

**Chapter 1  
Land Use Element  
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## **Introduction**

Cle Elum's development pattern is the result of its unique geography, nestled linearly in the Yakima River Corridor and the foothills of the Cascade Mountain Range. The Yakima River defines a rich and environmentally sensitive river valley. The historic development activities of the Railroad, Coal Mines and Timber Harvesting, and the built environment including the Interstate 90 interchanges and the Suncadia Master Planned Resort, are the predominant influences molding the City's present and future development.

The evolving character of Cle Elum will depend in large part upon the type of community the citizens will support through its land use policies. The future land use pattern of Cle Elum will strive to reflect the small town qualities, rich cultural history and natural beauty that current residents expect and desire to preserve.

This Land Use Plan Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the un-incorporated areas of the Urban Growth Area (UGA). It identifies trends and projects potential growth within recognized "opportunity areas".

This Land Use Plan Element outlines the proposed general distribution and location of various uses of land within the planning area, which consists of the City of Cle Elum and the Potential Annexation Area, which is the area within Kittitas County that is Cle Elum's designated annexation area. This element consists of two major components: (1) a map that illustrates the general location of land use designations; and (2) goals and policies that guide future development. In addition there are reviews of existing land use trends, including future development potential and a review of policy decisions, which together have laid the foundation for the goals and policies in this element.

More important than the components of the element, however, is the purpose that the element serves. The Land Use Element will guide all decisions about where development takes place. It will also guide when development takes place, because land use policies determine the scheduling of capital improvement expenditures. In addition, it will guide the character of the development patterns in Cle Elum. This Land Use Element is not only a critical part of this Comprehensive Plan, but it is a required component of the plan under the Growth Management Act.

## **Growth Management Act Requirements**

When the State Legislature adopted the Growth Management Act (GMA), they found that "...a lack of common goals expressing the public's interest in the conservation and the wise use of our lands pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another on comprehensive land use

planning.” (RCW 36.70A.010). This finding, which summarizes the intent of GMA, emphasizes the central role of this Land Use Element.

The Act requires the Land Use Element to designate the general distribution, location, and extent of land for various uses, including resource lands, housing, commerce, industry, parks and open space and public facilities. This element considers all these land uses, with the exception of public facilities and parks and open space, which will be considered in detail in separate comprehensive plan elements. The Land Use Element shall consider critical areas, population densities, building densities, and estimates of future population growth. It shall also provide for the protection of the quality and quantities of groundwater used for public water supplies, and consider and mitigate the impacts of storm water runoff.

Most importantly, however, the GMA requires that other elements of the Comprehensive Plan relate back to the Land Use Element. For example the Act specifically requires both the Capital Facilities and Transportation Elements to be coordinated and consistent with the Land Use Element. It also states that the entire Comprehensive Plan shall be internally consistent, and that all elements shall be consistent with the Land Use Map. Additionally, the GMA requires that planning efforts for regional growth centers, such as Urban Centers, be consistent with the Comprehensive Plan. Therefore, GMA places the Land Use Element in the central role of defining the direction of the Comprehensive Plan, and thereby defining the vision of the community. The focus of the Land Use Element are the Goals and Policies and the Land Use Map.

### **Background and Analysis**

The City of Cle Elum and the Upper Kittitas County Region have experienced unprecedented growth over the past several years. This section analyzes the extent of existing land uses in the City, and outlines the growth, which is expected to occur within the City within the next ten (10) to twenty (20) years. This analysis sets the stage for the level of growth and development, which this plan will accommodate.

### **Urban Growth Area Boundary**

The GMA mandates that each county designate an Urban Growth Area (UGA) within which urban growth is to be encouraged, and outside of which urban growth annexations may not occur. The UGA must contain enough land to accommodate twenty (20) years of projected residential growth, as determined for each county by the State Office of Financial Management. The entire city limits of each city must be included in the UGA, and unincorporated areas also may be included. However, the GMA states that an urban growth area may include land outside of a city only if this land is “...already characterized by urban growth or is adjacent to territory already characterized by urban growth...” (RCW 36.70A.110). The Countywide Planning Policies (CWPP’s) adopted by Kittitas County include an urban growth boundary for Cle Elum and specify policy considerations for implementing urban growth areas.

The City of Cle Elum has designated a City Planning Sphere of Interest that specifically includes current identified UGA boundaries as well as lands identified in Table 8 [page 20]. This City Planning Sphere of Interest includes approximately 1,260 acres within the Cle Elum UGA as depicted on Tables 7-A and 7-B and Appendix “A”. The Delineation of this Sphere of Interest does not mean that these unincorporated UGA areas will ultimately be annexed to the City of Cle Elum. Annexation is a matter that will be determined by City Officials, the Public and appropriate government entities, based off of public interest and the capacity of Cle Elum to adequately provide urban services to these areas upon annexation. Development occurring on lands within the Sphere of Interest have a definite impact on Cle Elum Public Services and more importantly, its transportation system. When development of lands is proposed within this designated area, Kittitas County must work with Cle Elum to ensure that concurrency issues and impacts have been adequately addressed.

It should be recognized that decisions made by neighboring jurisdictions affecting the City Planning Sphere of Interest, or adjacent areas, will have a measured impact upon the City of Cle Elum. Cle Elum is keenly interested in future developments in these areas because of the potential demands upon Cle Elum services including; streets, schools, parks, police protection, fire protection, sanitation, watershed, critical areas, and watershed. It is a goal of the City of Cle Elum to encourage land use, transportation, capital facility, and other service decisions within Cle Elum’s UGA and City Planning Sphere of Interest be compatible with Cle Elum Comprehensive Plan Goals and Policies and will not place undue burden on Cle Elum’s public service infrastructure.

The City’s UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the twenty-year planning period, the City will entertain a variety of requests for annexation by property owners who value Cle Elum’s services or recognize the need for municipal services in order to realize maximum efficiency of land use. The purpose of annexation goals and policies included in this plan is to establish parameters which facilitate the smooth transition from Kittitas County to Cle Elum upon the commencement of annexation. Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its increased ability to control new development with City standards, to extend its boundary in a logical manner, to expand its economic tax base, to provide opportunities for new residential development, and to gain revenues from areas that already enjoy City amenities but do not currently pay taxes or fees to the City. Specific annexation goals and policies [Located in Land Use Element Goals and Policies on pages 23-29] seek to maximize timing and intent of annexations. The policies seek to guide annexation of appropriate lands at appropriate times and provide Kittitas County with Cle Elum’s methodology for such.

### **Existing Development Patterns**

Through an examination of its existing development patterns, a community can both glean a sense of its past and also gain valuable insight into its potential future. The City of Cle Elum has a historical development pattern based on coal mining, the railroad and

timber harvesting. This rich history of early reliance on natural resources and freight movement is another guide to defining the City's future. Incorporating Cle Elum's distinct identity and rich heritage are important to its present and future residents.

## **I. Natural Environment**

The natural setting of Cle Elum within the Yakima River Valley affords good opportunities for residential living, supportive services and future sub-regional employment centers. At the same time development constraints such as watershed, rivers, streams, floodplains and floodways, wetlands and steep slopes shape development of the City into key areas. The City of Cle Elum is set between the forested Cle Elum Ridge and the Yakima River, approximately thirty (30) miles east of Snoqualmie Pass, and twenty-five (25) miles west of Ellensburg. The vistas and scenic views of the surrounding ridges and mountains provide a unique setting and identity for the community. They also represent a natural resource which is now subject to intense residential development pressure.

