhood (16 units) and North (26 units) for 60-120% of HAMFI

NAHA - National Association Housing Affordability's Riverview Apartments for 50-60% of HAMFI

HAOC - Housing Authority of Okanogan County Twisp Gardens

Twisp 2044		Percent of future Okanogan County households					3.8%
Affordability Level (% of AMI)	Housing needed to eliminate existing renter burden (1)	Housing needed for existing homeless population (2)	Housing need for cost burdened + homeless	Percent of households by income level (2018)	Remaining housing need to address household growth***	Projected future net new permanent supportive housing (PSH) need	Total net new housing need 2020-2044
0-30%	25	12	47	12.0%	(15)		32
0-30% (not PSH) PSH							
>30-50%	10	1	15	20.0%	39		54
>50-80%	10	-	10	28.0%	66		76
>80-100%	0	-	15	15.0%	26		41
>100-120%	0	-	25	7.0%	(6)		19
>120%+	-	-	0	19.0%	51		51
Total	45	13	112	101.0%	160	0	273
Emergency housing net need 2020-2044							

Appendix G: Twisp Housing Action Plan (HAP) implementation tasks

	Action	Participants	Performance	Priority
	Development regulations			
1	Void ADU requirements for owner-occupancy and minimum sizes	Town Planner/Council	# units developed	
2	Allow cottage, bungalow court, courtyard bldg. in R-2, R-3, PD	Town Planner/Council	# units developed	
3	Allow SEDU, EDU in R-2, R-3, C-2, C-2, C-3, PD	Town Planner/Council	# units developed	
4	Allow transitional or permanent supportive housing and emergency shelters and housing in C-1, C-2, C-3	Town Planner/Council	# units developed	
5	Reduce minimum lot sizes in R-2, R-3 to allow MMH types	Town Planner/Council	# units developed	
6	Increase allowable density and/or reduce minimum required lot size in R-2, R-3, PD	Town Planner/Council	# units developed	
4	Allow lot splitting in R-2, R-3, and PD to increase density and innovation	Town Planner/Council	# units developed	
7	Retain height limit at 2.5-3.0 stories in R-1, R-2, R-3	Town Planner/Council	# units developed	
8	Reduce parking requirements for ADU, SEDU, and EDU	Town Planner/Council	# units developed	
9	Add clustering option to consolidate open space in configurations that are more accessible, aesthetic, and usable	Town Planner/Council	# units developed	
10	Do not adopt minimum dwelling unit size requirements other than in R-1	Town Planner/Council	# units developed	
11	Limit design review to historical downtown commercial uses	Town Planner/Council	# units developed	
12	Delete SEPA for housing developments if conform with Comprehensive Plan	Town Planner/Council	# units developed	
	Programs			
13	Implement Silvernest home-sharing platform and volunteer services to support aging in place	Jamie's Place, Methow At Home (MAH)	# households served	
14	Develop a pilot host program for non-child-supported youth	Room One, Okanogan County Youth Homelessness Coalition	# youth served	
15	Provide Section 8 Vouchers paid to landlords for renting households making less than 50% of the Area Median Income (AMI) in Twisp	HAOC - Housing Authority of Okanogan County	# Section 8 vouchers issued	
16	Provide Mainstream Vouchers in Twisp for non-elderly households with a disability	HAOC - Housing Authority of Okanogan County	#Mainstream vouchers issued	

17	Provide Tenant Based Rental Assistance (TBRA) vouchers for individuals making less than 30% of AMI homeless or at-risk of homelessness	HAOC - Housing Authority of Okanogan County	# TBRA vouchers issued	
18	Initiate repair and renovation program for older housing stock with elderly occupants to prevent deterioration and retain market usable	Town Planner/Council	# units renovated	
	Projects			
19	Acquire a strategic housing site with mixed-income and mixed housing type potential if residents to be below 80% AMI with 35-year affordability use restriction or use of a land trust for permanent affordability using Land Acquisition Program (LAP)	Town Planner/Council	Site acquired	
20	Extend water, sewer, and stormwater services to strategic housing site if 25% of units affordable using Connecting Housing to Infrastructure Program (CHIP)	Town Planner/Council	Infrastructure provided	
21	Initiate RFP with criteria, qualifications, proposal, jury selection, performance requirements for acquired strategic housing site	Town Planner/Council	Proposal selected and warranted	
22	Develop a hostel-type housing project to support seasonal workers and relocating households	Sun Mountain, WWU, USFS District, Methow School District, Methow Trails	Hostel developed and # seasonal workers accommodated	
	Incentives			
23	Reduce or waive building fees, utility connections, and other charges for affordable housing units	Town Planner/Council	% of cost reduced	
24	Approve a Multifamily Housing Tax Exemption (MFTE) for 8 years if 10-15% of units are affordable, or 12 years if 20% of the units are affordable, or 20 years if 25% of the units are affordable for households at 80% AMI or below	Town Planner/Council	# units approved for MFTE	
	Finance			
25	Adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82.14.530 to generate \$43,934 per year dedicated to affordable housing projects and programs	Town Planner/Council	HB 1590 adopted	
26	Adopt REET 2 Housing Authorization per RCE 82.46.035 to collect 0.25% of real estate sales to generate \$24,378 per year dedicated to affordable housing projects and programs	Town Planner/Council	REET adopted	
27	Adopt Affordable Housing Tax Levy per RCW 84.52.105 to collect up to \$0.50 per \$1,000 assessed value and generate \$83,702 per year dedicated to affordable housing projects and programs	Town Planner/Council	Tax levy adopted	

28	Utilize Lodging Tax RCW 67.28.150 and RCW 67.28.160 for housing projects that benefit tourism development such as the Hostel development for seasonal workers	Town Planner/Council	\$ allocated from lodging tax	
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Appendix H - Prototype cost analysis

