

**Chapter 3
Capital Facilities Element
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CAPITAL FACILITIES

PLAN ELEMENT

Introduction

The Growth Management Act [RCW 36.70A.070 (3)] states that the Capital Facilities Plan Element of the comprehensive plan must consist of an inventory of existing capital facilities; show the locations and capacities; forecast of future needs; proposed locations and capacities; six year plan to finance capital facilities with projected funding sources; and reassessment of the Land Use Element to ensure that these elements are coordinated and consistent.

Each of these systems have been inventoried by type, level of service, and cost by year in the Six-Year Capital Facilities Plan. This plan differs from past Capital Improvement Plans since it identifies and establishes level of service standards for the city's capital facilities. This measurement will be a component of the city's concurrency management system. A level of service standard or LOS is a measurement of service to the public. It can be either a technical equation or an aesthetic rule of thumb which guides capital expenditures.

Concurrency ensures that the provision of urban public services will be present or funding is in place for capital facilities at the time of development completion or within six years. This entire plan is tied to specific funding to assure that this plan is neither a "wish list" nor a "think for today" plan on capital expenditures. In total, a Capital Facilities Plan is a good management technique to assure long range fiscal planning.

Issues and Concerns

Capital Project Guidelines and Criteria

The City of Cle Elum has traditionally been funded by real estate taxes, sales tax revenue, and services fees for the utilities provided by the city. In addition, the city has made a commitment to conserve funds when possible to assist in the offset of costs for capital expenditure by increasing service fees. This approach enables the city to spread costs in the long term for anticipated public service improvements.

The city defines a capital expenditure as greater than \$7,500.00 for an item with a life span of more than five years. This definition includes fleet replacement, street improvements, and structural improvements while not encompassing purchases such as computers, office supplies, or small equipment as capital expenditures under growth management.

Level of Service Standards

Each section of the Capital Facilities Plan will establish a Level of Service. A Level of Service is the standard by which a decision to expend capital will depend. For example:

Minimum Fire Flow Requirements

Type of Development Fire Flow
Required Minimum Duration

	GMP	Minutes
One & Two Family Residence	750	45

If the fire flow does not meet this Level of Service Standard, then a capital outlay would be warranted to bring the system to this standard. Levels of service are not static since federal, state and local regulations are often amended.

Therefore, on an annual basis the Capital Facilities program will be reviewed for adequacy and its community need. In addition, the City of Cle Elum will ensure the concurrency of urban public services. The city may impose developer impact fees to share in the cost of facility development so as to offset the costs of development, or in-kind work that promotes community needs.

Inventory and Assessment

The City of Cle Elum and the Town of South Cle Elum constructed and operated separate water systems until the water treatment plant was constructed, in 2004. The two systems have since been merged into one functional regional system located on SR 970 (within Cle Elum incorporated limits).

The existing joint City of Cle Elum / Town of South Cle Elum water system consists of three distribution pressure zones as shown on Figure 1A - Static Pressure Zone Map, and Figure 1B - Static Pressure Zone Map Enlarged View. The static pressure within the lower service Zone 1 ranges from 44 to 87 psi, within the middle Zone 2 ranges from 43 to 93 psi, and within the upper Zone 3 ranges from 63 to 98 psi. All system water supply sources are located in the lower pressure Zone 1.

The lower pressure Zone 1 is served by three reservoirs, a 200,000 gallon steel reservoir owned by South Cle Elum, and a 100,000 gallon concrete reservoir owned by Cle Elum on the east end of the system, and a refurbished 500,000 gallon concrete reservoir owned by Cle Elum that is located between pressure Zones 1 and 2. This 500,000 gallon reservoir, known as the Zone 1.5 reservoir, receives water from Zone 2 via a level-controlled solenoid/pressure reducing valve, and routes water to the two Zone 1 reservoirs through a second level-controlled solenoid/pressure reducing valve.

A single 500,000 gallon steel reservoir, owned by Cle Elum, serves pressure Zone 2 and a single 1,400,000 gallon steel reservoir, owned by Cle Elum, serves pressure Zone 3. The total reservoir capacity of the combined Cle Elum / South Cle Elum system is 2,700,000 gallons.

The joint system is supplied water from four sources. The two major water supply sources, owned by the City of Cle Elum, are surface water sources on the Cle Elum River and the Yakima River. The Cle Elum River source is currently not in use as its diversion and pumping facility

will be relocated to the Bullfrog Road Bridge area in 2007. When constructed, it will consist of eight shallow ground water wells, each with a 350 GPM submersible pump. The Yakima River Source, located at the South Cle Elum Bridge, is equipped with three 1,400 GPM pumps, although only a total of two are operated at any one time.

Water from these two river sources is pumped to Cle Elum's 4.0 MGD water treatment plant for filtration and chlorination prior to entering the distribution system. The 4.0 MGD water filtration plant is equipped with two 2.0 MGD U.S. Filter package filtration "trains", a 600,000 gallon chlorine contact basin, and a total of four 1,400 GPM effluent booster pumps, two supplying pressure Zone 2 and two supplying pressure Zone 3. A maximum of two pumps may be operated at any one time, except in emergencies. The total water treatment capacity is currently 4.0 MGD or 2,778 GPM. However, the treatment plant has been built to accommodate an additional two 2.0 MGD treatment trains and two additional effluent booster pumps within the existing building.

The Town of South Cle Elum owns two ground water sources (Well No. 1 and Well No. 7 operated as a well field) that are chlorinated prior to discharging into the distribution system. The maximum capacity of these two wells is approximately 300 GPM which brings the current maximum supply capacity from all sources to 3,078 GPM or 4,432,320 gallons per day.

A telemetry system stationed at Cle Elum's water treatment plant controls the river and well source pumps and treatment plant booster pumps operation based on the water level in the various reservoirs. The telemetry system also records water production and delivery data for use by City personnel in documenting water rights usage and system demand.

Figure 2 - Water System Schematic provides a schematic depicting the interrelationship between the water system components. The existing transmission and distribution system is looped where possible and consists of mainly 6" or larger ductile or cast iron pipes.

Existing and Future Water Demand

Annual water consumption by user category for the period January 2001 through December 2005 for the City of Cle Elum is presented in Table 1.

TABLE CF 1 – ANNUAL WATER CONSUMPTION BY USER CATEGORY JANUARY 2001 - DECEMBER 2005 (values are in million gallons per year)						
User Type	2001	2002	2003	2004	2005	Avg. 01-05
Residential	73.173	69.851	77.835	70.814	66.303	71.595
Apartments	6.236	5.574	6.499	6.348	6.661	6.264
Trailer Courts	4.156	5.501	5.561	7.125	5.330	5.535
Motels	6.015	5.417	5.092	5.747	6.939	5.842
Restaurants	9.394	9.913	9.286	9.617	9.591	9.560
Taverns	1.515	1.258	1.534	0.879	0.712	1.180
Grocery Stores	1.872	2.330	1.851	1.196	1.337	1.717
Gas Stations	1.301	1.988	1.159	1.335	1.052	1.367
Car Washes	3.111	3.235	1.901	2.112	3.509	2.774
Laundromats	1.491	1.397	1.282	1.320	1.246	1.347
Other Commercial	14.441	13.934	13.761	14.925	9.638	13.340
Churches & Halls	1.376	1.685	1.539	1.382	1.812	1.559
Parks*	1.037	1.037	1.037	1.037	1.037	1.037
Cemetery*	48.470	48.470	48.470	48.470	48.470	48.470
City Services*	0.578	0.578	0.578	0.578	0.578	0.578
Outside Sales*	3.931	3.931	3.931	3.931	3.931	3.931
Industrial	1.412	0.848	0.964	1.173	1.195	1.118
TOTAL	179.511	176.949	182.281	177.990	169.341	177.214
* Assumed values for 2001, 2002, and 2003 based on annual value for 2004.						

Projected future water services and water demand by pressure zone for the City of Cle Elum in the year 2026 is presented in Table 2. Maximum day and peak hour demands were based upon the highest demand month in the year 2003. The values in Table 2 include a 15% contingency factor to account for system losses.