The location of the vast majority of Cle Elum's available industrial land places them squarely in conflict with the natural environment. Cle Elum was founded as a railroad and mining town, consequently all original platting and development was located in a close and linear proximity to the railroad mainline. The railroad parallels the Yakima River which is prone to flooding. This severely limits or even negates the use of Cle Elum's current industrial land use inventory because of FEMA floodway and floodplain designations. These vacant industrial lands also are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serve as water retention and flood storage areas. Cle Elum is actively working to re-locate industrial lands to a more suitable corridor.

## **II. Built Environment**

The Growth Management Act requires the preparation of a Land Use Element that identifies the existing general distribution and location of various land uses, and the approximate acreage and range of density of existing land uses.

Historically, Cle Elum developed in a very linear pattern north of the Northern Pacific Railroad (now the Burlington Northern Santa Fe Railroad) and the Yakima River. The original downtown area (now referred to as "Old Town") grew around the intersection of First Street and Pennsylvania Avenue, in close proximity to the original Railroad Depot and Cle Elum Hotel. Residential development was located between Old Town and the base of Cle Elum Ridge and east and west of downtown, as well as in one twelve block area south of the Yakima River adjacent to the Town of South Cle Elum.

In 1918, a major fire destroyed most of the original downtown. When rebuilt, the downtown was oriented in an east-west direction along an approximate five-block area of First Street, between Oakes Avenue and Peoh Avenue. First Street, paralleling the

Railroad, then became the major commercial street. Over time, as ties to the Northern Pacific Railroad weakened and the importance of the automobile increased, First Street/SR903 became the major highway through town. Commercial (and some industrial) development spread, in strip fashion, along the full length of First Street. This strip development consists of both older residential uses converted to commercial use and new construction. Construction of Interstate 90 with its associated interchanges at each end of the City and partial interchange at Oakes Street reinforced the existing linear development pattern. Highway-oriented commercial uses then also developed around the interchanges at each end of the city. Industrially zoned land which is mostly vacant, occupies the area between the Railroad and Interstate 90; however development is constrained by limited access, lack of utilities and its location in a floodplain. Most of this area is not suitable for building due to flooding.

The older areas of Cle Elum are platted in a traditional grid pattern, with lots generally fronting the east-west streets. Most commercial lots are 25-feet in width x 120-feet in length, and most residential lots, 50-feet x 120-feet. Ten to twenty-foot wide alleys bisect the blocks in an east-west direction. Properties at the east and west ends of the City were subdivided later and included a mix of lot sizes with a less rigidly developed street pattern. Streets within the original downtown are generously wide – First Street, Oakes Avenue, Pennsylvania Avenue, Harris Avenue, and Bullitt Avenue have 100-foot rights-of-way. Second Avenue, Billings Street, Wright Avenue, and Peoh Avenue have 80-foot right-of-way.

Many of the existing, older commercial and residential structures show signs of age and “historically inappropriate” techniques and materials have been widely used in maintenance and repair. Revitalizing the City’s character and charm will require special attention to the rehabilitation and reconstruction of these existing structures in the CBD. To that end the City is reluctant to zone additional lands within close proximity to its Historic CBD “commercial”. This Comprehensive Plans Land Use Analysis demonstrates that ample opportunity exists within the CBD for development/re-development. A challenge of paramount importance to the City is to integrate the pressures of new development with our historic commercial and residential core.

### **Characteristics of Existing Land Uses/Land Use Inventory**

The Growth Management Act requires the preparation of a Land Use Element that identifies the existing general distribution and location of various land uses, and the approximate acreage and density of existing land uses.

The inventory of existing land uses can be used to gauge the proportion of total land area that the city may need to devote to specific uses in the future. The existing proportions and distribution of land uses may be adjusted for shifts in the desires and needs of the community, or to accommodate projected future needs. Table 1 below provides the approximate acreage of land uses within the City of Cle Elum. The City of Cle Elum has an area of 2,321.3 acres. Table 2 below provides the approximate acreage of land uses within the Cle Elum UGA. The Cle Elum UGA has an area of 1,260 acres. Table 3

forecasts the City’s land use and service needs for the twenty-year planning period. Table 4 forecasts the Cle Elum Bullfrog Annexation Area planned uses and capacity. These tables are the key to understanding Cle Elum’s future land needs.

**Table-1**  
**Incorporated City Limits [2,321.3 acres]**  
**Existing Land Use Types and Acreage**

<b>Land Use</b>	<b>Total Acres</b>	<b>% Total Area of City</b>
Residential	520.62	22.43%
Multiple Family Residential	2.29	.098%
Old Town Commercial	24.12	1.03%
Entry Commercial	45.33	1.95%
General Commercial	81.61	3.51%
Industrial	383.89	16.53%
Planned Mixed Use	1,100	47.39%
Public Reserve	87.42	3.76%

**Table-2**  
**Urban Growth Area [1,260 acres]**  
**“Sphere of Interest”**  
**Existing Land Use Types and Acreage**

<b>Land Use</b>	<b>Total Acres</b>	<b>% Total Area of UGA</b>
Commercial Forest	0.72	0.057%
Forest and Range	492.18	39.06%
Gateway Commercial	.0009	.00007%
Highway Commercial	35.26	2.79%
Light Industrial	15.78	1.25%
Master Planned Resort	5.36	0.42%
Rural 3	518.68	41.16%
Suburban	10.38	0.82%
Suburban 2	6.64	0.52%
AG-3	171.91	13.64%

**Table 3**  
**Projected 20-Year Service Needs**  
**City of Cle Elum<sup>1</sup>**

Year	2005	2006	2010	2011	2015	2020	2025
Population	1,800	1,810	3,541	3,974	5,706	7,870	10,034
Growth Factor		1.0056	1.9672	2.2078	3.1700	4.3722	5.5744
Service Type	Number of Services						
Residential	777	781	1,529	1,715	2,463	3,397	4,331
Apartments	22	22	43	49	70	96	123
Trailer Courts	2	2	4	4	6	9	11
Motels	8	8	16	18	25	35	45
Restaurants	16	16	31	35	51	70	89
Taverns	4	4	8	9	13	17	22
Grocery Stores	1	1	2	2	3	4	6
Gas Stations	4	4	8	9	13	17	22
Car Washes	2	2	4	4	6	9	11
Laundromats	1	1	2	2	3	4	6
Other Commercial	110	111	216	243	349	481	613
Churches & Halls	8	8	16	18	25	35	45
Parks	5	5	10	11	16	22	28
Cemetery	1	1	1	1	1	1	1
City	5	5	10	11	16	22	28
Outside Sales	1	1	1	1	1	1	1
Industrial	1	1	2	2	3	4	6
<b>TOTAL SERVICES</b>	<b>968</b>	<b>973</b>	<b>1,902</b>	<b>2,135</b>	<b>3,064</b>	<b>4,226</b>	<b>5,387</b>

<sup>1</sup>Developed in partnership with Huibregtse, Louman and Associates, Consulting Engineers

**Table-4**  
**Cle Elum Planned Mixed Use Zone**  
**Suncadia-Bullfrog Incorporated Area**  
**Proposed Land Use Summary<sup>1</sup>**