MMH single-family

stick-built

- land

-permits, fees

Property	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
1 Acquire property	acre	143,748	\$2.26	\$325,000		
SUBTOTAL LAND ACQUISITION COSTS				\$325,000	\$0	\$0
Construction	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
2 Prepare site	sq feet	144,900	\$7.00	\$1,014,300	\$1,014,300	\$1,014,300
3 Construct clubhouse	sq feet	1,200	\$300.00	\$360,000	\$360,000	\$360,000
4 Construct single story detached units	sq feet	14,000	\$400.00	\$5,600,000	\$5,600,000	\$5,600,000
5 Construct single story duplex	sq feet	9,600	\$350.00	\$3,360,000	\$3,360,000	\$3,360,000
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$10,334,300	\$10,334,300	\$10,334,300
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0
7 Soft costs	32.0%			\$3,306,976	\$3,306,976	\$3,306,976
SUBTOTAL INDIRECT DEVELOPMENT COSTS				\$3,406,976	\$3,406,976	\$3,306,976
TOTAL DEVELOPMENT COSTS INCLUDING LAND				\$14,066,276	\$13,741,276	\$13,641,276
Development cost per single story single-family detached		14		\$596,029	\$582,257	\$578,020
Development cost per single story duplex		12		\$476,823	\$465,806	\$462,416
Average square footage per single story single-family detached		1,000			1,000	1,000
Average square footage per single story duplex		800			800	800
Cost reduction of housing units - per measures					\$24,788	\$7,627
Percent savings - per measure					2.3%	0.7%
Cost reduction of housing units - cumulative					\$24,788	\$32,415
Percent savings - cumulative*					2.3%	3.0%

* Cumulative total includes modular or container but not both as each method is independent of the other.

MMH mixed housing types

stick-built

- land

-permits, fees

Property	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
1 Acquire property	acre	143,748	\$2.26	\$325,000		
SUBTOTAL LAND ACQUISITION COSTS				\$325,000	\$0	\$0
Construction	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
2 Prepare site	sq feet	144,900	\$7.00	\$1,014,300	\$1,014,300	\$1,014,300
3 Construct clubhouse	sq feet	1,200	\$300.00	\$360,000	\$360,000	\$360,000
4 Construct single story detached units	sq feet	8,000	\$400.00	\$3,200,000	\$3,200,000	\$3,200,000
5 Construct single story duplex	sq feet	9,600	\$350.00	\$3,360,000	\$3,360,000	\$3,360,000
5 Construct single story rowhouse	sq feet	8,000	\$350.00	\$2,800,000	\$2,800,000	\$2,800,000
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$10,734,300	\$10,734,300	\$10,734,300
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0
7 Soft costs	32.0%			\$3,434,976	\$3,434,976	\$3,434,976

SUBTOTAL INDIRECT DEVELOPMENT COSTS		\$3,534,976	\$3,534,976	\$3,434,976
TOTAL DEVELOPMENT COSTS INCLUDING LAND		\$14,594,276	\$14,269,276	\$14,169,276
Development cost per single story single-family detached	8	\$570,089	\$557,394	\$553,487
Development cost per single story duplex	12	\$456,071	\$445,915	\$442,790
Development cost per single story rowhouse	10	\$456,071	\$445,915	\$442,790
Average square footage per single story single-family detached	1,000		1,000	1,000
Average square footage per single story duplex	800		800	800
Average square footage per single story rowhouse	800		800	800
Cost reduction of housing units - per measures			\$33,008	\$10,156
Percent savings - per measure			2.2%	0.7%
Cost reduction of housing units - cumulative			\$33,008	\$43,164
Percent savings - cumulative*			2.2%	2.9%

* Cumulative total includes modular or container but not both as each method is independent of the other.

MMH single story rowhouse				stick-built	- land	-permits, fees
Property	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
1 Acquire property	acre	139,392	\$2.26	\$315,000		
SUBTOTAL LAND ACQUISITION COSTS				\$315,000	\$0	\$0
Construction	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
2 Prepare site	sq feet	139,392	\$7.00	\$975,744	\$1,014,300	\$1,014,300
3 Construct clubhouse	sq feet	1,200	\$300.00	\$360,000	\$360,000	\$360,000
4 Construct single story rowhouse	sq feet	14,400	\$400.00	\$5,760,000	\$5,760,000	\$5,760,000
5 Construct single story rowhouse	sq feet	8,320	\$350.00	\$2,912,000	\$2,912,000	\$2,912,000
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$10,007,744	\$10,046,300	\$10,046,300
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0
7 Soft costs	32.0%			\$3,202,478	\$3,214,816	\$3,214,816
SUBTOTAL INDIRECT DEVELOPMENT COSTS				\$3,302,478	\$3,314,816	\$3,214,816
TOTAL DEVELOPMENT COSTS INCLUDING LAND				\$13,625,222	\$13,361,116	\$13,261,116
Development cost per single story rowhouse		18		\$479,761	\$470,462	\$466,941
Development cost per single story rowhouse		13		\$383,809	\$376,369	\$373,553
Average square footage per single story rowhouse		800			800	800
Average square footage per single story rowhouse		640			640	640
Cost reduction of housing units - per measures					\$16,739	\$6,338
Percent savings - per measure					1.9%	0.7%
Cost reduction of housing units - cumulative					\$16,739	\$23,077
Percent savings - cumulative*					1.9%	2.7%

* Cumulative total includes modular or container but not both as each method is independent of the other.

MMH single story rowhouse stacked on 2 floors				stick-built	- land	-permits, fees
Property	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
1 Acquire property	acre	139,392	\$2.26	\$315,000		
SUBTOTAL LAND ACQUISITION COSTS				\$315,000	\$0	\$0
Construction	unit	quantity	unit cost	qnty cost	qnty cost	qnty cost
2 Prepare site	sq feet	139,392	\$7.00	\$975,744	\$1,014,300	\$1,014,300
3 Construct clubhouse	sq feet	1,200	\$300.00	\$360,000	\$360,000	\$360,000
4 Construct single story rowhouse	sq feet	28,800	\$400.00	\$11,520,000	\$11,520,000	\$11,520,000
5 Construct single story rowhouse	sq feet	16,640	\$350.00	\$5,824,000	\$5,824,000	\$5,824,000
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$18,679,744	\$18,718,300	\$18,718,300
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0
7 Soft costs	32.0%			\$5,977,518	\$5,989,856	\$5,989,856
SUBTOTAL INDIRECT DEVELOPMENT COSTS				\$6,077,518	\$6,089,856	\$5,989,856
TOTAL DEVELOPMENT COSTS INCLUDING LAND				\$25,072,262	\$24,808,156	\$24,708,156
Development cost per single story rowhouse		36		\$441,413	\$436,763	\$435,003

Development cost per single story rowhouse	26	\$353,130	\$349,411	\$348,002
Average square footage per single story rowhouse	800		800	800
Average square footage per single story rowhouse	640		640	640
Cost reduction of housing units - per measures			\$8,370	\$3,169
Percent savings - per measure			1.1%	0.4%
Cost reduction of housing units - cumulative			\$8,370	\$11,539
Percent savings - cumulative*			1.1%	1.5%

* Cumulative total includes modular or container but not both as each method is independent of the other.