TABLE CF- 2 - YEAR 2026 FUTURE WATER DEMAND BY PRESSURE ZONE						
Residential		Residential Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	703	764	3,059	4,526
Annual Demand per Service (gpd/service)	254	Annual Demand (gal/year)	74,951,400	81,455,006	326,139,874	482,546,279
Max. Day Demand per Service (gpd/service)	920	Max. Day Demand (gal/day)	743,774	808,312	3,236,422	4,788,508
Peak Hour Demand per Service (gpm/service)	1.3	Peak Hour Demand (gpm)	1,051	1,142	4,573	6,766
Apartments		Apartment Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	45	0	83	128
Annual Demand per Service (gpd/service)	921	Annual Demand (gal/year)	17,396,539	0	32,086,949	49,483,488
Max. Day Demand per Service (gpd/service)	1,745	Max. Day Demand (gal/day)	90,304	0	166,560	256,864
Peak Hour Demand per Service (gpm/service)	2.4	Peak Hour Demand (gpm)	124	0	229	353
Trailer Courts		Trailer Court Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	4	0	1	5
Annual Demand per Service (gpd/service)	7,582	Annual Demand (gal/year)	12,730,178	0	3,182,544	15,912,722
Max. Day Demand per Service (gpd/service)	17,466	Max. Day Demand (gal/day)	80,344	0	20,086	100,429
Peak Hour Demand per Service (gpm/service)	24.3	Peak Hour Demand (gpm)	112	0	28	140
Motels		Motel Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	10	2	11	23
Annual Demand per Service (gpd/service)	2,189	Annual Demand (gal/year)	9,188,328	1,837,665	10,107,160	21,133,153
Max. Day Demand per Service (gpd/service)	4,810	Max. Day Demand (gal/day)	55,315	11,063	60,846	127,225
Peak Hour Demand per Service (gpm/service)	6.7	Peak Hour Demand (gpm)	77	15	85	177
Restaurants		Restaurant Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	20	4	20	44
Annual Demand per Service (gpd/service)	1,568	Annual Demand (gal/year)	13,163,360	2,632,672	13,163,360	28,959,392
Max. Day Demand per Service (gpd/service)	3,320	Max. Day Demand (gal/day)	76,360	15,272	76,360	167,992
Peak Hour Demand per Service (gpm/service)	4.6	Peak Hour Demand (gpm)	106	21	106	233
Taverns		Taverns Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	5	1	5	11
Annual Demand per Service (gpd/service)	690	Annual Demand (gal/year)	1,448,138	289,628	1,448,138	3,185,903
Max. Day Demand per Service (gpd/service)	1,601	Max. Day Demand (gal/day)	9,206	1,841	9,206	20,253
Peak Hour Demand per Service (gpm/service)	2.2	Peak Hour Demand (gpm)	13	3	13	28
Grocery Stores		Grocery Store Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	0	1	2	3
Annual Demand per Service (gpd/service)	3,047	Annual Demand (gal/year)	0	1,278,978	2,557,957	3,836,935
Max. Day Demand per Service (gpd/service)	5,165	Max. Day Demand (gal/day)	0	5,940	11,879	17,819
Peak Hour Demand per Service (gpm/service)	7.2	Peak Hour Demand (gpm)	0	8	17	25

Gas Stations		Gas Station Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	4	2	5	11
Annual Demand per Service (gpd/service)	778	Annual Demand (gal/year)	1,306,262	653,131	1,632,827	3,592,221
Max. Day Demand per Service (gpd/service)	1,156	Max. Day Demand (gal/day)	5,318	2,659	6,647	14,623
Peak Hour Demand per Service (gpm/service)	1.6	Peak Hour Demand (gpm)	7	4	9	20
Car Washes		Car Wash Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	3	0	2	5
Annual Demand per Service (gpd/service)	3,800	Annual Demand (gal/year)	4,785,150	0	3,190,100	7,975,250
Max. Day Demand per Service (gpd/service)	5,553	Max. Day Demand (gal/day)	19,158	0	12,772	31,930
Peak Hour Demand per Service (gpm/service)	7.7	Peak Hour Demand (gpm)	27	0	18	44
Laundromat		Laundromat Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	2	0	1	3
Annual Demand per Service (gpd/service)	3,692	Annual Demand (gal/year)	3,099,434	0	1,549,717	4,649,151
Max. Day Demand per Service (gpd/service)	5,843	Max. Day Demand (gal/day)	13,439	0	6,719	20,158
Peak Hour Demand per Service (gpm/service)	8.1	Peak Hour Demand (gpm)	19	0	9	28
Other Commercial		Other Commercial Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	150	14	134	298
Annual Demand per Service (gpd/service)	304	Annual Demand (gal/year)	19,140,600	1,786,456	17,098,936	38,025,992
Max. Day Demand per Service (gpd/service)	507	Max. Day Demand (gal/day)	87,458	8,163	78,129	173,749
Peak Hour Demand per Service (gpm/service)	0.7	Peak Hour Demand (gpm)	121	11	108	240
Churches & Halls		Church & Hall Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	10	3	10	23
Annual Demand per Service (gpd/service)	534	Annual Demand (gal/year)	2,241,465	672,440	2,241,465	5,155,370
Max. Day Demand per Service (gpd/service)	2,030	Max. Day Demand (gal/day)	23,345	7,003	23,345	53,694
Peak Hour Demand per Service (gpm/service)	2.8	Peak Hour Demand (gpm)	32	10	32	74
Parks		Park Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	4	3	8	15
Annual Demand per Service (gpd/service)	568	Annual Demand (gal/year)	953,672	715,254	1,907,344	3,576,270
Max. Day Demand per Service (gpd/service)	1,789	Max. Day Demand (gal/day)	8,229	6,172	16,459	30,860
Peak Hour Demand per Service (gpm/service)	2.5	Peak Hour Demand (gpm)	12	9	23	43
Cemetery		Cemetery Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	0	1	0	1
Annual Demand per Service (gpd/service)	132,796	Annual Demand (gal/year)	0	55,741,121	0	55,741,121
Max. Day Demand per Service (gpd/service)	418,400	Max. Day Demand (gal/day)	0	481,160	0	481,160
Peak Hour Demand per Service (gpm/service)	581.1	Peak Hour Demand (gpm)	0	668	0	668

City		City Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	7	0	7	14
Annual Demand per Service (gpd/service)	317	Annual Demand (gal/year)	931,425	0	931,425	1,862,850
Max. Day Demand per Service (gpd/service)	416	Max. Day Demand (gal/day)	3,349	0	3,349	6,698
Peak Hour Demand per Service (gpm/service)	0.6	Peak Hour Demand (gpm)	5	0	5	10
Outside Sales		Outside Sale Services	Zone 1	Zone 2	Zone 3	TOTAL
		Number of Services	1	0	0	1
Annual Demand per Service (gpd/service)	10,769	Annual Demand (gal/year)	4,520,288	0	0	4,520,288
Max. Day Demand per Service (gpd/service)	14,138	Max. Day Demand (gal/day)	16,259	0	0	16,259
Peak Hour Demand per Service (gpm/service)	19.6	Peak Hour Demand (gpm)	23	0	0	23
Industrial		Industrial Services	Zone 1	Zone 2	Zone 3 - NE	TOTAL
		Number of Services	3	0	0	3
Annual Demand per Service (gpd/service)	2,678.00	Annual Demand (gal/year)	3,372,271	0	0	3,372,271
Max. Day Demand per Service (gpd/service)	5,295.00	Max. Day Demand (gal/day)	18,268	0	0	18,268
Peak Hour Demand per Service (gpm/service)	7.4	Peak Hour Demand (gpm)	26	0	0	26
		TOTAL SERVICES BY ZONE	Zone 1	Zone 2	Zone 3 - NE	TOTAL
		Number of Services	971	795	3,348	5,114
		Annual Demand (gal/year)	169,228,509	147,062,351	417,237,796	733,528,656
		Max. Day Demand (gal/day)	1,250,124	1,347,585	3,728,780	6,326,488
		Peak Hour Demand (gpm)	1,752	1,891	5,254	8,898

The future water demand for the City of Cle Elum water system in year 2026 is presented in Table 3. Table 3 also shows the current water rights status for the City of Cle Elum.

TABLE CF- 3 – CITY OF CLE ELUM WATER SYSTEM YEAR 2026 WATER DEMAND								
	System Water Demand				Source Capacity		Water Rights	
	Total Annual Demand (MG)	Average Day Demand (Gallons)	Maximum Day Demand (Gallons)	Peak Hour Demand (GPM)	Maximum Daily Capacity (Gallons)	Pumping Capacity (GPM)	Annual (MG)	Instant (GPM)
Cle Elum	733,529	2,009,668	6,326,488	8,898	6,000,000	5,556	674.5 ^a	3,731 ^a
^a Water rights including BOR contract at tentative determination (additional 593 AFY, 3 CFS). Bureau of Reclamation contract at tentative determination of 593 AFY and 3 CFS does not include development outside of Cle Elum city limits and the existing retail service area. See Chapter 4 for further water rights discussion. Also includes Suncadia transfer for 1,300 ERUs (377.2 AFY, 1,038 GPM).								