<b>Residential Uses</b>	<b>Area (Acres)</b>	<b>Proposed Quantity</b>
Single Family	165	810 Units
Multi-Family	56	524 Units
Affordable	7.5	50+ Units (estimate)
Subtotal	228.5	1,384 Units
<b>Non-Residential Uses</b>		
	<b>Area (Acres)</b>	<b>Proposed Quantity</b>
Neighborhood Clubhouse/Lake	18	
Recreation Expansion	10.5	
Subtotal	28.5	
<b>Other Uses</b>		
	<b>Area (Acres)</b>	<b>Proposed Quantity</b>
Community Rec. Center	12	
School Expansion	35	
Cemetery Expansion	10	
Business Park	75	
Water Treatment Plant	12	
Reserve (WA. State Horse Park)	175	
Subtotal	319	
<b>Open Space</b>		
	<b>Area (Acres)</b>	<b>Proposed Quantity</b>
Undeveloped Open Space	246	
Buffers/Steep Slopes	172	
Powerline R.O.W.	37	
Residential Buffers	69	
Subtotal	524	
<b>Total</b>	<b>1,100</b>	<b>1,384</b>

1. This table references the bulk of Cle Elum's present development potential. While it conceptually represents a significant increase in the number of lands available for both Single/Multi-Family Residential and Business Park, there is no predictable timetable for development of the 1,100 acres. The entire property is owned by Suncadia LLC, and it appears that they plan to fully develop the Master Planned Resort before developing this Property. Because of Suncadia's size and financial resources, traditional planning modeling and land use forecasts are not applicable. Realistically, there is no predictable timetable as to when these lands will be available to the City for development. At the time of this Comprehensive Plan Update, the Master Plat [pre-cursor condition of the EIS for development of these lands] has not been approved by Cle Elum.

## **II. Housing Stock Requirements/ Residential Land Area Requirements**

The population of the City of Cle Elum is projected to grow by 8,259 people over the twenty-year planning period. According to the 2000 United States Census, the average household size in Cle Elum was 2.22 people, compared to a countywide average of 2.33 per household.

The 2000 United States Census found 1,775 people in Cle Elum living in 956 housing units. Much of the housing stock is located adjacent to the downtown commercial core or parallel to it along the distinct grid pattern of streets that derive their significant connection to First Street. Cle Elum's existing average housing density can be determined by dividing the existing number of housing units by the acreage that supports housing units

**956 Dwelling Units / 522.91 Acres = 1.82 units per acre**

In order to calculate the residential land area required to accommodate Cle Elum's future population growth [forecasted] we must account for existing permitted land use densities and the population allocation

**8,259 additional people over the 20-year planning period = 413 people per year**

**÷ 2.33 people per household = 177 dwelling units per year**

**177 dwelling units x 20 years = 3,540 additional dwelling units needed by 2025**

Table 4 [page 10] examines the number of dwelling units anticipated to be created in the Suncadia-Bullfrog incorporated area. The Development Agreement defines this area to have no more than 1,384 dwelling units. The land to support these uses has already been dedicated. This means 2,156 additional dwelling units, and land to locate them upon, are needed by 2025. At present, residential densities may average as many as 5 dwelling units per acre. So it can be inferred that:

**3,540 dwelling units needed to accommodate 2025 population projection**

**1,384 dwelling units allocated for Suncadia/Bullfrog Property**

**2,156 dwelling units remain needed**

**Current practical density of 5 dwelling units per acre**

**5 dwelling units per acre ÷ 2,156 acres**

**=431.20 additional acres required to be added to existing incorporated City Limits for projected residential development.**

## Land Use and Zoning Designations

Critical to the way the City will develop over the next twenty years is how the City classifies uses of land within its incorporated boundary and its growth areas. Traditionally, city's classify residential land uses by density characteristics, i.e., number of dwelling units to the acre. In order to comply with GMA the cities zoning has attempted to achieve human scaled development, efficient use of land that discourages urban sprawl and to encourage compatible land uses. Additionally the City recognizes the need to offer a greater variety of housing options for City residents, promote affordability and develop a greater sense of local community while maintaining the existing small town character that drew people to Cle Elum in the first place. In this light, new architectural and landscape design guidelines should be created as development standards to further the goals of this plan.

In the area of commercial and industrial land uses, priority should be given for the creation of new development regulations that help define job goals which maximize the number of jobs per acre, and environmental goals, which prefer environmentally compatible development. In the following sections a general description of the City of Cle Elum's zoning code classifications are presented as part of the discussion of each of the land use designations. Zoning provides the necessary direction to fulfill the City's vision for greater choice and expanded opportunity for residents, businesses and industries. Zoning will also help Cle Elum efficiently and responsibly meet its population, employment, transportation and other targets as mandated by City Goals, Countywide Planning Policies and the Growth Management Act. The City of Cle Elum is divided into the zoning districts as follows.

### Zoning

District Name	Abbreviation
Residential, Single-Family District	R
Residential, Multi-Family District	RM
Old Town Commercial District	OTC
Entry Commercial District	EC
General Commercial District	GC
Business Park District	BP
Industrial District	I
Public Reserve District	P
Planned Mixed Use District	PMU

#### I. Residential, Single-Family District -R

The purpose and intent of the Residential District [R] is to provide for and protect areas for single-family neighborhood homesite development which are designed to meet contemporary building and living standards, including the provision of municipal water and sewerage systems. The minimum lot size is 5,000 square feet for single family residences and 7,000 square feet for duplexes, however under limited circumstances,

accessory dwelling units are permitted. Development is encouraged to occur in congruence with traditional settlement patterns. Neighborhood connectivity for both automobiles and multi-modal transportation is encouraged. Isolation of neighborhoods, including the pervasive use of curvilinear streets, terminating vistas, cul-de-sacs and dead ends does not serve to promote Cle Elum's goals and policies for the Residential district.

## **II. Multi-Family, Residential District-RM**

The purpose and intent of the Multi-Family Residential District [RM] is to provide for and protect higher density urban residential areas where a mixture of multi-family development may occur. Multi-family residences may include duplexes, triplexes, quadruplexes, townhomes, zero-lot line, unit-lot line or apartment complexes. By permitting a range of densities and multi-family development types, the City will be able to achieve a greater variety of available housing for its residents, promote affordability, and retain existing single family neighborhood character. Cle Elum is working toward solid strategies for affordable housing options within the RM District.

## **III. Old Town Commercial District-OTC**

The purpose and intent of the Old Town Commercial District [OTC] is to create an active, vibrant, intense, pedestrian-orientated retail core which reflects the historic character of the City and which is a nexus for civic and community functions. Existing Historic buildings should be preserved and serve as the benchmark for new construction and infill development in the historic City Core. Additionally, this district is well suited for traditional mixed-use development (i.e. dwelling units on the upper floors of buildings) which promotes patronage to local businesses and further diversifies housing options. Design review standards should be established that pay special attention to signs, view shed protection, ambient lighting and landscaping.

## **IV. Entry Commercial District-EC**

The purpose and intent of the Entry Commercial District [EC] is to create a unified design of allowed commercial uses at freeway interchange areas of the City. These areas are intended to serve the traveling public, as well as larger scale commercial activities. Objectives for the district relate to a high standard of visual quality, maintenance of human scale development, consistent architectural style, increasing multi-modal circulation, creating entrance areas or "City Gateways", and providing reasonable buffers to Interstate-90. Design review standards should be established that pay special attention to signs, view shed protection, ambient lighting and landscaping.

## **V. General Commercial District-GC**

The purpose and intent of the General Commercial District [GC] is to provide for a broad range of balanced and mixed commercial uses which serve the community and to establish standards that assure that new uses are compatible with and enhance existing commercial uses and commercial areas.

## **VI. Business Park District –BP**

The purpose and intent of the Business Park District [BP] is to provide areas for light manufacturing, wholesale trade, warehousing, finance, business and professional services, research and related activities enclosed within buildings. Typically, retail sales shall not occur within the Business Park District. Design review standards should be established that pay special attention to signs, view shed protection, ambient lighting, landscaping, building design and modulation. The Business Park District most likely includes a significant area of the City where future employment growth will occur.

