

***APPENDIX-A - Twisp – Land Use Inventory***

## **LAND USE INVENTORY**

The total area in Twisp's incorporated town limits is slightly over 706 acres of land and water. The Methow and Twisp rivers make up just over 5 percent of the total.

Presently, 53.5 percent of Twisp's land area is used for urban purposes (residences, businesses and industry). About 36 percent of the land area is vacant while the remaining 10.36 percent is currently used for agriculture. Some of the vacant area is either excessively steep; in the flood plain of the rivers; or otherwise limited in development potential for urban uses. Green strips, parks and open space are the most suitable uses for these parcels and their development as such would enhance the appearance of the town; provide absorption areas for storm water runoff; facilitate weed and fire control; and reduce the "heat sink" effect of the paved areas.

Twisp has just less than 37 acres of developed land for every 100 persons in the town. About 31 percent is residential; 24 percent is commercial; less than 1 percent is manufacturing; roughly 19 percent is public or semi-public; and more than 26 percent is used for streets or alleys.

### **RESIDENTIAL**

There are 114.62 acres of residential land in Twisp or roughly 11.6 acres per 100 persons. The average residential lot size is about 17,000 square feet; however, lots in the range of 8,000-12,000 square feet are most common. Twisp's residential development is characterized by six major residential clusters that include a medium density core area, while lot sizes increase and density declines to a relatively low level toward the outer fringes of town.

In the core area that includes and surrounds the central business district the lots were originally platted in a grid pattern at 5,000 square feet each. Consequently, many of the homes in this area incorporate all or part of adjacent lots to supplement these smaller lots to varying degrees. Most of the town's multiple family units are located just east of the downtown core and considered as part of the core area for the purposes of this inventory. The majority of those units are located in three relatively new apartment complexes. Also, a large portion of the vacant land that has excellent residential development potential is located here.

The area immediately southeast of the core area, King's Addition, is similar to the core area except that it is made up of predominantly single family dwellings. Use in this area is largely consistent with current residential zoning.

The residential area located north of the Twisp River is made up of mostly older homes, several of which are very attractive, that date back to the early 1900s. The area along the

Twisp River has seen an increasing number of new homes. The outer fringes of this neighborhood are more rural and primarily residential with some pasture land. There is vacant land that holds residential development potential here as well.

Much of Twisp's newer and higher-value housing is located southwest of the business district, on the hill in the Painter's Addition and off Lookout Mountain Road. The lots in this area are mostly in the 10,000 to 12,000 square foot range, with houses that have been built in the last 30 to 40 years. There are a few vacant lots, as well as several larger properties (including the former Allen Elementary School property) in the area that are presently undeveloped.

The west side of town is made up of varying lot sizes with two steep banks that divide the neighborhood. The upper section includes homes along the Twisp River Road mixed with nonresidential uses—a medical clinic, the grange hall, and the town fire hall. The middle tier includes houses and duplexes of varying age and condition, with a few vacant lots. The lowest section is occupied by a large mobile home park and one single family dwelling.

There is a small cluster of homes to the south of town between the county road and the river. They are all single family dwellings and appear to be, for the most part, in fair to good condition.

The southeast residential area, south of the highway and east of the Methow River, shares some industrial and commercial use. The sewage treatment plant is next to this neighborhood and the County Assessor's land values reflect this condition. This area is where some of the substandard housing exists in Twisp; however, recent years have seen considerable interest in “fixer-upper” houses in the neighborhood. There is also a great deal of vacant space here that is suitable for a variety of uses. Many of the lots are over 10,000 square feet.

There were 505 total housing units within the town which amounts to nearly 4.41 dwelling units per acre of the residential land base. Applying the density figure to the existing vacant land indicates room for the development of close to twice the number of dwelling units that presently exists. This projection is made only to gain a perspective, though, since it fails to account for undevelopable land; land needed for services to support the residential area; and the infrastructure to support the population. However, the projection does indicate that Twisp has ample room for considerable expansion within the existing town limits.

## COMMERCIAL

There is 83.96 acres of commercial land use in Twisp which accounts for over 23 percent of the towns developed area, allocating almost 9 acres of commercial land use for every 100 residents.

The distribution of commercial use includes: 9.8 acres are used for retail stores; 60.92

acres for other services. And just less than 13 acres are mobile home parks and tourist uses. Twisp's commercial uses serve a large portion of the Methow Valley and are concentrated in a four-block area just east of Highway 20 in the central part of town, and a strip which includes a small shopping center at the south end of town where the highway curves to the east and prior to its crossing the Methow River. There is also a growing mix of commercial use along the highway after it crosses the Methow River continuing to the town limits. There are a few commercial facilities outside the town limits immediately southeast of town and a meat processing facility just outside the south boundary.

### MANUFACTURING / LIGHT INDUSTRIAL

Manufacturing and Light Industrial use (as identified by the Okanogan County Assessor) is light and presently at a low of 0.47 acres which is less than 1 percent of the developed land. The amount of this type acreage in Twisp is small and is scattered throughout the southeast section of the town.