City of Cle Elum Water Rights

The City of Cle Elum maintains certified water rights from the State of Washington Department of Ecology (WDOE) for the appropriation of water from its sources.

Cle Elum

Cle Elum’s surface water claim from the Cle Elum River of 3.0 cfs (1,346 GPM) and 1,100 acre-feet per year (358.4 MG) with a priority date of June 30, 1896 was confirmed by Yakima County Superior Court (Cause No. 77-2-01484-5), Conditional Final Order for Subbasin No. 1, as part of the Yakima River Basin Water Rights Adjudication. The point of diversion of this surface water right is within the SW¼SE¼ Section 11, T. 20 N., R. 14 E. W. M., and the place of use is the service area of Cle Elum.

In 2001, WDOE approved changes to this water right as follows:

- The source of the 3.0 cfs, 1,100 acre-feet per year from either the east bank of the Cle Elum River within the SW¼SW¼SE¼ Section 30, T. 20 N., R. 15 E. W. M., and/or the Yakima River on the south bank from within the N½SE¼SW¼SE¼ and S½NE¼SW¼SE¼ Section 27, T. 20 N., R. 15 E. W. M.;
- The combined diversion from the original point of diversion and/or from either or both point(s) of diversion from the Cle Elum River within the SW¼SW¼SE¼ Section 30, T. 20 N., R. 15 E. W. M., and or the Yakima River on the south bank from within the N½SE¼SW¼SE¼ and S½NE¼SW¼SE¼ Section 27, T. 20 N., R. 15 E. W. M., on an instantaneous basis shall not exceed the confirmed 3.0 cfs instantaneous rate;

- The combined diversion from the original point of diversion and/or from either or both point(s) of diversion from the Cle Elum River within the SW¹/₄SW¹/₄SE¹/₄ Section 30, T. 20 N., R. 15 E. W. M., and or the Yakima River on the south bank from within the N¹/₂SE¹/₄SW¹/₄SE¹/₄ and S¹/₂NE¹/₄SW¹/₄S E¹/₄ Section 27, T. 20 N., R. 15 E. W. M., on an annual basis shall not exceed the confirmed 1,100 acre-feet per year; and
- The place of use is the area served by the Cle Elum and South Cle Elum new regional water supply system located within the urban growth boundaries for Cle Elum and South Cle Elum established by Kittitas County. This place of use lies within portions of Sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of T. 20 N., R. 15 E. W. M., and Section 31 of T. 20 N., R. 16 E. W. M.

Separate from this water right, Cle Elum entered into a contract (known as a Warren Act contract) with the US Bureau of Reclamation (USBR) for the delivery of water to the City. Cle Elum entered into its first contract with the USBR on July 1, 1932. The contract stated that the USBR had installed two pumps on its land near the banks of the Cle Elum River in the SW¹/₄SE¹/₄ of Section 11, T. 20 N., R. 14 E. W. M., and the pumps were connected to the City's municipal water system. The pumps were installed in shallow wells that were on land owned by the USBR, that the USBR allowed the City to use the wells and the lands on which the wells were located, and that the USBR agreed to sell the pumps and transmission lines to the City. The City agreed to pay the USBR a water rental charge (\$360 annually) for stored water to be pumped under the contract. The USBR agreed to deliver water to the pump locations in the amount of 3.0 cfs (1,346 GPM).

The next contract between the City and the USBR was executed on March 27, 1940, and renewed the Cle Elum River water delivery portion of the 1932 contract. This contract also authorized such use through the year 1962, and included provisions for automatic 10-year renewals unless notification by one party to the other that the contract would not be renewed. This contract also included language that allowed the USBR to implement current policies and procedures.

In 1972, an amendatory contract was executed as a result of the City requesting an alternate point of diversion to the existing diversion described in the 1940 contract. The City desired the alternate point of diversion for use during periods of low water in the upper reaches of the Cle Elum River or when the City's gravity flow pipeline from its existing point of diversion was out of service or during water emergencies. The USBR agreed to the alternate point of diversion which was from the Yakima River in the SE¹/₄SE¹/₄ Section 27, T. 20 N., R. 15 E. W. M. This 1972 contract was for the same instantaneous quantity of water as the previous contracts, 3.0 cfs (1,346 GPM).

In 1991, the USBR notified the City of desire to implement current policies and procedures which would likely result in a significant increase in the annual water charge of \$360 (the 1932 annual charge) paid by the City. Since that 1991 notification, the contract between the City and the USBR has not been renewed although the City's annual payments for water delivery have been made. Also in 1991, the City and the USBR entered into contract renewal negotiations. In

1996, the USBR decided not to formally renew the contract until a court ruling on water rights was made.

In the case of *The State of Washington, Department of Ecology vs. James J. Acquavella* (dated April 14, 2005), the City of Cle Elum claimed a total water right of 6 cfs and 2,310 acre-feet per year, under the terms of its Warren Act contract with the USBR, with a priority date of May 10, 1905, and the City of Cle Elum's confirmed water right with a priority date of June 30, 1896.

The court provisionally confirmed a water right of 1,591 acre-feet per year, which was the highest recorded amount withdrawn in the year 1994. The court recognized the City of Cle Elum's attempt to preserve water use for the future, but that there was not enough support for the beneficial use of 2,310 acre-feet per year. The maximum quantity allowed under the May 10, 1905 water right and the City of Cle Elum's confirmed right, with a priority date of June 30, 1896, shall be no more than 6 cfs and 1,591 acre-feet per year, from both the Cle Elum River and Yakima River.

In a supplemental report of the Court, concerning the case of *The State of Washington, Department of Ecology vs. James J. Acquavella* (dated December 4, 2006), the Court authorized the City of Cle Elum to divert 3 cfs and 1,100 acre-feet per year from the three municipal supply points of diversion with a June 30, 1896 priority date. The Court also provisionally confirmed a water right of 3 cfs and 593 acre-feet per year for continuous municipal supply to the USBR, on behalf of the City of Cle Elum, with a priority date of May 10, 1905. The maximum quantity allowed under both the City of Cle Elum's water rights shall be no more than 6 cfs (2,693 GPM) and 1,693 acre-feet per year. A Conditional Final Order (CFO) shall be issued by the Court upon the United States providing the Court with locations of the currently used points of diversion from the Yakima River and Cle Elum River and a corrected and executed contract, by January 7, 2007.

In July, 2004 the City of Cle Elum applied for a change in its 3 cfs, 1,100 acre-feet per year, water right to allow its Cle Elum River diversion be changed to a shallow wellfield. The Kittitas County Water Conservation Board and the Washington State Department of Ecology approved the requested change on July 26, 2005, which allows for the construction of eight shallow (approximately 40 to 50 feet deep) groundwater wells along the west bank of the Cle Elum River, immediately upstream of the Bullfrog Road Bridge. Each well will have an approximate capacity of 700 GPM. The maximum withdrawal rate and volume shall be 3 cfs (1,346 GPM) and 1,100 acre-feet per year, in accordance with the City of Cle Elum's June 30, 1896 water right.

Table 4 presents a summary of Cle Elum’s water rights.

TABLE CF- 4 - SUMMARY OF CLE ELUM WATER RIGHTS AND 2005 WITHDRAWALS						
Source	Water Rights				2005 Withdrawals	
	Certificate or Permit #	Priority Date	Rate (GPM)	Volume (acre-ft.)	Rate (GPM)	Volume (acre-ft.)
Cle Elum River/Yakima River	CFO for Subbasin No. 1	June 30, 1896	1,350	1,100		
Cle Elum River/Yakima River	Revised Warren Act Contract with USBR (4/15/05)	May 10, 1905	1,346	491		
Cle Elum River/Yakima River	Revised Warren Act Contract with USBR (12/4/06)	May 10, 1905	1,346	593		
Total 2005 Withdrawals					2,018	733
Total Certificated and Permitted Water Rights*			2,693	1,693		
* Includes provisionally confirmed water rights from December 4, 2006 supplemental report of the Court						

Utility Service Outside the City of Cle Elum

The City of Cle Elum requires that any application or request for water service outside the City’s service area, in excess of two (2) acres possess sufficient and perfected water rights, to be transferred to the City of Cle Elum upon annexation¹. See Ordinance Number 1087, for further details on water rights acquisition outside the City of Cle Elum’s service area.

1. At the time of this document the Cle Elum City Council is amending the city water service policy for projects/applicants that further the goals of this plan. Consequently, a subsequent update to this section is anticipated.