## **VII. Industrial District –I**

The purpose and intent of the Industrial District [I] is to provide for and protect areas where manufacturing and processing plants can thrive with their greater land use needs. These areas should be situated so that businesses creating noise, smoke, and dust would not conflict with neighboring landowners. Industrial sites should be located where they can be most aesthetically pleasing and environmentally mitigated. Traffic flow patterns and access to regional freight mobility corridors should be considered.

## **VIII. Public Reserve District–P**

The purpose and intent of the Public Reserve [P] is to provide for and protect areas for government and civic functions. Such uses include parks, government buildings, hospitals, educational institutions, libraries and museums, recreational uses and schools.

## **VIII. Planned Mixed Use District–PMU**

The Planned Mixed Use District [PMU] was established to assure that large new development creates a complete and interdependent Cle Elum community that contains a broad and balanced mix of land uses that provides for most of the daily needs of its residents and visitors including, recreation, employment, housing [affordable and market rate] and education. Development is by imaginative site planning in a compatible mixture of land uses that will encourage multi-modal transportation, and encourage building design to retain the traditional rural, small town, mountain character of Cle Elum. The PMU is intended to elevate the OTC [historic downtown] as the primary retail and activity nexus for Cle Elum.

## Comprehensive Plan Land Use Designations

District Name	Abbreviation
Single Family Residential	SFR
Multi-Family Residential	MR
Downtown Commercial	DC
General Commercial	GC
Entryway Commercial	EC
Parks and Open Space	P-O
Public Facilities	P-F
Planned Mixed Use	PMU
UGA	Urban Growth Area [all UGA areas are Designated UGA]
Industrial	I

### Incompatible Land Uses

The City of Cle Elum’s Comprehensive Plan and Development Regulations need to reduce incompatibility between residential uses of varying intensity, between industrial and commercial uses, and between residential land commercial uses. Reducing and/or mitigating compatibility between land uses is fundamental to sound land use planning. To improve compatibility the following are proposed:

1. **Reducing/mitigating impacts between industrial and commercial uses.** The railroad street corridor is proposed to be re-zoned to Old Town Commercial. This proposed re-zone is the only remaining logical expansion of the OTC and will create a land use buffer between adjoining industrial uses, which are on the south side (on average 150’) south of the BNSF Mainline Right of Way. Additionally, future industrial zoned lands are proposed to be located away from the I-90 view shed/Mountains to Sound Greenway corridor.
2. **Reducing/mitigating impacts between residential and commercial.** As the First Street Commercial Corridor has developed, additional commercial pressure forced expansion of commercial zoning within 1-block [north and south] of First Street. These adjunct commercial areas often are located immediately adjacent to existing residential uses. Further expansion of commercial zoning along areas adjacent to First Street (or in areas east or west of existing commercial boundaries on First Street) should be discouraged unless compatibility can be demonstrated and impacts mitigated for.
3. **Reducing/mitigating impacts between residential uses of varying intensity.** Sensitivity must be exercised when re-zoning Residential [R] lands to higher

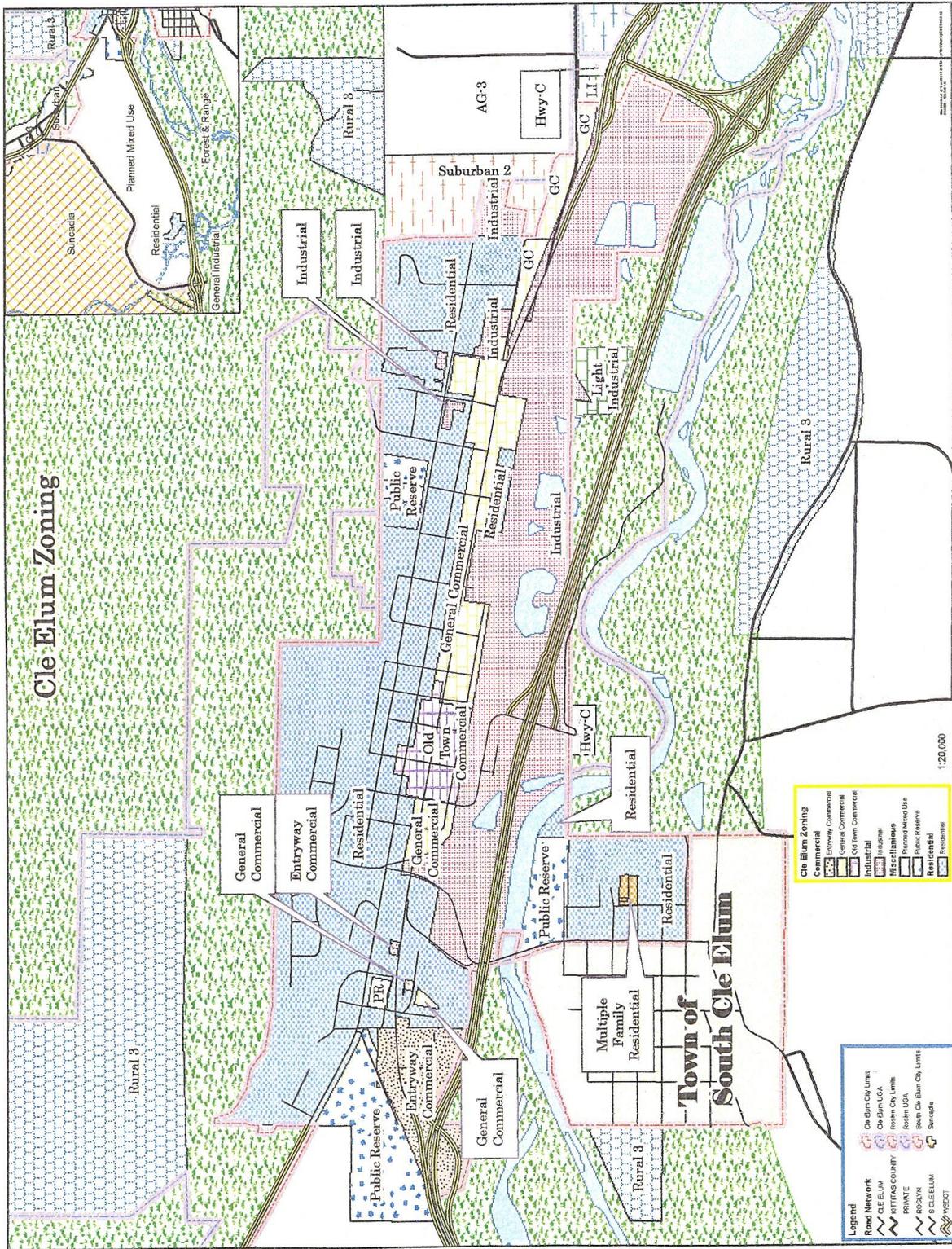
residential densities. Provisions such as pedestrian connectivity, landscape buffers, site screening and shielded ingress/egress should be considered.