Source: HKP Architects and Beckwith Consulting Group

15 August 2023

smaller units modular (15%) container (35%)

qty cost	qty cost	qty cost
\$0	\$0	\$0
qty cost	qty cost	qty cost
\$1,014,300	\$1,014,300	\$1,014,300
\$360,000	\$360,000	\$360,000
\$5,040,000	\$3,264,000	\$2,496,000
\$2,940,000	\$2,284,800	\$1,747,200
\$9,354,300	\$6,923,100	\$5,617,500
\$0	\$0	\$0
\$2,993,376	\$2,215,392	\$1,797,600
\$2,993,376	\$2,215,392	\$1,797,600
\$12,347,676	\$9,138,492	\$7,415,100
\$523,207	\$387,224	\$314,199
\$418,565	\$309,779	\$251,359
900	800	800
700	640	640
\$98,664	\$244,768	\$376,213
9.5%	26.0%	39.9%
\$131,080	\$375,848	\$507,293
12.5%	38.5%	52.5%

smaller units modular (15%) container (35%)

qty cost	qty cost	qty cost
\$0	\$0	\$0
qty cost	qty cost	qty cost
\$1,014,300	\$1,014,300	\$1,014,300
\$360,000	\$360,000	\$360,000
\$2,880,000	\$2,176,000	\$1,664,000
\$2,940,000	\$2,284,800	\$1,747,200
\$2,450,000	\$1,904,000	\$1,456,000
\$9,644,300	\$7,739,100	\$6,241,500
\$0	\$0	\$0
\$3,086,176	\$2,476,512	\$1,997,280

\$3,086,176	\$2,476,512	\$1,997,280
\$12,730,476	\$10,215,612	\$8,238,780
\$497,284	\$399,047	\$321,827
\$397,827	\$319,238	\$257,462
\$397,827	\$319,238	\$257,462
900	800	800
700	640	640
700	640	640
\$146,128	\$255,416	\$456,188
10.2%	19.8%	35.3%
\$189,292	\$444,708	\$645,480
13.1%	32.8%	48.4%

smaller units	modular (15%)	container (35%)
qty cost	qty cost	qty cost
\$0	\$0	\$0
qty cost	qty cost	qty cost
\$1,014,300	\$1,014,300	\$1,014,300
\$360,000	\$360,000	\$360,000
\$5,040,000	\$4,284,000	\$3,276,000
\$2,457,000	\$2,088,450	\$1,597,050
\$8,871,300	\$7,746,750	\$6,247,350
\$0	\$0	\$0
\$2,838,816	\$2,478,960	\$1,999,152
\$2,838,816	\$2,478,960	\$1,999,152
\$11,710,116	\$10,225,710	\$8,246,502
\$412,328	\$360,060	\$290,370
\$329,862	\$288,048	\$232,296
700	700	700
540	540	540
\$98,303	\$94,082	\$219,525
11.7%	12.7%	29.6%
\$121,380	\$215,462	\$340,905
14.4%	27.1%	44.0%

smaller units	modular (15%)	container (35%)
qty cost	qty cost	qty cost
\$0	\$0	\$0
qty cost	qty cost	qty cost
\$1,014,300	\$1,014,300	\$1,014,300
\$360,000	\$360,000	\$360,000
\$10,080,000	\$8,568,000	\$6,552,000
\$4,914,000	\$4,176,900	\$3,194,100
\$16,368,300	\$14,119,200	\$11,120,400
\$0	\$0	\$0
\$5,237,856	\$4,518,144	\$3,558,528
\$5,237,856	\$4,518,144	\$3,558,528
\$21,606,156	\$18,637,344	\$14,678,928
\$380,390	\$328,122	\$258,432

\$304,312	\$262,498	\$206,745
700	700	700
540	540	540
\$98,303	\$94,082	\$219,525
12.6%	13.7%	32.1%
\$109,841	\$203,923	\$329,366
14.0%	27.8%	46.1%



North Central Washington Narcotics Task Force

**Post Office Box 1314
Okanogan, WA 98840**

**(509) 422-7227
422-7226**

Telephone:

Fax: (509)

RECEIVED

AUG 30 2023

TWISP CLERKS OFFICE

August 24, 2023

Town of Twisp
PO Box 278
Twisp, WA 98856

RE: Participation Fee to the North Central Washington Narcotics Task Force

Town of Twisp:

Please consider this letter a statement for the payment of your participation fee to the North Central Washington Narcotics Task Force based on the 2024 Task Force Operational Agreement. Pursuant to that agreement, your town agrees to pay \$5,000.00 to the Task Force. Participation fees are due by January 15, 2024.

Thank you for your continued support.

Respectfully,

Jodi Meyer
Financial Coordinator

NORTH CENTRAL WASHINGTON

NARCOTICS TASK FORCE

OPERATIONAL AGREEMENT

THIS OPERATIONAL AGREEMENT is entered into pursuant to RCW 10.93 and RCW 39.34 and describes the duties and responsibilities of each jurisdiction and the operation of the North Central Washington Narcotics Task Force (NCWNTF). The participating jurisdictions are listed in Attachment A. This Agreement shall supersede all previous Task force Agreements upon its execution.

I. PROJECT DESCRIPTION

- 1.1 The North Central Washington Narcotics Task Force shall operate within the participating jurisdictions. The Task Force shall continue to be composed of personnel assigned from federal law enforcement agencies, the Washington State Patrol, law enforcement agencies within the counties, tribal law enforcement and the prosecutors' offices.
- 1.2 Each agency will participate for a period effective January 1, 2024 through the end of December 31, 2024.