Suncadia owns and is planning development of approximately 1,100 acres within the City of Cle Elum, in an area known as the Bullfrog UGA. Suncadia also owns additional property adjacent to the UGA known as the Suncadia Master Planned Resort. Suncadia acquired rights to divert water from the Upper Yakima River and the Cle Elum River to provide for domestic, irrigation, and recreational uses on its property within Cle Elum’s UGA and on the Suncadia Master Planned Resort. The City of Cle Elum and Suncadia have an agreement that requires Suncadia to provide water rights for all properties it develops within the City’s UGA (with the exception of the 85-Acre Business Park and the 7.5-Acre Affordable Housing area for which the City is responsible for providing water). Thus, newly developed properties within Cle Elum’s UGA

will not be dependent upon existing Cle Elum water rights, but rather will provide their own water rights as development occurs.

Water System Requirements and Level of Service

Water systems must be able to reliably and economically supply water that meets state standards for drinking water quality in sufficient quantities and at adequate pressures to meet existing and projected demands within the planning period. Performance and design criteria upon which the system analysis are derived from the following sources:

- State board of Health Drinking Water Regulations (WAC 246-290);
- Water System Coordination Act Fire Flow Regulations (WAC 248-57);
- Sizing Guidelines for Public Water Supplies;
- Planning Handbook: A Guide for preparing Water System Plans;
- Recommended Standards for Water Works, Policies for the Review and Approval of Plans and Specifications for Public Water Supplies, A Report of the committee of the Great Lakes – Upper Mississippi River Board of State Public Health and Environmental Managers;
- Insurance Services Office Guide for Determination of Required Fire Flow;
- Public Law 93-523, Safe Drinking Water Act; and
- Public Law 99-339, Safe Drinking Water Act Amendments of 1986.

Sanitary Sewer System

The city has completed its revised plan for the Sanitary Sewer System and operates a new sewer treatment facility located on Owens Road. This Sewer Comprehensive Plan serves as a complete inventory of existing facilities and services. These projections were prepared by URS as consulting engineers for the City of Cle Elum. Included are estimates on service areas, populations, and flows. At current projections, the City of Cle Elum, has in place capacity to treat sewerage demands through the year 2020.

**Table CF-5
Existing and 2010 Projected
Discharge and Loading**

	Existing	Projected
Avg. daily flow	80,700 gpd	96,000 gpd
Max. Monthly Flow	150,000 gpd	129,000 gpd
Peak Instantaneous flow		400 gpd
BOD*	140 ppd	161 ppd
TSS**	174 ppd	201 ppd

*5-day biochemical oxygen demand

**total suspended solids loading

These projections as based on a one third reduction of infiltration and inflow (see draft Facility Plan for the city of Cle Elum Sanitary Sewer).

Level of Service Standard

The level of service standards for the system have been established in the Sewer Facility Plan for the City of Cle Elum Sanitary Sewer, Sections 2, 3 and 4 which include:

- National Pollutant Discharge Elimination Systems (NPDES) water discharge permits.
- EPA Secondary Treatment Regulations (40 CFR 133)
- State of Washington Effluent Requirements Chapter 173-221 WAC.

Public Buildings

City Hall

The City Administrator, Public Works Director, Planner, Clerk, Treasurer, Building Inspector and Plans Examiner, Utility Clerk and Mayor's offices are housed in a city owned facility located at the intersection of First Street and Oakes Avenue. City Hall currently has approximately 3,282.75 Square Feet of working space in the entire building providing the staff support necessary to run these city departments.

However, as growth continues to occur in the City of Cle Elum, a new City Hall should be built. Most likely, a bond issue would be sought to fund the expected cost of a new building at approximately (\$5M) five million dollars. The City has located a piece of property that is the approximate geographic center for the City of Cle Elum that has ample room for the City's projected space and service needs.

The new building would provide office space for the same city departments and also provide for the co-location of the City Police Department and Upper County District Court and associated services, and if built allowing for future growth of each department, alleviating the possibility of a future bond issue for a new larger building.

Level of Service

120 square feet per person/employee

Projected Capital Facility Needs

- Administrative offices for the Treasurers office
- Administrative offices for the City Clerk
- Administrative office for the City Administrator
- Administrative office for the City Planner
- New Mayors office
- Building Department
- Copy room and Mail room
- Lunch room
- Reception Area
- Utility payment center
- Council Chambers
- Police Department and Offices

- Upper Kittitas County District Court and Associated Services

Fire Protection

The City of Cle Elum is protected by a Volunteer Fire Department. The City of Cle Elum and Town of South Cle Elum have a mutual fire response agreement in place at this time. This provides the cities with a larger pool of manpower. The district provides service for an area of 5.0 square miles.

The City of Cle Elum has a mutual response emergency medical service agreement with Kittitas County Hospital District #2 for aid calls in the City of Cle Elum and South Cle Elum for advanced patient care and life support. The City of Cle Elum responds to all aid calls in South Cle Elum and has positioned an EMT jump kit at the South Cle Elum Fire Hall for first responders to use until an Aid Car arrives.

In South Cle Elum, there is a fire station with attached City Hall. It stores two fire trucks, 1950 and 1951, which may be replaced in the next ten years. The Cle Elum aid car is housed at Station #1. The Cle Elum Fire Department is also the backup ambulance when KVCH #2 is out of their service area lending our district to grow their boundaries. The Cle Elum Fire Department is actively involved with the Kittitas County Mutual Aid agreement allowing bordering districts to give and receive help.

The Cle Elum Fire Department operates two stations: Station #1 is located at 2nd and Pennsylvania. This new fire station has four bays, meeting room, six dormitories, four offices, a kitchen and day-room, and showers. The new fire hall was completed in 2005. In this station are housed a 1997 Ford aid-car, 1986 Brush Truck, and a 1997 Structural Fire Engine, 1994 Water Tender, and a 1934 Studebaker Fire Engine which is an “ornamental” piece of equipment used for parades, funeral and the like. The Chiefs emergency response vehicle, a 1996 Ford Crown Victoria, also resides at this station.

Station #2 is located at 2nd and Kittitas Avenue. Located at the station are a 1988 Stuphen Truck with 1250 gpm Pump and 1,000 gallon tank, a 1986 support vehicle which carries the “jaws of life” and other emergency response equipment and a 1948 Seagraves Engine.

An Aid Car is operated by the city of Cle Elum which uses a Holmotro Rescue Tool a.k.a. “the jaws of life” to extract trapped people in car accidents. This service is provided to sites outside the fire district from Elk Heights to Snoqualmie Pass, from Blewett Pass ½ the way to Ellensburg and west of Cle Elum on 970 to the roads terminus.

In 2006, the City of Cle Elum has grown to approximately 2,060 acres or 3.22 square miles. The fire flow from the water supply is sufficient for current needs in most areas. With the addition of more structures within the city, the Fire Department will have to rely on the assistance of “mutual aid” primarily for manpower, and to a lesser extent for equipment. In the next 20 years due to a demand on service, state requirements, equipment costs and OSHA requirements the cities of Cle Elum and South Cle Elum should regionalize their independent Fire Departments and form a Fire District. This would benefit upper-county residents by the allowing for the

consolidated and shared purchase of new equipment and the increased training and availability of personnel to allow better protection of both communities and the upper county as a whole.

Level of Service Standard

The Cle Elum Fire Departments goal, which is not always possible because of manpower shortages, weather events and road conditions, is to respond on scene to an emergency call within in 5 minutes of the receipt of that call.

Table CF- 6 Projected Capital Facility Needs

	<u>Year</u>	<u>Cost</u>
<u>Fleet</u>		
Fire Truck (Fire Station #1) Stuphen *Re-Certify or Replace	2009	\$250,000
(Fire Station #2) Aid Car	2008	\$175,000
<u>Fleet</u>		
Three-Stage Ladders (3)	2007	\$3,000
<u>Facility</u>		
Emergency EOC Generator	2010	\$70,000

Police Protection Inventory

The Cle Elum Police Department is responsible for police services to the communities of Cle Elum, South Cle Elum and Roslyn. Although the department is physically sited in Cle Elum; it provides services equally to all of the three aforementioned jurisdictions which comprise about 5,000 total residents.

The Cle Elum Police Department currently consists of a Police Chief and 6 full time officers. The department also employs 1.75 equivalent FTE’s for records keeping and general office duties.

The Upper Kittitas County has experienced sharp increases in growth and population. Although a large portion of this growth has occurred outside the incorporated limits of the Cities the Police Department serves, it has created a measured and direct impact on the level of police services required

Currently the Cle Elum Police Department provides 24-hour continuous police coverage to the three communities, with response times usually not exceeding 5-minutes. With current staffing levels, the department is usually able to double up coverage at night and on weekends (typically peak police service demand times).