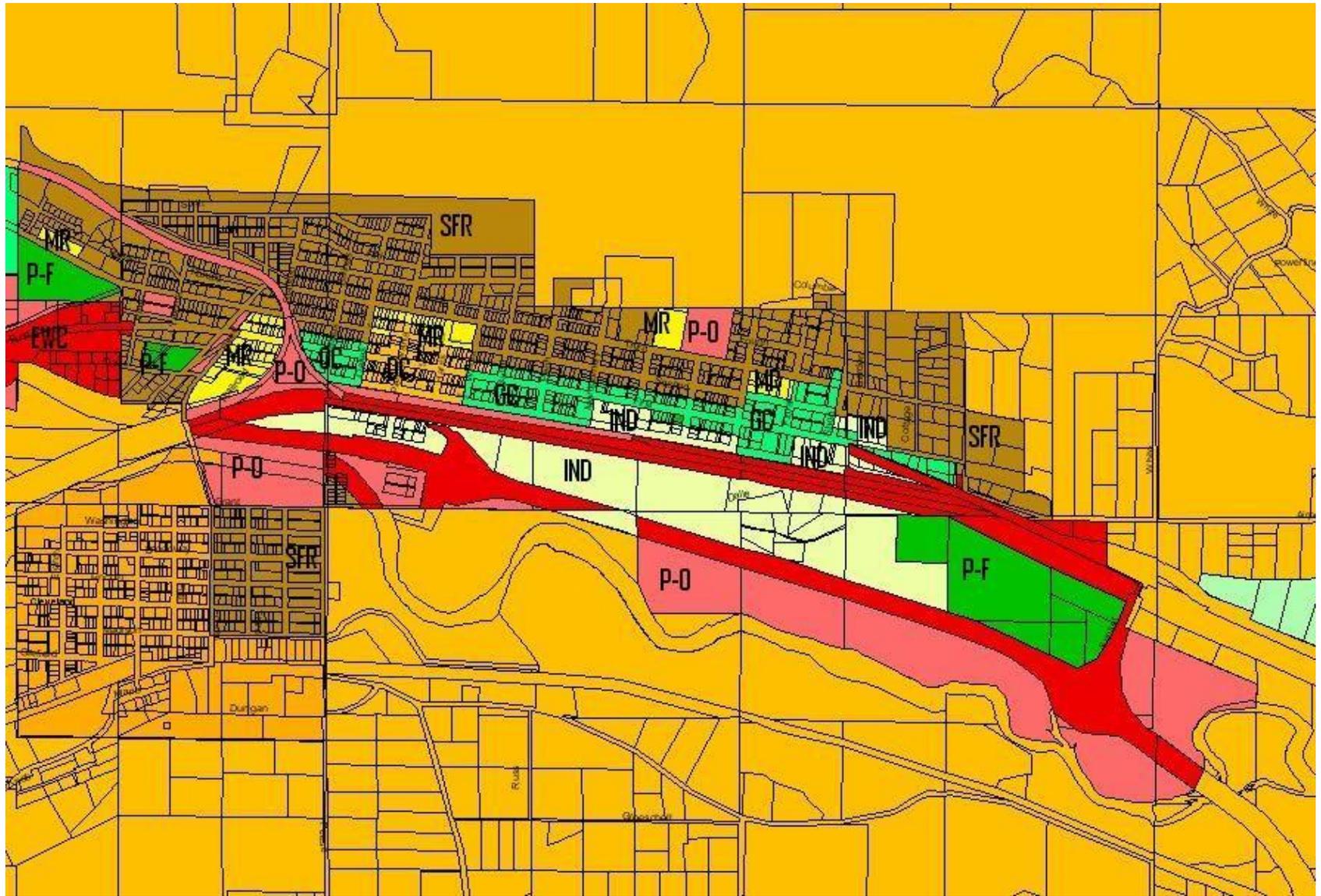
**Table-5  
Land Use and Zoning  
Compatibility Matrix\***

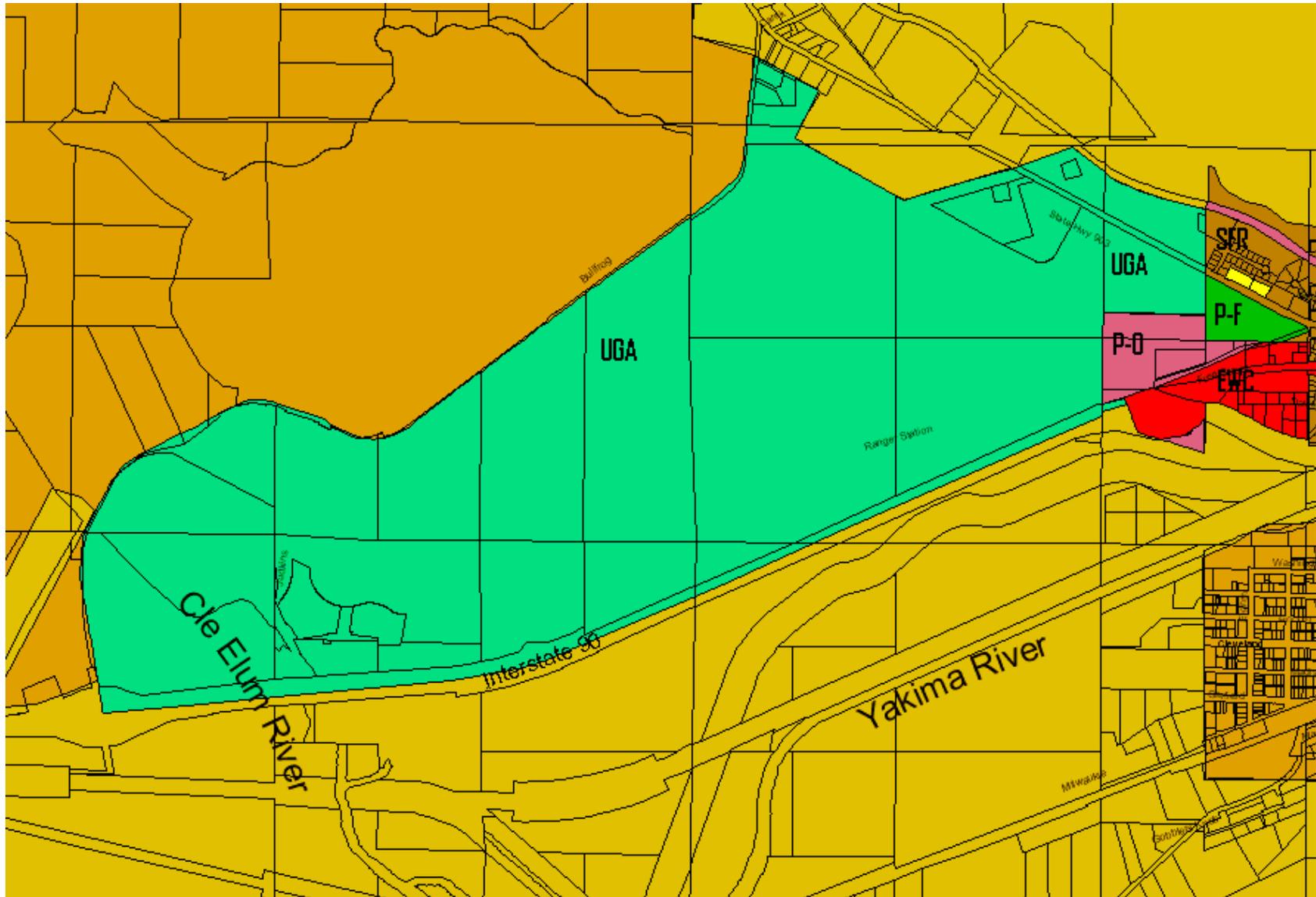
Land Use Designation	Zoning	R	RM	OTC	EC	GC	BP	I	P	PMU
Single Family Residential		C	C	I	I	I	I	I	I	C <sup>1</sup>
Multi-Family Residential		C	C	I	I	I	I	I	I	C <sup>1</sup>
Downtown Commercial		I	I	C	C <sup>2</sup>	C <sup>2</sup>	I	I	I	I
General Commercial		I	I	C <sup>3</sup>	C <sup>4</sup>	C	I	I	I	C
Entryway Commercial		I	I	C <sup>3</sup>	C	C	I	I	I	C
Parks and Open Space		I	I	I	I	I	I	I	C	I
Public Facilities		I	I	I	I	I	I	I	C	I
Planned Mixed Use		C	C	I	C	C	C	C	C	C
Industrial		I	I	I	I	I	I	C	I	I
UGA		C	C	I	C	C	C	C	C	C