II. BOARD OF DIRECTORS AND STRUCTURE OR ORGANIZATION

- 2.1 Overall governance of the NCWNTF's operations, including the setting of investigative priorities and general operating procedures as outlined in the task force grant, will be vested in a Board of Directors consisting of the chief law enforcement officer or agent from each participating

jurisdiction including state and federal and the Okanogan and Ferry County Prosecutors. The participating jurisdictions recognize that two or more jurisdictions may employ the same chief law enforcement officer or agent. In such event, the chief law enforcement officer or agent shall only cast a single vote. The chief law enforcement officer or agent is not entitled to cast a vote for each jurisdiction represented.

- 2.2 The Board or members of the Board of Directors shall have an equal vote in the conduct of its business. A quorum at a scheduled board meeting shall constitute seven votes. Each Board member may designate a subordinate to attend any particular Board meeting, which designee shall have full voting authority. When the board votes on any matter, a majority of those voting at a duly called meeting at which a quorum is present shall be required to conduct business. The Board shall have the authority to act and amend the policies and procedures which govern the actions of the Task Force.
- 2.3 The Board of Directors may assign or delegate such duties as it chooses to an Executive Committee selected from its members. The Executive Committee shall consist of three members of the Board who shall be appointed by the Chairperson.
- 2.4 The Board of Directors shall elect a chairperson from among its members to serve for one year. The Board of Directors shall meet at least four times a year. The chairman shall have the authority to call a special

meeting of the board upon at least seven days notice to each board member.

- 2.5 The Board of Directors shall designate a Task Force Commander and an Operations Support Specialist for the North Central Washington Narcotics Task Force. All persons assigned to the NCWNTF shall work under the immediate supervision and direction of the Task Force Commander. In the event that the Task Force Commander or the Operations Support Specialist is gone for an extended period of time, the Executive Board will meet to determine a temporary replacement of that position. All persons assigned to the NCWNTF shall adhere to the rules and regulations as set forth in the NCWNTF's Policy and Procedures Manual, as well as their individual departmental rules, policies and procedures.
- 2.6 Personnel assigned to or otherwise participating in activities of the NCWNTF shall be deemed to be continuing under the employment of the jurisdiction assigning said individuals, or otherwise permitting their participation, and said subject employer(s) jurisdiction(s) shall remain liable for all acts or neglect of their said employee(s) and each such employer jurisdiction further agrees to indemnify and hold harmless all of the other jurisdictions/parties to this agreement, including their officers, agents and employees from all damages of every kind and nature whatsoever that may be claimed or accrued by reason of the acts or neglect of their assigned and/or participating employee(s).

- 2.7 Employees hired directly by the NCWNTF shall be special employees of the Okanogan County Sheriff's Office and are exempt from Civil Service hiring. Guild membership is allowed to obtain the sheriff's office medical and dental benefits only – as approved by the Guild.
- 2.8 Any duly sworn peace officer, while assigned to duty with the NCWNTF as herein provided and working at the direction of the Executive Board, its chairperson, and the Task Force Commander, shall have the same powers, duties, privileges and immunities as are conferred upon him/her as a peace officer in the participating jurisdictions that employ him/her.
- 2.9 Participating agencies may withdraw from the NCWNTF by written statement of termination directed to the chairperson of the Board. Termination of an agency's participation will take place automatically thirty (30) days after receipt of such written notice or immediately upon written notification that said agency is unable to sustain the required funding.

III. CONTEMPLATED NCWNTF TASKS

- 3.1 The general priority will be to continue investigations centering on narcotics trafficking, attempting to impact the highest-level dealers and wholesalers possible. When a determination of specific priorities must be made, the Board will direct the Task Force Commander. The NCWNTF will be responsible for accomplishing the Board's objectives.

IV. NCWNTF OBJECTIVES

- 4.1 This section identifies specific targeted measures to be attained by the North Central Washington Narcotics Task Force during the program year.
- A. Continue to disrupt drug organizations within the participating jurisdictions.
 - B. Continue to gather and report intelligence data relating to illegal drug activities within the participating jurisdictions.
 - C. Continue to make arrests that will impact the highest-level dealer and wholesaler as possible.
 - D. Continue to effectively prosecute drug traffickers.
 - E. Continue to promote law enforcement cooperation through multi-agency investigations.
 - F. Continue to impact drug trafficking organizations.

V. FINANCIAL COMMITMENT

- 5.1 The agreed contribution fees of each participating jurisdiction are set out in the schedule, which is included as Attachment B. Agencies that are unable to pay all of their participation fee will be reviewed for membership on a case by case basis. Contributions will be monetary unless otherwise approved by the board. The board may impose sanctions such as ineligibility to share multi-agency forfeited assets, equipment distribution and abstaining from the voting process.

VI. BUDGET

- 6.1 The Operations Support Specialist, under the supervision of the Board Chairperson, shall be responsible for the accounting of NCWNTF expenditures.
- 6.2 Forfeited assets will stay with the NCWNTF. The distribution of multi-agency forfeited assets will be decided by the Board of Directors. Funds derived from asset forfeitures or court orders shall be held by the Task Force and used to fund its future operations. Equipment purchased with Task Force funds will belong to the NCWNTF. In the event, the NCWNTF is disbanded; such NCWNTF equipment derived from seizures will be distributed in proportion to that agency's contribution, both monetary and in-kind services. However, if less than all agencies terminate, equipment derived from seizures will remain with the NCWNTF. Any equipment loaned to the NCWNTF by an agency will be returned to that agency.
- 6.3 The NCWNTF will maintain a fund to be used for drug buys and for the purchase of information. This fund will continue to serve as the basis for enforcement work and will not be used for normal expense.

VII. CONCLUSION

Law enforcement agencies continue to be faced with the responsibility of increased narcotics investigations with decreasing resources. The North Central Washington Narcotics Task Force has proven its ability to make significant impacts on crime. The NCWNTF is an extremely efficient use of law enforcement expenditures. The cost effectiveness of the NCWNTF for city, county and tribal resources is enhanced by the participation of the Okanogan and Ferry County Prosecutor's Offices, the Washington State Patrol, Colville Tribal Police Department and other federal enforcement authorities. This integrated law enforcement approach to narcotics investigations has been proven as a positive approach to combating the increasing lawlessness that surrounds narcotics within our respective counties.