Excluding time spent in vehicles, all officers and civilian employees work out of the same facility located on East First Street. The location is also shared by the Upper Kittitas County District Court. The current police facility consists of an administrative/records keeping office that is shared by the 1.75 FTE employees. The building also has a Chief's office and a corporal's office (currently shared by the department's two-corporals). The remaining four officers share a large squad room, which is also used for interviews, reports, detainments and storage. The building also includes an evidence room, small break room and restroom facility. Because Cle Elum does not operate a jail facility, the building does not have a short-term or long-term holding area. All persons requiring booking into jail are transported to the Kittitas County Jail located in Ellensburg, WA.

Currently the Cle Elum police department maintains 9 patrol vehicles. Each officer is assigned a patrol vehicle, while two 4x4 jeeps are stored for winter and/or emergency use. All vehicles in the Cle Elum police fleet are purchased as "used-vehicles" from agencies that surplus them. The Cle Elum police department has recently partnered with the *Life Support Organization*, which has provided financial assistance in purchasing patrol vehicles.

Police Protection Future Needs

As the communities the Cle Elum police department is responsible for continue to grow, it is obvious that the police department will be required to grow in order continue to provide an acceptable LOS for its operations. The primary challenge in maintaining an acceptable LOS is maintaining sufficient staff levels to meet service call needs. Ideally, the Cle Elum Police department should have 2.1 officers for every 1,000 citizens it is responsible for policing. However, as discussed earlier, officers are dramatically impacted by the recreational tourism that is booming in Kittitas County. Because of this the required amount of offices needed to maintain an acceptable LOS may be higher than formulated.

The addition of patrol officer positions would also generate a need for additional supervisors, such as an assistant chief and additional sergeant/corporal positions. As the communities continue to grow, there is an obvious additional need for a detective(s) and a K-9 officer.

Officer assigned vehicles has proven to extend the life of patrol vehicles. It has been Cle Elum's experience that officers take better care of assigned vehicles versus the random use of vehicles on a day to day or shift to shift basis. Consequently, for each new officer added an additional patrol car would be required. Basic equipment is also needed for each officer, including; uniforms, ballistic vest, primary service weapon, long-rifle, tazer, radio, and cellular phone. Presently the Cle Elum police department budgets an average of \$500 per officer, per year for outside travel and training.

As noted elsewhere in this chapter, as the Police Department continues to grow, the need for bigger and more comprehensive police facilities becomes evermore apparent. While a detailed study would need to be completed to determined the exact size and accommodations of the new police facility, the following areas must be addressed; chiefs office, assistant chiefs office, sergeant/corporals office(s), large squad room, administrative office, records office, records

room, evidence room, armory, holding/interview room, storage areas, garage, restrooms, and locker room (including showers).

Level of Service Standard

- Continue twenty-four (24) hour coverage.
- Response time of three to five (3-5) minutes.
- Continue the four to six (4-6) hours of over lap time.
- Service area consisting of the Cle Elum, Roslyn and South Cle Elum.
- Continue DARE program.
- Continue and expand the Bicycle Safety Program.
- Crime Prevention Officer for residential and business owners.
- Continue community oriented policing through education and communication.
- Hire a Detective to respond to different cases.

Parks and Recreation

The City anticipates adding a Parks and Recreation Element to its Comprehensive Plan in 2007. This updated version will be incorporated into the Cle Elum Comprehensive Plan through an amendment.

Level of Service Standard

It is the goal of the City of Cle Elum to provide its resident's and the surrounding community with a system of recreational facilities that are attractive, safe, functional and available to all segments of the population.

To provide for this broad goal, the City of Cle Elum needs to commit the necessary resources to provide the following items for park systems.

- Develop a maintenance plan for parks and recreation.
- Develop a plan for the improvement of the Centennial Park Ballfield.
- Encourage greater use of parks for locally sponsored activities.
- Construct new picnic tables at all parks.
- Replace soil under play ground equipment.
- Improve parking at all parks.
- Improve lighting at all parks.
- Install new grass at Memorial Field and Centennial Park.
- Provide for and renovate existing restroom facilities at all parks.

The goals and policies adopted in the Comprehensive Plan will provide policy and regulatory guidance on the implementation of the parks and recreation plan. It will also provide assistance in the acquisition of grants and loans for the implementation of the parks and recreation plan.

Library

The Carpenter Memorial Library is a single building located at the intersection of Second and Pennsylvania in the City of Cle Elum and provides library services to the entire county. The current building is approximately 2,559 square feet in size, and has a capacity of 14,700 volumes. In 2005 the Carpenter memorial Library had approximately 2,000 open hours, had 27,788 patron visits and a circulation of 19,789 materials. Additionally, 8,500 hours were logged on computers; 2,084 of which were logged by “visitors” without Library Cards. The Library offers a free summer access for all children (regardless of residency) through a summer reading program. Forty-percent of Library patrons live in the rural unincorporated areas of Kittitas County, while sixty-percent resided within the incorporated areas of Kittitas County. The projected operating budget for the 2007 year is projected to be \$62,000. Table CF-8 shows library patronage.

The library carries a wide selection of local and Pacific Northwest collections and other popular materials. The Library Collection is currently as follows (Table CF 7):

Table CF-7 Library Inventory

<u>Type</u>	<u>Number</u>
Print	13,000 Volumes
Audio-Visual (CDs, audio books, etc)	550 items
Internet Access	2 Terminals
Newspapers and Magazines	40+ Subscriptions

The library also serves as a meeting area for non-profit groups and a community meeting place for the City of Cle Elum residents, in addition to its other uses. As the county grows, the need for a larger library will continue. It is expected that any remodeling of the existing building will need to occur within the next ten (10) years.

An updated, expanded selection will need to be bought, in conjunction with the remodeling. A computer up-link between the Cle Elum, Roslyn, and High School libraries should also be considered to further compliment the overall selection of materials in the upper county.

Table CF-8 Library Patronage

<u>Year</u>	<u>Number of Patrons</u>
-------------	--------------------------

2006	21,788 (actual)
2007	22,442
2008	23,115
2009	23,808
2010	24,522

Future Capital Facility Needs

<u>Facility</u>	<u>Year</u>	<u>Cost</u>
Addition to current structure	2016	Unknown
Expanded selection of Children's materials	2010	Unknown

Cemetery

The Cemetery is operated and maintained by the City of Cle Elum, and the City Clerk also serves as the Cemetery Sextant. The Cle Elum Cemetery is a facility which provides plots and perpetual care to both City residents and non residents. The cost for a plot is 636.00 for a city resident and 1,060 for a non-resident. People residing as far away as California, Oregon and the Seattle Area have chosen to be buried in the Cle Elum Cemetery.

The Cemetery currently buries 20-30 people each year. The cemetery is 43.39 acres in size, with approximately 1/4 of the area used and 3/4 still wooded and/or unused. The cemetery was expanded by 10-acres through the Suncadia Master Planned Resort Expansion in 1997. The only significant cost remaining to the city is the extension of water lines for irrigation and the costs of maintenance. Cle Elum does not anticipate using this new expansion area nor extending irrigation services, within the 20-year planning period.

Health Care

Kittitas County Community Hospital District #2 currently operates an urgent care facility, EMT Unit and clinic in Cle Elum. City residents must travel east to Ellensburg or west to the Seattle area for specialized medical attention. As the population grows within the city and in the region as a whole, a need for expanded medical facilities is apparent. KVCH District #2 has proposed a 14,000 square foot addition to their clinic and urgent care facility to begin in 2007. However, beyond emergency patient stabilization and first response care, people will still need to travel to Ellensburg or the Seattle Area for hospitalization and specialized medical care.