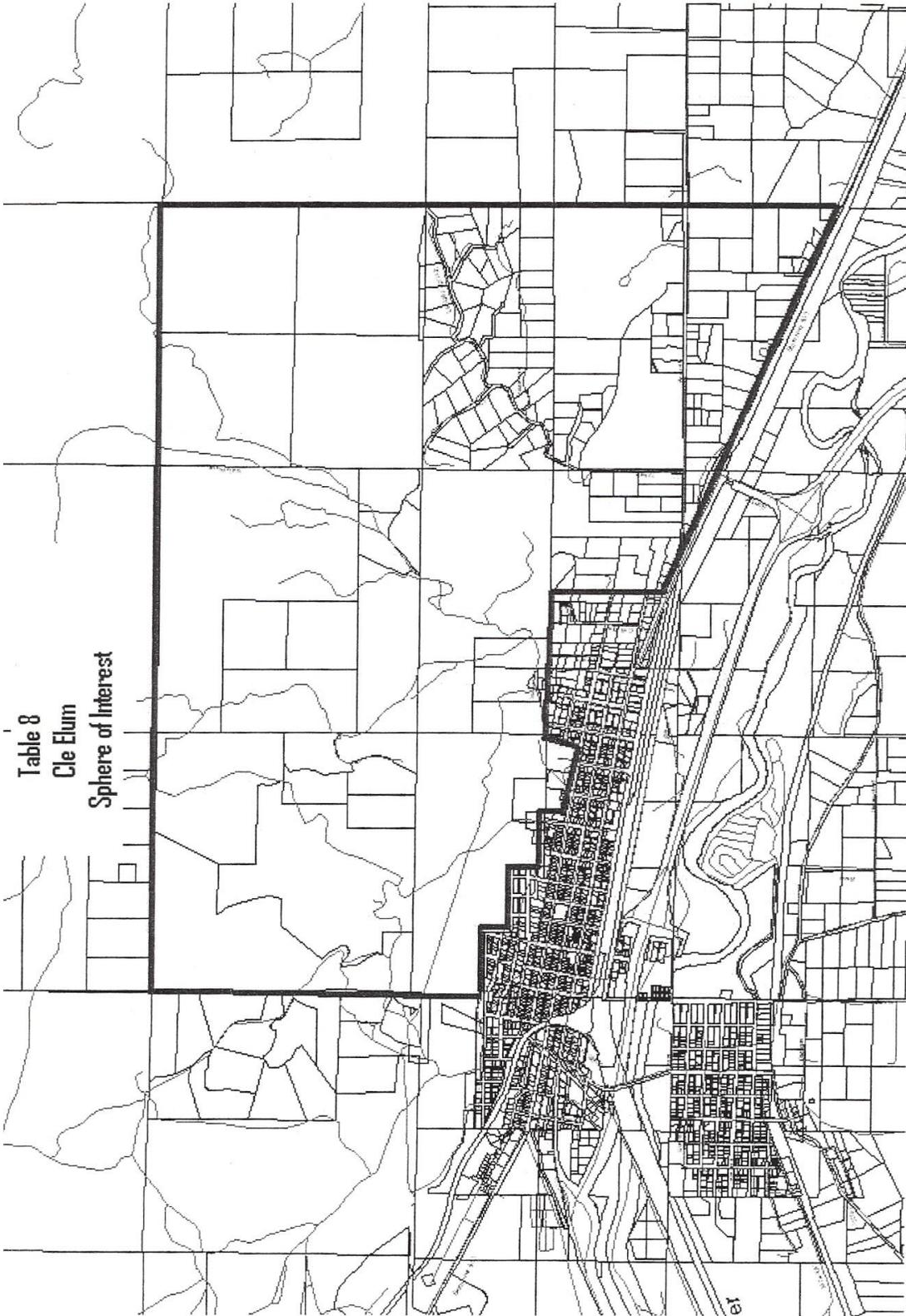
\* FOR Rezone Purposes Table Keyed from Land Use Designation

C= [Consistent, no comprehensive plan amendment required] I= [Inconsistent, comprehensive plan amendment required] 1 Minimum of 10-Acres - 2 Excluding properties located inside, or within 5-blocks of a Local Historic District or the Area delineated in the OTC Sub-Area - 3 Must be immediately adjacent to or contiguous to OTC Zoning – 4 Must be within 1000’ of an access interchange









## **Open Space**

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas [RCW 36.70A.160]. These corridors shall include lands that are useful for recreation, wildlife habitat, trails, and the connection of critical areas. Open space corridors provide important linkages of wildlife habitat as well as serving to knit the community tighter through a system of trails. Currently within the city limits informal open space exists as trails throughout residential neighborhoods, such as the Pacific Railroad right-of-way, the ridge to the north of Cle Elum, and the Yakima River plain. Additionally, formal open space exists as the Coal Mines Trail that links Cle Elum and Roslyn, The Progress Path that extends from Ranger Station Road to the Cle Elum Roslyn Schools, and the Hanson Ponds Trail. Cle Elum plans to provide a designated open space corridor, through the City, that would link the Coal Mines Trail with the John Wayne Trail.

The City of Cle Elum would like to see additional open space corridors along the Yakima River and its associated floodplain. Lands presently zoned Industrial (Along the River) would be rezoned to a newly created zone, “River Front Park”. This land is currently forested land intermixed with residential structures. It is primarily floodway and floodplain and is therefore unsuitable for development as currently zoned –Industrial. As “River Front Park District” the property would be preserved as important wildlife habitat, riparian habitat, anadromous fish habitat and for parks and trail linkages. Above and beyond this new zoning district, Cle Elum will explore the use of conservation easements, further open space acquisition and dedication, and a change of the zoning code to require a minimum of 10-percent of new developments to be dedicated to Open Space.

## **Aquifer Recharge**

As precipitation reaches the earth it does several things. It becomes part of the snow pack entering into lakes, streams and rivers or wetlands, it seeps into the soil to be taken up by plant roots, or seeps into the ground and becomes groundwater. As groundwater moves through the ground it may discharge to surface water features, such as lakes, streams, or rivers, which will in turn recharge the groundwater. The water that remains in the ground will make up the aquifer.

Aquifers discharge water naturally through springs and seeps, streams, lakes and wetlands. As aquifers discharge they are in-turn recharged. Recharge occurs primarily as a result of the infiltration of rainfall and secondly by the movement of water from adjacent aquifers or water bodies. The rate and quantity of water entering the ground depends on several factors. Natural factors include amount of precipitation, soil type and conditions, vegetation, and topography. Aquifers can also be identified by contamination.

A hazardous waste spill, or other human contamination, can have a serious impact on an aquifer, possibly rendering it unusable for years.

The primary water sources for the City of Cle Elum [as well as South Cle Elum and Suncadia] are the Yakima and Cle Elum Rivers. Intakes are located below Lake Cle Elum near the Bullfrog Road Bridge on the Cle Elum River, and on the Yakima River near the intersection of South Cle Elum Way and the river. Shallow groundwater in Cle Elum area renders the Yakima River intake susceptible to contamination due to the relatively high permeability of the Alluvium soil layer and a generally shallow depth to groundwater. The Cle Elum River intake is susceptible to contamination resulting from the increased development pressure for “lakefront” lots in the rural county. The predominant majority of the homes permitted by Kittitas County are on individual septic systems in close proximity to the ordinary high water mark of the lake.