NORTH CENTRAL WASHINGTON NARCOTICS

TASK FORCE CONTINUED

OPERATIONAL AGREEMENT

Agreement to Participate

Attachment A
List of Participating Agencies

City of Okanogan

City of Twisp

City of Brewster

City of Winthrop

City of Omak

City of Tonasket

City of Oroville

Washington State Patrol

City of Pateros

United States Port of Entry

United States Border Patrol

Colville Tribal Police Department

Okanogan County Sheriff's Office

Okanogan County Prosecuting Attorney's Office

Homeland Security Investigations

Ferry County Prosecuting Attorney's Office

Ferry County Sheriff's Office

NORTH CENTRAL WASHINGTON NARCOTICS

TASK FORCE CONTINUED

OPERATIONAL AGREEMENT

Agreement to Participate

Attachment B - Schedule of Cash Contributions

\$6,600.00

City of Okanogan

City of Brewster

Ferry County Sheriff's Office

\$5,000.00

City of Oroville

City of Pateros

City of Winthrop

City of Twisp

\$10,600.00

City of Omak

City of Tonasket

City of Coulee Dam

\$12,600.00

Okanogan County Sheriff's Department

NORTH CENTRAL WASHINGTON NARCOTICS

TASK FORCE CONTINUED

OPERATIONAL AGREEMENT

Agreement to Participate

Support for Continuation of NCWNTF

MAYOR, City of Pateros

MAYOR, City of Omak

MAYOR, City of Coulee Dam

MAYOR, City of Brewster

MAYOR, City of Oroville

MAYOR, City of Twisp

MAYOR, City of Okanogan

MAYOR, City of Tonasket

MAYOR, City of Winthrop



MASTER AGREEMENT

AGREEMENT NO.:

CUSTOMER ("you" or "your")

FULL LEGAL NAME: Town Of Twisp

ADDRESS: 118 S Glover St Twisp, WA 98856-0000

CONTACT NAME :Randy Kilmer

PHONE #: (509) 997-4081

FEDERAL TAX ID #:

EQUIPMENT AND PAYMENT TERMS☐ SEE ATTACHED SCHEDULE

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES	NOT FINANCED UNDER THIS AGREEMENT	BEGINNING METER READING		MONTHLY IMAGE ALLOWANCE		EXCESS PER IMAGE CHARGE (PLUS TAX)	
		B&W	COLOR	B&W	COLOR	B&W	COLOR
Xerox AltaLink C8135 H2	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input type="checkbox"/>						
TOTAL CONSOLIDATED MONTHLY IMAGE ALLOWANCE AND EXCESS PER IMAGE CHARGES (IF CONSOLIDATED)				0	0	\$0.0080	\$0.0550

MONTHLY BASE PAYMENT AMOUNT: \$159.00 (PLUS TAX) TERM IN MONTHS: 60 METER FREQUENCY: **Quarterly**SECURITY DEPOSIT: \$0.00

ADVANCE PAYMENT: _____ (PLUS TAX) to be applied to first Payment due ORIGINATION FEE:

\$75.00 (PLUS TAX)

METER FEE: \$ _____

EQUIPMENT LOCATION: **As Stated Above**☐ SEE ATTACHED SCHEDULE**THIS AGREEMENT IS NON-CANCELABLE AND IRREVOCABLE. IT CANNOT BE TERMINATED. PLEASE READ CAREFULLY BEFORE SIGNING.****CUSTOMER'S AUTHORIZED SIGNATURE**

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED, READ, AND ACKNOWLEDGED THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS TWO-PAGE AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.

(As Stated Above)

X

CUSTOMER

SIGNATURE

PRINT NAME & TITLE

DATE

OWNER ("we", "us", "our")**Kelley Connect**

OWNER

SIGNATURE

PRINT NAME & TITLE

DATE

22710 72nd Ave S Kent, WA 98032-1926

UNCONDITIONAL GUARANTY

The undersigned, jointly and severally if more than one, unconditionally guarantee(s) that the Customer will timely perform all obligations, including all and any debts, liabilities, and obligations of every nature or form, now existing or hereafter arising or acquired, under the Agreement or any supplements hereto. The undersigned also waive(s) any notification if the Customer is in default and consent(s) to any extensions or modifications granted to the Customer. In the event of default, the undersigned will immediately pay all sums due under the terms of the Agreement without requiring us or our assignee, if applicable, to proceed against Customer or any other party or exercise any rights in the Equipment. The undersigned hereby binds any respective administrators, representatives, successors, and authorized assigns. **THE UNDERSIGNED, AS TO THIS GUARANTY, AGREE(S) TO THE DESIGNATED FORUM AND CONSENT(S) TO PERSONAL JURISDICTION, VENUE, AND CHOICE OF LAW AS STATED IN THE AGREEMENT, AGREE(S) TO PAY ALL COSTS AND EXPENSES, INCLUDING ATTORNEY FEES, INCURRED BY US OR OUR ASSIGNEE RELATED TO THIS GUARANTY AND THE AGREEMENT, WAIVE(S) A JURY TRIAL AND TRANSFER OF VENUE, AND AUTHORIZE(S) OBTAINING CREDIT REPORTS.**

SIGNATURE:

X

INDIVIDUAL:

DATE:

SIGNATURE:

X

INDIVIDUAL:

DATE:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE:

X

NAME & TITLE:

DATE:

ADDITIONAL TERMS AND CONDITIONS

1. **AGREEMENT:** For business purposes only, you agree to rent from us the goods, together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries (the "Equipment") and/or to finance certain licensed software and services ("Financed Items", which are included in the word "Equipment" unless separately stated), all as described on page 1 of this Agreement, excluding equipment marked as not financed under this Agreement, as it may be supplemented from time to time. You agree to all of the terms and conditions contained in this Agreement and any supplement, which (with the acceptance certification) is the entire agreement regarding the Equipment ("Agreement") and which supersedes any purchase order or invoice. You authorize us to correct or insert missing Equipment identification information and to make corrections to your proper legal name and address. This Agreement becomes valid upon execution by us. This Agreement is binding upon our acceptance hereof and will begin on the date the Equipment is delivered to you or any later date we designate. Unless otherwise stated in an addendum hereto, this Agreement will renew month to month unless you send us written notice at least 30 days (before the end of any term) that you want to return the Equipment, and you timely return the Equipment (according to the conditions herein). Any security deposit will be commingled with our assets, will not earn interest, and will be returned at the end of the term, provided you are not in default. If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others. You shall deliver all information requested by us which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof.
2. **RENT, TAXES AND FEES:** You will pay the Monthly Base Payment Amount (as adjusted) when due, plus any applicable sales, use and property taxes with respect to this Agreement and the Equipment. The Monthly Base Payment amount will be adjusted proportionately upward or downward: (1) by up to 10% to accommodate changes in the actual Equipment cost; (2) if the shipping charges or taxes differ from the estimate given to you; and (3) to comply with the tax laws of the state in which the Equipment is located. If we pay any taxes, insurance or other expenses that you owe hereunder, you agree to reimburse us when we request and to pay us a processing fee for each expense or charge we pay on your behalf. We may charge you for any filing fees required by the Uniform Commercial Code (UCC) or other laws, which fees vary state-to-state. We own the Equipment (excluding any Software). You agree to indemnify us for the loss of any U.S. federal income tax benefits resulting from your acts or omissions inconsistent with this Agreement or our ownership of the Equipment. By the date the first Payment is due, you agree to pay us a origination fee, as shown on our invoice or addendum, to cover us for all closing costs. We will have the right to apply all sums, received from you, to any amounts due and owed to us under the terms of this Agreement. If for any reason your check is returned for nonpayment, you will pay us a bad check charge of \$30 or, if less, the maximum charge allowed by law. We may make a profit on any fees, estimated tax payments and other charges paid under this Agreement. You cannot pay off this Agreement or return the Equipment prior to the end date without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee up to 10% of the Fair Market Value of the Equipment on the date of this Agreement.
3. **MAINTENANCE AND LOCATION OF EQUIPMENT; SECURITY INTEREST; SOFTWARE/DATA:** At your expense, you agree to keep the Equipment: (1) in good repair, condition and working order, in compliance with applicable manufacturers' and regulatory standards; (2) free and clear of all liens and claims; and (3) only at the installation address, and you agree not to move it unless we agree in writing. As long as you have given us the written notice as required in paragraph 1 prior to the expiration or termination of this Agreement's term, you will return all but not less than all of the Equipment and all related manuals and use and maintenance records to a location we specify, at your expense, in retail re-saleable condition, full working order and complete repair. If this Agreement is deemed to be a secured transaction, you grant us a security interest in the Equipment to secure all amounts you owe us under any agreement with us, and you authorize us to file a financing statement (UCC-1). You will not change your state of organization, headquarters or residence without providing prior written notice to us so that we may amend or file a new UCC-1. You will notify us within 30 days if your state of organization revokes or terminates your existence. Except as provided in this paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. **You are solely responsible for removing any data that may reside in the Equipment you return, including but not limited to hard drives, disk drives or any other form of memory.**
4. **COLLATERAL PROTECTION; INSURANCE; INDEMNITY; LOSS OR DAMAGE:** You agree to keep the Equipment fully insured against risk and loss, with us as lender's loss payee, in an amount not less than the original cost until this Agreement is terminated. You also agree to obtain a general public liability insurance policy with such coverage and from such insurance carrier as shall be satisfactory to us and to include us as an additional insured on the policy. Your insurance policy(s) will provide for 10 days advance written notice to us of any modification or cancellation. You agree to provide us certificates or other evidence of insurance acceptable to us. If you fail to comply with this requirement within 30 days after the start of this Agreement, we may (A) secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we place insurance on the Equipment, we will not name you as an insured and your interests may not be fully protected. If we secure insurance on the Equipment, you will pay us an amount for the premium which may be higher than the premium that you would pay if you placed the insurance independently and an insurance fee which may result in a profit to us through an investment in reinsurance; or (B) charge you a monthly property damage surcharge of up to .0035 of the Equipment cost as a result of our credit risk and administrative and other costs, as would be further described on a letter from us to you. We may make a profit on this program. **NOTHING IN THIS PARAGRAPH WILL RELIEVE YOU OF RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT.** We are not responsible for, and you agree to hold us harmless and reimburse us for and, if requested, to defend us against, any claim for any loss, expense, liability or injury caused by or in any way related to delivery, installation, possession, ownership, use, condition, inspection, removal, return or storage of the Equipment. You are responsible for the risk of loss or for any destruction of or damage to the Equipment. You agree to promptly notify us in writing of any loss or damage. If the Equipment is destroyed and we have not otherwise agreed in writing, you will pay to us the unpaid balance of this Agreement, including any future rent to the end of the term plus the booked residual of the Equipment (both discounted at 4%). Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to loss or damage to the Equipment. No loss or damage shall relieve you of your payment obligations under this Agreement. All indemnities will survive the expiration or termination of this Agreement.
5. **ASSIGNMENT; YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT, without our prior written consent.** Without our prior written consent, you shall not reorganize or merge with any other entity or transfer all or a substantial part of your ownership interests or assets. We may sell, assign, or transfer this Agreement without notice. You agree that if we sell, assign or transfer this Agreement, our assignee will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the assignee will not be subject to any claims, defenses, or offsets that you may have against us. You shall cooperate with us in executing any documentation reasonably required by us or our assignee to effectuate any such assignment. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.