**Table CF-9
Six-Year Schedule of Capital Improvements
2006/2007 Revenues and Expenditures**

Fund	Department/Fund	Amount- 2006	Amount- 2007
Current Fund Revenue	Beginning Net Cash	\$200,000	\$186,000
	Taxes	\$1,049,835	\$1,080,670

	Licenses & Permits	\$131,000	\$139,850
	Intergovernmental	\$283,462	\$169,343
	Fines & Forfeitures	\$65,000	\$60,000
	Charges for Service	\$52,700	\$46,350
	Miscellaneous	\$55,750	\$53,100
Total Current Fund Revenues		\$1,837,747	\$1,735,313
Revenue/Expenditures			
Expenditures	General Government Services	\$342,294	\$328,393
Expenditures	REET (City Hall)	\$0	\$0
Expenditures	Police	\$922,949	\$922,835
Expenditures	Fire	\$104,290	\$95,880
Expenditures	Parks/Recreation (includes Swimming Pool, Athletic Field Rehabilitation, Fireman Park)	\$212,595	\$124,290
Est			
Revenue/Expenditures	Coal Mine Trail	\$14,600	\$9,600
Est			
Revenue/Expenditures	City Street	\$445,940	\$993,000
Est			
Revenue/Expenditures	D.A.R.E.	\$0	\$0
Est			
Revenue/Expenditures	Tourist Support	\$126,500	\$148,000
Est			
Revenue/Expenditures	Library	\$61,850	\$76,830
Est			
Revenue/Expenditures	Cemetery	\$39,373	\$45,975
Est			
Revenue/Expenditures	Water/Sewer	\$1,607,309	\$1,315,697
Est			
Revenue/Expenditures	Sanitary	\$392,445	\$386,650
Est			
Revenue/Expenditures	Airport	\$244,638	\$737,013
Other			
	Police Equipment	\$76,825	\$60,760
	Water/Sewer	\$707,973	\$724,243
	Fire Truck Cumulative	\$44,500	\$50,500
	Water Rehabilitation	\$35,000	\$20,221
			\$6,039,887

Source: City of Cle Elum's 2006 and 2007 Budget (Note: these are excerpts from certain revenue and expenditures from the budget.)

**Table CF-10
Capital Facilities Plan**

Project/Facility	<u>2006- 2012</u>	Total Project Cost	Revenue Source
General Government			
Building/Computers	2006- 2007	\$14,300	Local
Police Department (Reserve)			
Vehicles	2006	\$22,500	Life Support
Fire Department			
Truck Reserve	2006- 2007	\$20,000	Local
Parks Department			
Equipment/Improvements	2006- 2007	\$10,800	Local
Skate Park	2006	\$65,000	County
Athletic Fields	2006- 2007	\$100,000	County/Local
Street Department			
Street Lighting	2006- 2007	\$60,180	Local
Equipment	2006- 2007	\$20,000	Local
Bridge (streets)	2006- 2007	\$1,200	Local
Grader Repair	2006	\$10,000	Local
Pavement Preservation	2006	\$705,200	TIB/Local
Second Street Sidewalk Project	2006	\$428,006	TIB/DOT/Local
Snow Removal	2006	\$10,000	Local
Water/Sewer Department			
Vehicle Replacement-Filter Plant	2006	\$10,000	Local
Capital Replacements-Filter Plant/Pump	2006	\$21,700	Local
Grader Repair	2006	\$10,000	Local
Hydrant/Water Main	2006	\$28,450	Local/County
1st Street Extension	2006	\$22,000	Local/County
Sewer Lift Project	2006	\$72,201	Local/County
Computer/Software	2006	\$1,000	Local
Cement Mixer	2006	\$1,000	Local
Portable Generator	2006	\$1,500	Local
Altitude Valve	2006	\$11,658	Local/USDA
Metal Detector	2006	\$1,600	Local
Replacement Vehicles/Equipment	2006- 2007	\$40,000	Local
Trench Box/Trash Pump	2006	\$6,500	Local
Airport Fund			
Study/Improvement	2006- 2007	\$937,500	TIB/DOT/Local

Projects and Funding Sources

Table CF-9 identifies the City's 2007 Revenues, while CF-10 is a listing of the identified projects/equipment in the 2007 -2013 Capital Improvement Program. This section will be updated as more current information is available.

Goals and Policies

Goal CF-1: To assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.

Policies:

CF-1.1: The city provides garbage services, police operation, animal control, library services, and some recreational services to the residents of the city, South Cle Elum, and areas of the unincorporated county. The city of Cle Elum should discuss and exchange population forecasts, development plans and technical data with the agencies identified in this plan for a regional approach to these services.

CF-1.2: The city shall coordinate its land use and public works planning activities with an ongoing program of long range financial planning, in order to conserve fiscal resources available to implement the capital facilities plan.

CF-1.3: The city shall continue to pursue further, and maintain existing, interlocal service agreements for the provision of water, sewer, fire, and police protection. These interlocal service agreements should set forth the terms and limitations.

CF-1.4: Surplus water shall not be sold outside of the city limits except in extraordinary circumstances (as determined by City Council, such as to solve immediate health or safety problems threatening existing residents).

CF-1.5 Interlocal service agreements with other districts which do supply water services outside their Urban Growth Area boundaries shall specify the limitation of the use of the surplus water consistent with countrywide land development pattern.

CF-1.6: The city shall upgrade, or cause to be upgraded, the city water system to reduce loss from leakage and excessive use.

CF-1.7: The city shall pursue funding sources for the proposed extensions of the wastewater treatment system, including local improvement district financing and state and federal grant programs.

CF-1.8: The city should pursue state funding for the further development and maintenance of the Chicago-Milwaukee Railroad right-of-way recreational link to the city of Roslyn through grant

programs sponsored by the Department of Natural Resources and the Interagency Committee on Outdoor Recreation and others.

CF-1.9: The City shall adopt a Six-Year Capital Facilities Plan concurrent with the adoption of the 2007 Annual Budget and Capital Improvement Program [BCIP]. The Capital Facilities Plan [CFP] is an ongoing capital budget and facilities program addressing both revenue and expenditures on projects affecting the City's level of service delivery. The Six-Year Capital Facilities Plan will be updated and amended as more current information becomes available, or as significant changes, or priority changes, occur.

Goal CF-2: To ensure that the continued development and implementation of the Capital Facilities Plan reflects the policy priorities of the city.

Policies:

CF-2.1: High priority of funding shall be accorded projects which are consistent with the adopted goals and policies of the Comprehensive Plan and City Council.

CF-2.2: Projects shall be funded only when incorporated into the city's budget, as adopted by the City Council (exception: Emergency Situations or Grant Funded Projects which may require matching funds and/or other Capital Expenditures.

CF-2.3: Capital projects that are not included in the Six Year Capital Facilities Plan and which are inconsistent with the comprehensive plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the city's annual budget.

CF-2.4: The Six- Year Capital Facilities Plan shall be updated annually prior to the city's budget process, and as often as practicable for the addition and inclusion of new information.

CF-2.5: All city departments shall review changes to the CFP and shall participate in the annual review.

Goal CF-3: To actively influence the future character of the city by managing land use change and by developing city facilities and services in a manner that directs and controls land use patterns and intensities.

CF-3.1: Development shall be allowed only when and where all public facilities are adequate and only when such development can be adequately served by essential public services without reducing level of service standards else-where.

CF-3.2: If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

CF-3.3: A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in this plan, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy.

“Concurrent with the development shall mean that improvements or strategy are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years, except in the case of public schools, whereby a financial commitment to complete the improvements within three years is required.”

CF-3.4: Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, and fire departments, for available capacity to accommodate development and needed system improvements.

CF-3.5: New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment whenever practicable.

CF-3.6: City plans and land development regulations should identify and allow for the siting of essential public facilities. Cle Elum shall cooperatively work with surrounding municipalities and Kittitas County during the siting and development of facilities of regional significance.

CF-3.7: Development proposals within the city should incorporate construction designs which minimize water and energy consumption.