The City has requested that Kittitas County establish land use intensity and proximity limitations to protect critical municipal water intake supplies. Best management practices along with hazardous material plans, appropriate land use zoning and density, and the analysis of future impacts should be considered by the county to protect aquifers and municipal water sources. The protection of aquifer recharge areas and municipal intakes is regulated within the City of Cle Elum under Ordinance No. 1039, Section 18.01.120-140, the 2004 Eastern Washington Stormwater Management Manual, Best Management Practices, and SEPA.

### **Wetlands and Floodplains**

Wetlands are transitional areas between upland and aquatic environments where water is present long enough to form distinct soils where specialized plant communities can grow. Wetlands include marshy areas along shorelines, and inland swamps. Wetlands are typified by three physical characteristics; Hydric soils, hydrology, and hydrophilic plants. The National Wetlands Inventory (NWI) map prepared by the U.S. Fish and Wildlife Service indicated that Cle Elum has a number of wetlands. Wetlands will be defined using RCW 36.70A.030(20) and delineated using the Washington State Department of Ecology Wetland Delineation Manual pursuant to RCW 36.70A.175.

Cle Elum has several known areas designated by FEMA as Floodplain or Floodway. Floodplains and floodways are areas recognized to have the greatest risk of damage to property and to the loss of human life. State law prohibits permanent structures from being constructed in the Floodway or to have zero rise (no displacement of floodwaters). Only seasonal uses or water dependent structures (such as bridges) should be allowed to be constructed in these areas.

The protection of wetlands and floodplains occurs through the City’s Development Regulations for critical areas [Ordinance No. 1039, Section 18.01.290-300; and 18.01.430-500; respectively], and SEPA.

### **Historical and Cultural Preservation**

One of the Goals of this Comprehensive Plan is to promote historic and cultural preservation within the City. The City of Cle Elum Historic Preservation Commission was established in 2006, after Cle Elum officially received Certified Local Government Status from The National Park Service and the Washington State Office of Archaeology and Historic Preservation. Preservation of Cle Elum's history and heritage helps Cle Elum maintain its unique aesthetic and cultural diversity and links the community of tomorrow with its foundations from the past. In order to facilitate the City's continued interest in preserving its Historic Old Town Core, the City will support the development of a process [a Local Historic District and/or Register] that prioritizes and protects our historic and cultural resources. To additionally further this goal the City implemented its Historic Preservation Ordinance in 2006. The City should work with representatives of the Mountains to Sound Greenway, the Cle Elum Downtown Association, Historical Society, Heritage Club and Coal Mines and Iron Horse Trails to create a network of buffers and interpretative signage within both informs and celebrates local history.

### **Land Use Element Goals and Policies**

The goals and policies of the Land Use Element provide the guidelines and direction for accommodating redevelopment and new development within Cle Elum over the next twenty years. They are intended to balance the community's desire to maintain the unique sense of place that is Cle Elum with the desire for sustained and balanced economic and residential vitality. The goals and policies also provide direction for future City directed activities including planning studies and other implementation measures.

Goals and Policies prove useful when new ideas emerge in response to issues which were not anticipated or did not exist during the comprehensive planning process. During those times the community can consider the intent of the plan as outlined in the goals and policy statements to facilitate discussion towards reaching solutions which provide the best interpretation of the plan element. The goals and policies identified in this plan are derived largely from the Community Visioning Meetings guided by City Staff and The City Planning Commission, the 2000 Draft Comprehensive Plan Update and from gleaning information from other jurisdictions planning under GMA.

The goals and policy statements contained within this element are guided by two principal themes: first, the desire of the community to maintain and enhance its rural character, cultural heritage, stunning natural beauty and its human-scaled small town development; second, the impetus of its residents to create an economically sustainable community that, while striving to meet the challenges of the future, respects the contributions and foundations of the past.

The Growth Management Act specifies a number of planning goals for the comprehensive planning process. Examples of these goals that relate to Cle Elum's planning effort include: reducing sprawl, encouraging affordable housing, encouraging open space and recreation, protection of the natural environment and historical resources,

and consistency of this Land Use Element with other elements of the Comprehensive Plan.

Finally, the goals and policies are intended to provide guidance to elected officials, staff and the general public as to the disposition of land uses within the City and potential annexation areas. They provide the framework for decision making and acknowledge areas and issues beyond the City's jurisdiction or immediate control. This element recognizes that the City is part of a regional unit [of local, county and state governments] that must actively participate and plan together to ensure the intent of the Growth Management Act is met.

### **Goal LU-1: Management and Implementation**

#### **Policies:**

**LU – 1.1** To influence the character of the City of Cle Elum by managing land use and developing facilities and services in a manner that directs and controls land use patterns and intensities.

**LU – 1.2** Land use changes should be guided by topography, soils conditions, adjacent land uses, and the ability of the City to provide facilities and services.

**LU – 1.3** Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or can be provided.

**LU – 1.4** Upon adoption of and/or changes to the Comprehensive Plan, the City Development Regulations shall be reviewed for consistency with the Comprehensive Plan and County Wide Planning Policies.

**LU – 1.5** The City will coordinate concurrency management review. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services.

**LU – 1.6** The City will take a more active role in interagency planning and coordination among local jurisdictions, including: Kittitas County, South Cle Elum and Roslyn.

**LU – 1.7** Annexation requests will only be considered within the UGA, planning area or sphere of interest that make a positive contribution to Cle Elum and are consistent with this Comprehensive Plan.

**LU – 1.8** Conditional Use Permits, street vacations, variances and other special applications shall only be permitted when there is an overriding permanent public benefit consistent with the goals and policies of this Comprehensive Plan.

**LU – 1.9** Seek to provide adequate and appropriate lands for development for all necessary uses to accommodate the City of Cle Elum 2025 Population Projections.

**Goal LU-2: Maintain residential quality and livability suitable for a rural town.**

**Policies:**

**LU – 2.1** Encourage the development of compact, human-scale neighborhoods planned to be focused around the Old Town Commercial core as the nexus for civic, cultural, historic and commercial activities.

**LU – 2.2** Encourage the retention of existing open spaces, trails, mobility corridors and encourage the creation of a City-wide, linked open space and trail network in order to retain the existing rural character amongst residential areas of the City.

**LU - 2.3** Develop multi-family design guidelines and affordability incentives which promote high quality affordable residential development.

**LU - 2.4** Protect neighborhoods from adverse impacts such as excessive traffic, junk vehicles or other nuisances by actively and consistently enforcing City codes.

**LU – 2.5** Support transit opportunities linked to residential growth.

**LU – 2.6** Encourage housing rehabilitation to enhance neighborhood livability and aesthetic by seeking information [for residents] on appropriate rehabilitation strategies, grants or loan programs.

**LU – 2.7** Promote the development and construction of pedestrian and bicycle facilities within, and linking, proposed and existing residential developments, commercial service areas and recreational opportunities.

**LU – 2.8** Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts. Where possible, relocate or create “transitional overlays” to those districts.

**LU – 2.9** Preserve the “established” character in existing neighborhoods that are significantly built-out by zoning for infill development to occur at densities, and with similar standards, consistent with the existing development pattern.

**LU – 2.10** Encourage the development of affordable housing that is “Fee Simple”, either through development agreement [CEMC 17.140] or by code change.