6. **DEFAULT AND REMEDIES:** You will be in default if: (a) you do not pay any Payment or other sum due to us or any other person when due or if you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates, (b) you make or have made any false statement or misrepresentation to us, (c) you or any guarantor dies, dissolves or terminates existence, (d) there has been a material adverse change in your or any guarantor's financial, business or operating condition, or (e) any guarantor defaults under any guaranty for this Agreement. If any amount payable to us is not paid when due, you will pay a late charge equal to: 1) the greater of ten (10) cents for each dollar overdue or twenty-six (\$26.00) dollars; or 2) the highest lawful charge, if less. If you are ever in default, at our option, we can terminate this Agreement and require that you pay the unpaid balance of this Agreement, including any future Payments to the end of the term plus the booked residual of the Equipment (both discounted at 4%). You may recover default interest on any unpaid amount at the rate of 12% per year. Concurrently and cumulatively, we may also use any or all of the remedies available to us under Articles 2A and 9 of the UCC and any other law, including requiring that you: (1) return the Equipment to us to a location we specify; and (2) immediately stop using any Financed Items. In addition, we will have the right, immediately and without notice or other action, to set-off against any of your liabilities to us any money, including depository account balances, owed by us to you, whether or not due. In the event of any dispute or enforcement of rights under this Agreement or any related agreement, you agree to pay our reasonable attorney's fees (including any incurred before or at trial, on appeal or in any other proceeding), actual court costs and any other collection costs, including any collection agency fee. If we have to take possession of the Equipment, you agree to pay the costs of repossession, moving, storage, repair and sale. The net proceeds of the sale of any Equipment will be credited against what you owe us under this Agreement. **YOU AGREE THAT WE WILL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY DEFAULT, ACT OR OMISSION BY ANYONE.** Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. You agree that this Agreement is a "Finance Lease" as defined by Article 2A of the UCC and your rights and remedies are governed exclusively by this Agreement. **You waive all rights under sections 2A-507 through 522 of the UCC.** If interest is charged or collected in excess of the maximum lawful rate, we will not be subject to any penalties.
7. **FAXED OR SCANNED DOCUMENTS, MISC.:** You agree to submit the original duly-signed documents to us via overnight courier the same day of the facsimile or scanned transmission of the documents. The parties agree that: (i) this Agreement and any related documents hereto may be authenticated by electronic means; (ii) the "original" of this Agreement shall be the copy that bears your manual, facsimile, scanned or electronic signature and that also bears our manually signed signature; and (iii) to the extent this Agreement constitutes chattel paper (as defined by the UCC), a security interest may only be created in the original. You agree not to raise as a defense to the enforcement of this Agreement or any related documents that you executed or authenticated such documents by electronic or digital means or that you used facsimile or other electronic means to transmit your signature on such documents. Notwithstanding anything to the contrary herein, we reserve the right to require you to sign this Agreement or any related documents hereto manually. By providing any telephone number, now or in the future, for a cell phone or other wireless device, you are expressly consenting to receiving communications, regardless of their purpose, at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic dialing system from us and our affiliates and agents. These calls and messages may incur access fees from your provider.
8. **WARRANTY DISCLAIMERS: YOU AGREE THAT YOU HAVE SELECTED ANY/ALL THIRD PARTY SUPPLIERS AND EACH ITEM OF EQUIPMENT BASED UPON YOUR OWN JUDGMENT AND YOU DISCLAIM ANY RELIANCE UPON ANY STATEMENTS OR REPRESENTATIONS MADE BY US. YOU WILL CONTINUE TO MAKE ALL PAYMENTS UNDER THIS AGREEMENT REGARDLESS OF ANY CLAIM OR COMPLAINT AGAINST ANY SUPPLIER, LICENSOR OR MANUFACTURER, AND ANY FAILURE OF A SERVICE PROVIDER TO PROVIDE SERVICES WILL NOT EXCUSE YOUR OBLIGATIONS TO US UNDER THIS AGREEMENT. YOU ARE NOT ENTITLED TO REDUCE OR SET-OFF AGAINST AMOUNTS DUE UNDER THIS AGREEMENT FOR ANY REASON. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, OF, AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, CONDITION, QUALITY, ADEQUACY, TITLE, DATA ACCURACY, SYSTEM INTEGRATION, FUNCTION, DEFECTS, OR ANY OTHER ISSUE IN REGARD TO THE EQUIPMENT, ANY ASSOCIATED SOFTWARE AND ANY FINANCED ITEMS. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US.**
9. **LAW, JURY WAIVER: Agreements, promises and commitments made by Owner, concerning loans and other credit extensions must be in writing, express consideration and be signed by Owner to be enforceable.** This Agreement may be modified only by written agreement and not by course of performance. **YOU AGREE THAT THIS AGREEMENT AND ANY CLAIM RELATED TO THIS AGREEMENT SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE IN WHICH OUR (OR, IF WE ASSIGN THIS AGREEMENT, OUR ASSIGNEE'S) PRINCIPAL PLACE OF BUSINESS IS LOCATED AND ANY DISPUTE CONCERNING THIS AGREEMENT WILL BE ADJUDICATED IN A FEDERAL OR STATE COURT IN SUCH STATE. YOU HEREBY CONSENT TO PERSONAL JURISDICTION AND VENUE IN SUCH COURTS AND WAIVE TRANSFER OF VENUE.** For any action arising out of or relating to this Agreement or the Equipment, **YOU AND WE WAIVE ALL RIGHTS TO A TRIAL BY JURY.**
10. **MAINTENANCE AND SUPPLIES:** The charges established by this Agreement include payment for the use of the Equipment, accessories, maintenance during normal business hours, inspection, adjustment, parts replacement, drums, cleaning material required for proper operation and black toner and developer. Paper and staples must be separately purchased by you. Facsimile maintenance is provided during normal business hours and includes inspection, adjustment, parts replacement and cleaning material required for the proper operation. Facsimile drums and toner cartridges must be purchased separately. Color toner and developers, not included in this Agreement, will be billed separately. If necessary, the service and supply portion of this Agreement may be assigned. An image is defined as an imaged one-sided sheet of 8.5" x 11" sheet of paper or smaller. When toner is part of this contract, we agree to provide toner(s) in sufficient quantities as it relates to your usage, and the manufacturers published yields which are based on 6% page coverage of toner to page ratio for black and white and 20% page coverage of toner to page ratio for full color. In the event overall toner use exceeds this, overages of toner expenses may be billed to you.
11. **EXCESS CHARGES AND COST ADJUSTMENTS:** You are entitled to make the total number of images shown under Image Allowance Per Machine (or Total Consolidated Image Allowance, if applicable) each period during the term of this Agreement. If you make more than the allowed images in any period, you will pay us an additional amount equal to the number of the excess images made during such period multiplied by the applicable Excess Per Image Charge. Regardless of the number of images made in any period, you will never pay less than the Monthly Base Payment Amount. You agree to comply with our billing procedures including, but not limited to, providing us with periodic meter readings on the Equipment. You agree that we may install an automatic meter reading agent on the Equipment. We may charge you a Meter Fee to cover our administrative costs of obtaining a meter reading if such agent is not installed. At the end of the first year of this Agreement and once each successive twelve-month period, the Monthly Base Payment Amount and the Excess Per Image Charges may be increased by a maximum of 15% of the then existing payment or charge. Images made on equipment marked as not financed under this Agreement will be included in determining your usage and excess charges.
12. **UPGRADE AND DOWNGRADE PROVISION: AFTER COMMENCEMENT OF THE AGREEMENT AND UPON YOUR WRITTEN REQUEST, AT OUR SOLE DISCRETION, WE MAY REVIEW YOUR COPY VOLUME AND PROPOSE OPTIONS FOR UPGRADING OR DOWNGRADING THE EQUIPMENT TO ACCOMMODATE YOUR BUSINESS NEEDS.**
13. **TRANSITION BILLING:** In order to facilitate an orderly transition, including installation and training, and to provide a uniform billing cycle, the start date of this Agreement (the "Effective Date") will be a date after the certification of acceptance of the Equipment, as shown on the first invoice. You agree to pay us an additional amount equal to 1/30th of the Monthly Base Payment Amount for each day between the date the Equipment is delivered and the Effective Date, which will be added to your first invoice.
14. **MISCELLANEOUS:** You authorize us, our agent or our assignee to furnish your information, including credit application, payment history and account information, to credit reporting agencies and our assignees, potential purchasers or investors and parties having an economic interest in this Agreement or the Equipment, including, without limitation, the seller, supplier or any manufacturer of the Equipment. For security purposes and to help the government fight terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each individual or commercial entity that enters into a customer relationship with the financial institution. For this reason, we may request the following identifying information: name, address, date of birth. We may also ask other questions or request other documents meant to verify your individual or commercial identity.