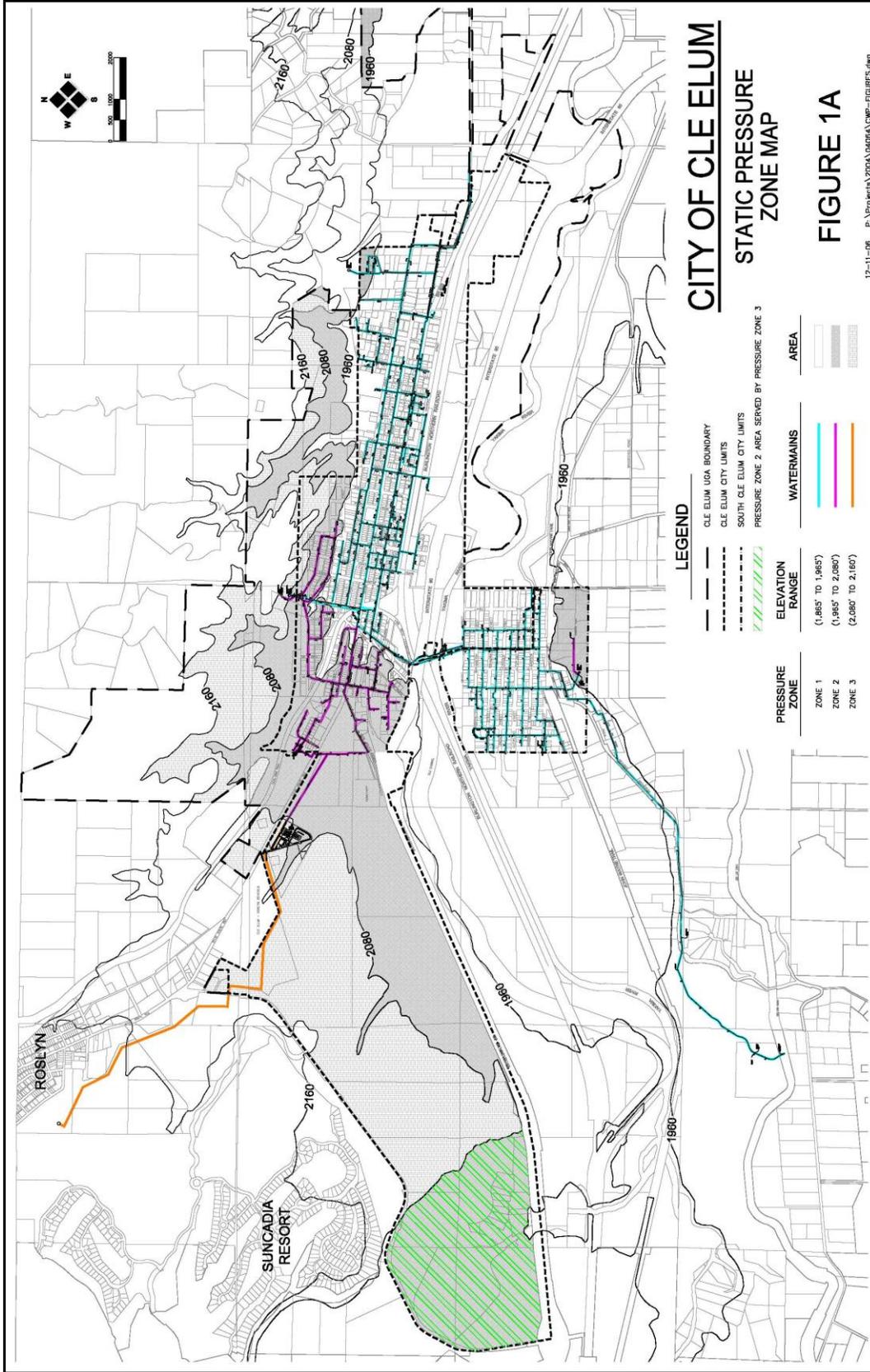
Goal CF-4: To finance the city’s needed capital facilities in as economic, efficient, and equitable a manner as possible.

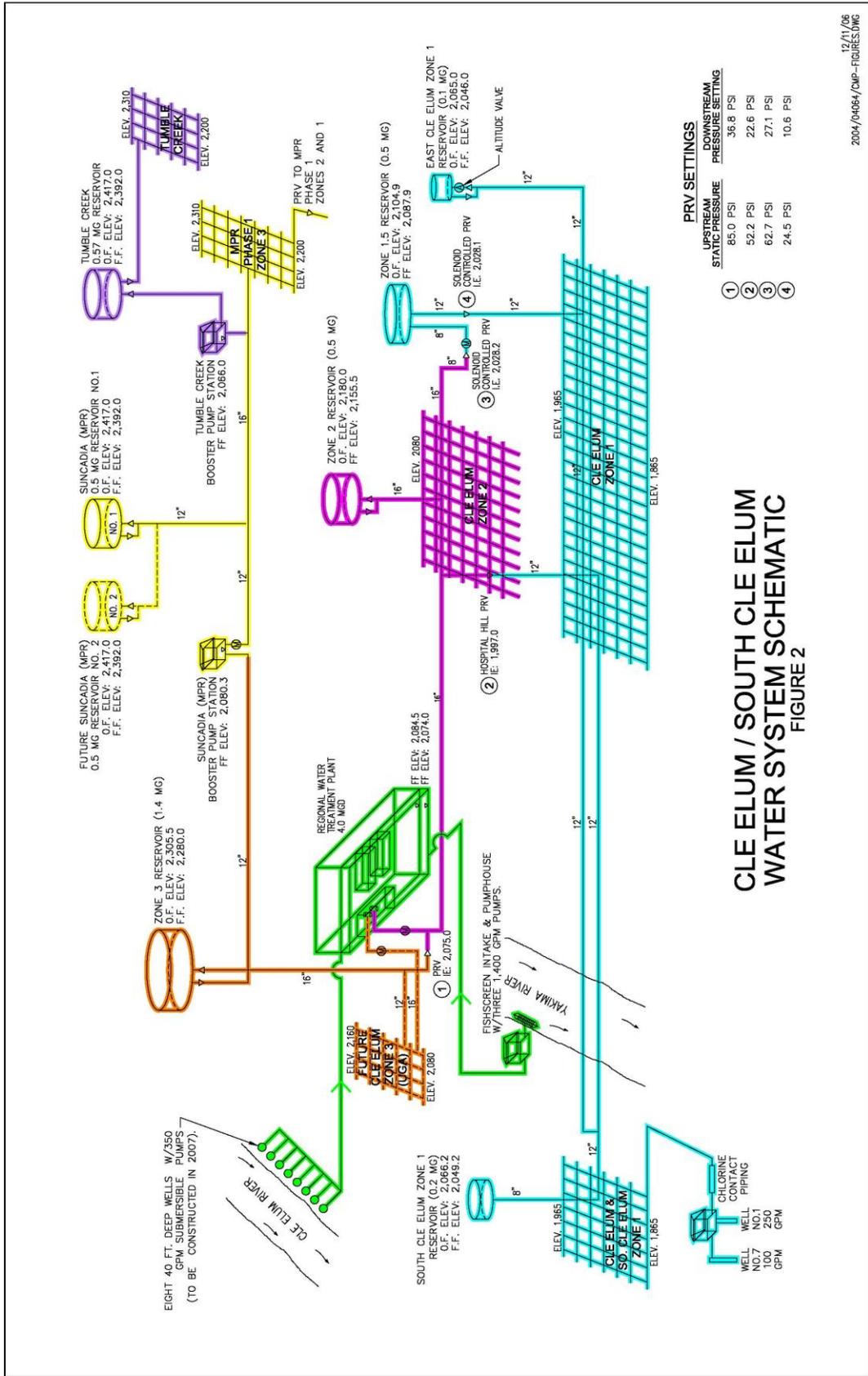
CF-4.1: The burden of financing capital improvements should be borne by the primary beneficiaries of the facility.

CF-4.2: General revenues should be used only to fund projects that provide a general benefit to the entire community or the general government functions of the city.

CF-4.3: Long term borrowing for capital facilities should be considered as an appropriate method for financing large facilities that benefit more than one generation of users.

CF-4.4: Whenever possible, special assessments, revenue and other self supporting bonds will be used instead of tax supported general obligation bonds.