### PUBLIC AND SEMI-PUBLIC

Over 68 acres are used for public and semi-public lands. Just over 5 acres of public land in Twisp is used for parks; almost 61 acres for other public purposes; and 1.97 acres for school district use. The town has a number of small land parcels which are developed as parks. In the central business area many of the small vacant lots between the buildings have been landscaped. The development of the small parks in the downtown makes the area much more pleasant than it would otherwise be. Twisp's largest park is located on the river front at the point where the Twisp River joins the Methow. The two largest public areas are the school grounds on the hill west of downtown and the Forest Service compound about two blocks from the business district. (As of June, 2006, the Forest Service compound has been declared surplus; the agency expects to dispose of the property no later than 2008.)

### STREETS AND ALLEYS

Twisp has 91.22 acres of streets and alleys accounting of 25.44 percent of the developed land or 9.44 acres per 100 residents. The street pattern in Twisp, of necessity, has been oriented to the limitations caused by the steep terrain and the river pattern. Poorly planned development can also be blamed for some of the random street pattern in the north, west, and south parts of town which may eventually result in access problems for potential residential use. The streets of alley right-of-ways that are not currently used should be vacated or designated as city property to avoid dispute in the future.

### VACANT LAND

Twisp has 242.21 acres of vacant land within the planning area. Platted vacant land can be found throughout the town but the largest parcels of undeveloped land are in the east portion of town on both sides of the Methow River and the southwestern portion of the

community. The old mill site is the largest vacant parcel in Twisp. There are also some larger undeveloped lots north of the Twisp River.

Table I, on the following page, shows the land use in Twisp and vicinity as calculated in 2005. Table II presents an account of the business activity in Twisp.

**TABLE 1 - LAND USE, 2005 – TOWN OF TWISP**

	<b>Total Acres</b>	<b>% of Area</b>	<b>% of Dev Area</b>	<b>Acres per person</b>
<b>Residential</b>	<b>114.62</b>	<b>17.10%</b>	<b>31.96%</b>	<b>11.60</b>
Single Family	97.04	14.48%	27.06%	10.05
Two Family	2.36	0.35%	0.66%	0.24
Multi-Family	12.69	1.89%	3.54%	1.31
Apt.	3.94	0.59%	1.10%	0.41
Motel/Hotel	6.22	0.93%	1.73%	0.64
Vacation	2.53	0.38%	0.71%	0.26
<b>Commercial</b>	<b>83.96</b>	<b>12.53%</b>	<b>23.41%</b>	<b>8.69</b>
Retail, Wholesale	9.80	1.46%	2.73%	1.01
Enter. & Service	60.92	9.09%	16.99%	6.31
Mobile Home Park	12.29	1.83%	3.43%	1.27
Tourist	0.68	0.10%	0.19%	0.07
Utilities	0.27	0.04%	0.08%	0.03
<b>Manufacturing</b>	<b>0.47</b>	<b>0.07%</b>	<b>0.00%</b>	<b>0.05</b>
<b>Public and Semi Public</b>	<b>68.3</b>	<b>10.20%</b>	<b>19.05%</b>	<b>7.07</b>
Parks	5.37	0.80%	1.50%	0.56
Public	58.07	8.66%	16.19%	6.01
Semi Public	2.92	0.44%	0.81%	0.30
School District	1.97	0.29%	0.55%	0.20
<b>Streets &amp; ROW</b>	<b>91.22</b>	<b>12.92%</b>	<b>25.44%</b>	<b>9.44</b>
<b>Developed Area</b>	<b>358.60</b>	<b>53.50%</b>	<b>99.87%</b>	<b>37.12</b>
<b>Vacant</b>	<b>242.21</b>	<b>36.14%</b>		<b>25.07</b>
<b>Agricultural</b>	<b>69.42</b>	<b>10.36%</b>		<b>7.19</b>
ag non-classified	15.93	100.00%		1.65
ag classified	53.49			5.54
<b>Land Area</b>	<b>670.2</b>	<b>94.90%</b>		<b>69.38</b>
<b>Water</b>	<b>36.0</b>	<b>5.10%</b>		<b>3.73</b>
<b>Total Area</b>	<b>706.23</b>	<b>100.00%</b>		<b>73.11</b>

Source Okanogan County GIS information 2005

**TABLE 2 COMMERCIAL ESTABLISHMENTS – TOWN OF TWISP 2006**

Type of Establishment	Number	Percentage
<b>Retail trade</b>	<b>51</b>	
Building and Equipment	6	12%
Dealers	2	4%
General Merchandise	1	2%
Food Stores	6	12%
Auto Dealers and Accessories	9	18%
Gas Stations	3	6%
Apparel and Accessories	1	2%
Home furnishings	0	0%
Restaurants and Taverns	15	29%
Drug Stores	1	2%
Other	7	14%
<b>Services</b>	<b>34</b>	
Tourist Accommodations	6	18%
Personal Services	15	44%
Repair	8	24%
Amusement	4	12%
Funeral	1	3%
<b>Offices</b>	<b>31</b>	
Finance, Insurance and	3	10%
Real Estate	5	16%
Professional	13	42%
Miscellaneous	10	32%
<b>Industry</b>	<b>21</b>	
Service, Logging,	0	0%
Road Construction,	7	33%
Building Construction, etc.	12	57%
Welding and Fabrication	2	10%

Source: Town of Twisp, 2006