WARRANT/CHECK REGISTER

Town Of Twisp

Time: 12:30:25 Date: 09/26/2023

09/26/2023 To: 09/26/2023

Page: 1

Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
2061	09/26/2023	Claims	1	EFT	US Dept. of Ag. Rural Develop	683.00	
2062	09/26/2023	Claims	1	38090	Ardurra	44,888.17	
2063	09/26/2023	Claims	1	38091	Axon Enterprise, Inc	7,698.02	
2064	09/26/2023	Claims	1	38092	Andrew T Denham	383.52	
2065	09/26/2023	Claims	1	38093	Db a Fisher Refrigeration Dual Ventures Inc	233.16	
2066	09/26/2023	Claims	1	38094	David Ebenger	550.00	
2067	09/26/2023	Claims	1	38095	FP Mailing Solutions	153.27	
2068	09/26/2023	Claims	1	38096	DBA Pollardwater Ferguson Enterprises LLC #3325	910.63	
2069	09/26/2023	Claims	1	38097	Grainger	488.68	
2070	09/26/2023	Claims	1	38098	Soo Ing-Moody	63.00	
2071	09/26/2023	Claims	1	38099	Kens Pool Service Inc	242.95	
2072	09/26/2023	Claims	1	38100	Randahl S Kilmer	63.00	
2073	09/26/2023	Claims	1	38101	Methownet.com	576.00	
2074	09/26/2023	Claims	1	38102	Ok Co Electric Cooperative Inc	153.34	
2075	09/26/2023	Claims	1	38103	Ok Co Energy, Inc.	2,750.51	
2076	09/26/2023	Claims	1	38104	PUD No 1 of Okanogan County	5,867.57	
2077	09/26/2023	Claims	1	38105	SCJ Alliance	10,669.13	
2078	09/26/2023	Claims	1	38106	ST of WA Auditor's Office	15,066.52	
2079	09/26/2023	Claims	1	38107	Federal ID #91-1444603 ST of WA Dept. of Health	1,090.00	
2080	09/26/2023	Claims	1	38108	USA BlueBook	839.97	
2081	09/26/2023	Claims	1	38109	Xerox Corp	240.49	
						18,801.61	001 General Fund
						10,669.13	011 WSDOT - North End SR 20 Ped/Bike Path
						847.22	101 Street Fund
						22,974.39	102 Transportation Benefit District
						683.00	224 Debt Service - General Fund
						13,271.44	401 Water Fund
						8,858.64	404 Sewer Fund
						17,505.50	406 CWSRF - WWTP Facility Plan
						93,610.93	Claims:
						93,610.93	

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described and that the claim is a due and unpaid obligation against the Town of Twisp and that I am authorized to authenticate and certify to said claim.

Clerk/Treasurer _____ **Date:** _____

Council Signatures:

Hans Smith _____

Mark Easton _____

Alan Caswell _____

Aaron Studen _____

Katrina Auburn _____

WARRANT/CHECK REGISTER

Town Of Twisp

Time: 14:44:19 Date: 09/26/2023

09/13/2023 To: 09/26/2023

Page: 1

Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
2010	09/15/2023	Payroll	1	EFT		850.00	
2011	09/15/2023	Payroll	1	EFT		1,300.00	
2012	09/15/2023	Payroll	1	EFT		1,300.00	
2013	09/15/2023	Payroll	1	EFT		1,400.00	
2014	09/15/2023	Payroll	1	EFT		1,300.00	
2015	09/15/2023	Payroll	1	EFT		1,560.00	
2016	09/15/2023	Payroll	1	EFT		750.00	
2017	09/15/2023	Payroll	1	EFT		1,350.00	
001 General Fund						9,810.00	
						9,810.00	Payroll:
							9,810.00

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described and that the claim is a due and unpaid obligation against the Town of Twisp and that I am authorized to authenticate and certify to said claim.

Clerk/Treasurer _____ **Date:** _____

Council Signatures:

Hans Smith _____

Mark Easton _____

Alan Caswell _____

Aaron Studen _____

Katrina Auburn _____