PRV SETTINGS

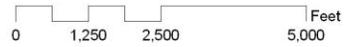
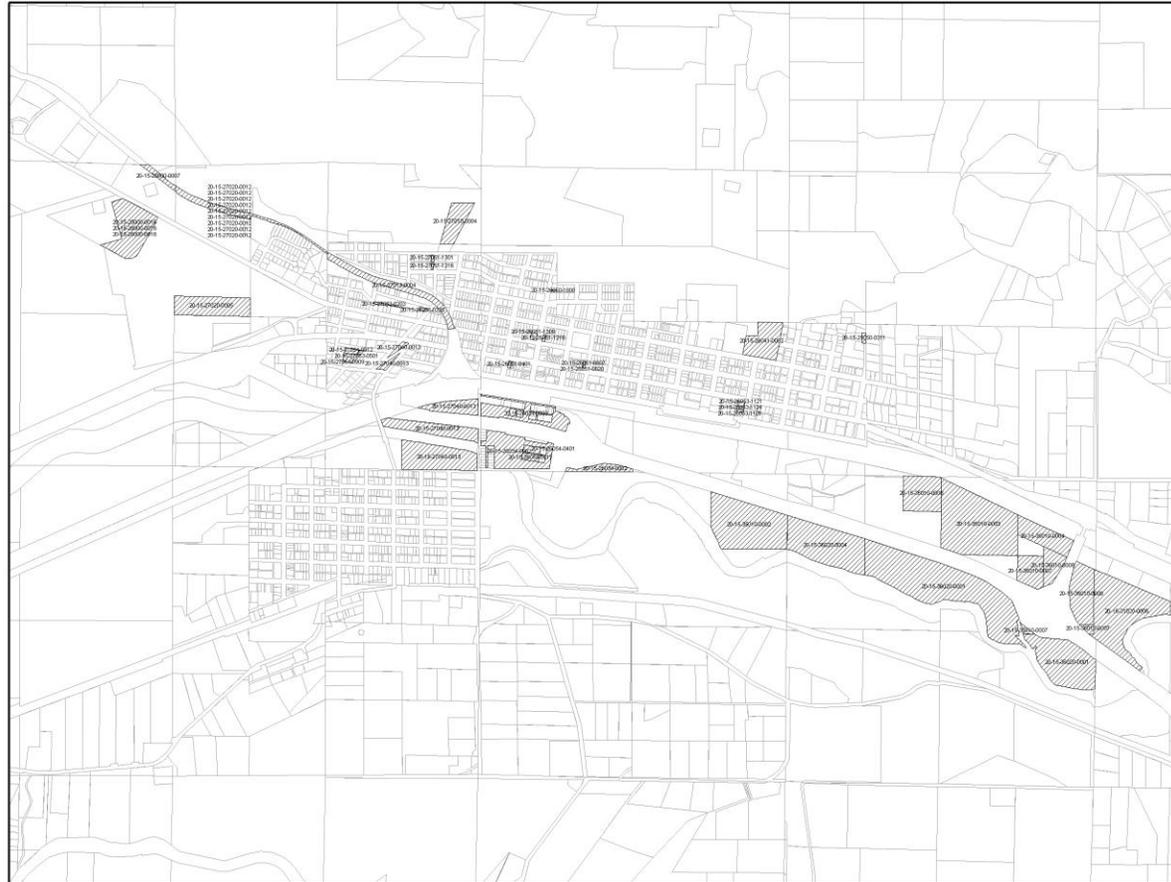
UPSTREAM STATIC PRESSURE	DOWNSTREAM PRESSURE SETTING
① 85.0 PSI	36.8 PSI
② 52.2 PSI	22.6 PSI
③ 62.7 PSI	27.1 PSI
④ 24.5 PSI	10.6 PSI

CLE ELUM / SOUTH CLE ELUM WATER SYSTEM SCHEMATIC
FIGURE 2

12/11/06
 2004/04/064/CWP-FIDURES.DWG

City Parcels

- Legend**
- ▨ Airport
 - ▨ Hanson Pond Area 22.47 Acres
 - ▨ Hanson Pond Area 46.56 Acres
 - ▨ Sewer Plant Property 6.52 Acres
 - ▨ Sewer Plant Property 7.81 Acres
 - ▨ Sewer Plant Property 28.19 Acres
 - ▨ Hanson Pond Area 14.04 Acres
 - ▨ 56 Acres
 - ▨ Old Cemetery
 - ▨ Water Treatment Plant
 - ▨ Coal Mines Trail 1.93 Acres
 - ▨ Steep Hillside
 - ▨ Water Reservoir Roslyn Add Lots 3-14, Block 2
 - ▨ Water Reservoir Reed's Second Add Lot 16, Block 13
 - ▨ Water Reservoir Reed's Second Add Lots 1&2, Block 13
 - ▨ Water Reservoir Reed's Second Addition Blk 7
 - ▨ Reed's Second Add Lots 3-5 Blk 6
 - ▨ Cle Elum "Wye" 7.21 Acres
 - ▨ 1.53 Acres
 - ▨ Memorial Park 12.45 Acres
 - ▨ Storage Building & Pump Station
 - ▨ Cemetery 12.42 Acres
 - ▨ Cemetery 4.36 Acres
 - ▨ Cemetery 2.16 Acres
 - ▨ Coal Mine Trail 4.24 Acres
 - ▨ Cemetery 9.97 Acres
 - ▨ Coal Mine Trail 4.23 Acres
 - ▨ Water Reservoir
 - ▨ Tillman Creek
 - ▨ Restrooms
 - ▨ Pennsylvania Ave. Fire Station
 - ▨ Cle Elum City Hall
 - ▨ Downtown Restroom
 - ▨ E. Interchange Pond
 - ▨ East Interchange Pond
 - ▨ Hill Crest Add
 - ▨ Library
 - ▨ Nursing Home 12&13
 - ▨ Nursing Home 9-11
 - ▨ City Shop C
 - ▨ Nursing Home Property
 - ▨ 8 Acres
 - ▨ 18.17 Acres
 - ▨ 4.35 Acres
 - ▨ Balmer's Add Future
 - ▨ Centennial Center & Park
 - ▨ City Shop
 - ▨ City Shop A
 - ▨ City Shop B
 - ▨ parcels layer
 - ▨ Hillcrest Addition, So 03' of Lots 7&8, Block 18
 - ▨ Hazelwood Add Lots 26-27, Block 11
 - ▨ Connell's Add So of 1-90, Lots 11-16 Blk 4



Cartographer:
DB Wilburn

Siting of Essential Public Facilities

GMA states that the comprehensive plan for each county and Town planning under the Act shall include a process for identifying and siting essential public facilities. Such facilities are typically difficult to site and the GMA further indicates that no local comprehensive plan or development regulations may preclude the siting of essential public facilities. For Kittitas County and the Communities within it, the decision was made by the Kittitas County Council of Governments to address the issue of siting essential public facilities in a County-wide, coordinated effort.

Essential public facilities (EPF) of a countywide or a statewide nature are those that have inherent characteristics that make them difficult to site. These characteristics may include facility size, land consumption uses, traffic impacts, noise, odor, safety concerns and utility needs. As a result of these characteristics, many EPF are considered “locally unwanted land uses” or LULU’s, while still other types of EPF may be desirable.

Multiple permit processes are acknowledged as being confusing to applicants for EPF and to citizens that have an interest in the siting process. It is the desire of the county and the cities/towns that plans and regulations address EPF in a consistent and coordinated manner. Therefore, this comprehensive plan and the subsequent implementing development regulations establish the following policies that are described within the Kittitas Countywide Planning Policies adopted by and ratified by each community and attached herein in Appendix 1.

Appendix 1
Kittitas County Countywide Planning Policy
Regarding the Siting of Essential Public Facilities

Cle Elum Municipal Airport

The Cle Elum Municipal Airport is more than a transportation facility; it is an essential public facility. The Cle Elum Municipal Airport has been included in the Federal Aviation Administrations National Plan of Integrated Airport Systems (NPIAS). It is envisioned as a vital element to the future of Cle Elum's economy that could provide aircraft services, flight training, and other airport related activities. Future development activity and expansion of the Cle Elum Municipal Airport is guided by the 2006 Cle Elum Airport Layout Plan.

The Cle Elum Municipal Airport is located one mile east of the City of Cle Elum and is a significant general aviation airport in the Central Cascades Region. Interstate 90 and state Highways 10, 903 and 970 [provide roadway access to Cle Elum].

The Cle Elum Municipal Airport has an elevation of 1,945 feet (NAVD 88). The surrounding terrain is mountainous and forested. The airport was established in 1959 through a land purchase from the Department of Natural Resources and is presently 133.74 acres in size. There exists one runway, runway 7-25, at a length of 2,522 feet and a width of 40 feet. The runway has 130-foot displaced thresholds at both ends. There is one midfield connector taxiway at the airport (Taxiway A) with a length of 375 feet and a width of 30 feet. Taxiway A is lined with reflectors to provide guidance during night operations.

The airport has five individual hangar buildings that can store a total of six aircraft. All hangars are located on the south side of Runway 7-25. Each hangar is privately owned and under a ground lease from the City of Cle Elum. In addition to the Hangars, there is a 240 s.f. building, owned by the City, which is used as a pilots lounge.

Airport Activities

The inventory report of annual aircraft operations numbers 5,000; 3,000 of which are itinerant and 2,000 of which are local. These numbers are also expected to support modest increases as the upper county continues to grow and as the Suncadia Master Planned Resort reaches full build out. The Cle Elum Municipal airport serves general aviation demand generated by Cle Elum, Suncadia and surrounding communities' generally within a 30-minute drive time (e.g. South Cle Elum, Roslyn, Ronald, Suncadia, Ellensburg). The concept of "general aviation" includes all aviation uses except scheduled commercial passenger airline service and military operations. General aviation uses are both personal and revenue generating.

An Airport Layout Plan (ALP) was approved by City Council in of 2006. A primary purpose of the ALP Update was to determine the existing and future role of the airport and to provide the city with information and direction in the future planning and continued development of the airport. Another objective of the ALP was to lay the groundwork for the programmed WSDOT and FAA funding for a full airport reconstruction, land acquisition, hazard removal and airport facilities improvement program. The ALP consisted of inventories, forecasts of aviation demand, demand/capacity analysis, facility conditions and requirements, airport layout plans and land use data.