**LU – 2.11** Enact an “Affordable Housing” zoning provision that can be used to attain true affordability, directly tied to a percentage of Average Median Income for Kittitas County [AMI].

**LU – 2.12** Limit land for non fee-simple residential development so that it does not exceed 30 percent of the total City housing stock.

**LU – 2.13** Create code provisions that require open space for new residential short plat, subdivisions and multi-family projects including condominiums or other shared property developments. Provide flexibility in the standards to coordinate with park and open space standards in the park element of the Comprehensive Plan, park impact fee requirements and City park maintenance objectives.

**Goal LU-3: Preserve Cle Elum’s natural environment while allowing for growth and development.**

**Policies:**

**LU – 3.1** Give priority to the creation of guidelines and zoning amendments that encourage infill residential development within the existing incorporated area in an effort to reduce sprawl, more efficiently provide public services, create more housing options and integrate new development in existing residential areas.

**LU – 3.2** Encourage the retention of natural habitat in residential developments by providing zoning incentives that create density and setback bonuses in exchange for preservation of open space and significant tree retention.

**LU – 3.3** Develop a long range capital facilities program that requires the extension of public sewer to all residential areas of the City.

**LU – 3.4** All planning area waterways and wetlands shall be preserved to the maximum extent practicable through the use of the Cle Elum Critical Areas Ordinance, SEPA, Shorelines Regulations, the Kittitas County Shorelines Master Program and applicable local, state and Federal laws including.

**LU – 3.5** All new development must be in compliance with the provisions of the 2004 Eastern Washington Stormwater Manual and the Washington State Department of Ecology Best Management Practices.

**LU – 3.6** The Kittitas County Shoreline Master Program shall govern the development of all designated shorelines of the state within Cle Elum. Lands adjacent to areas should be managed in a manner consistent with the Program.

**LU – 3.7** Protect wetlands to enable them to fulfill their natural functions as recipients for floodwaters and as habitat for wildlife through Cle Elum Critical Areas Ordinance No. 1039 and the Washington State Environmental Policy Act.

**LU – 3.8** Developments in steep slope areas [as defined by CEMC 18.01] shall not be permitted unless information is provided to the City, that is both adequate and acceptable, that addresses erosion, slope and soil stability, drainage, stormwater runoff and diversion.

**LU – 3.9** To reduce landslide and erosion hazards zoning criteria should be established that increase the minimum lot size needed for development in areas of steep slope.

**LU – 3.10** The City of Cle Elum may regulate clearing and tree removal which results in disturbance to trees, vegetation and soils in order to: Minimize the need for additional stormwater facilities, reduce erosion, reduce risk of land slides, reduce silt laden discharges in stormwater system, preserve and enhance the City’s character.

**LU – 3.11** Protect and preserve water quality, natural drainage, fish and wildlife habitats and the functions of streams and wetlands.

**Goal LU-4: Preserve and Protect Residential Neighborhoods**

**Policies:**

**LU – 4.1** Consider the establishment of Local Historic District Designations for Historic Neighborhoods to encourage renovation and preservation of historical integrity.

**LU – 4.2** The City may seek to establish programs to secure grants and loans from the State of Washington (and other sources) for home improvements for elderly and low income populations.

**LU – 4.3** Pursue opportunities for infill housing within the downtown core for units located “above” existing or new commercial uses.

**LU – 4.4** Encourage flexibility in residential neighborhoods by allowing accessory dwelling units for owner occupied parcels.

**LU – 4.5** Encourage the formation of neighborhood or homeowners associations to help develop a sense of community and “ownership” within neighborhoods.

**LU – 4.6** Seek to create and to preserve links to a city-wide trail system that connects neighborhoods with civic, commerce and recreation areas to encourage alternate transportation modes.

**LU – 4.7** The City shall continue to enforce its Building, Land Use, Zoning and Nuisance regulations to promote the general public health, safety and welfare.

**LU – 4.8** Require greenbelts, buffers and/or open space to buffer incompatible uses from residential uses.

## **Goal LU-5: Create Order and Energy in Commercial Areas**

### **Policies:**

**LU – 5.1** Assure that a broad and diverse range of products and services are available to the residents of the City of Cle Elum.

**LU – 5.2** “Strip” development shall be discouraged along First Street.

**LU – 5.3** Discourage the “lengthening” of the First Street Commercial corridor until infill development has occurred in the Downtown Commercial Core and in the Entryway Commercial Areas.

**LU- 5.4** Seek traffic calming strategies and aesthetic beautification for First Street from South Cle Elum way east to Peoh Avenue.

**LU – 5.5** Encourage the expansion of the Old Town Commercial Core south of Railroad Street from Billings Avenue to Peoh Avenue.

**LU – 5.6** Continue to work with the Washington State Department of Transportation to implement traffic calming and angle parking in the Downtown Commercial Core.

**LU – 5.7** Continue to encourage the development of a safe and functional pedestrian network through Cle Elum’s commercial areas.

**LU – 5.8** Continue the mandatory use of “Site and Design Review” to maintain a consistent range of aesthetic and practical development standards such as pedestrian connectivity, landscape buffers, landscaping, for all new development and redevelopment in commercial areas.

**LU – 5.9** Require the use of shared driveways and controlled ingress/egress for new development in commercial areas.

**LU – 5.10** Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.

**LU – 5.11** Encourage character defining elements and aesthetic improvements in the downtown such as street furniture, planters, banners, landscaping of right of ways and increased diligence in maintenance and litter removal.

## **Goal LU-6: Open Space**

### **Policies:**

**LU – 6.1** Discourage the disturbance of vegetation when not in conjunction with the actual development.

**LU – 6.2** Open space areas should be encouraged to be used as buffers for different types of land uses.

**LU – 6.3** Lands designated for open space should provide for multiple open space benefits whenever possible including active or passive recreation opportunities, scenic amenities, fish and wild life habitat, etc.

**LU – 6.4** Provide incentives for owners of public and private property to preserve open space as a visual amenity through techniques such as conservation easements, transfer of development rights and density bonuses to encourage clustering.

**LU – 6.5** Seek to include all waterways area into a designated open space network.

## **Goal LU-7: Industrial Lands**

### **Policies:**

**LU – 7.1** Ensure that a wide range of services and employment opportunities are available to current and projected residents of the planning area.

**LU – 7.2** Promote an industrial park development in an appropriate area of the city.

**LU – 7.3** Remove lands from the industrial zoning designation that are in critical areas or that do not have adequate access to support industrial uses.

## **Goal LU-8: Protect, conserve and enhance the Historical and Cultural heritage of Cle Elum**

### **Policies:**

**LU – 8.1** Coordinate and cooperate with local, state and national historic and cultural preservation organizations in order to promote historic and cultural preservation within the City.

**LU – 8.2** Encourage the conservation and reuse of historic structures in Cle Elum

**LU – 8.3** The City and the Historic Preservation Commission should work to develop a list of priorities and strategies to facilitate preservation of significant structures, sites and lands.

**LU – 8.4** Promote a mutually supportive and beneficial relationship between economic development and historic preservation.

**Goal LU-9: Annexation Areas and Sphere of Interest**

**Policies:**

**LU – 9.1** Encourage orderly growth and development consistent with the City’s ability to provide adequate and efficient services and facilities.

**LU – 9.2** Pursue interlocal agreements with Kittitas County to address issues of potential concern to the City within Urban Growth Areas and within the City’s Sphere of Interest.

**LU – 9.3** Support expansion of the UGA to acquire needed Industrial lands to serve the city’s population growth projections.

**LU – 9.4** Support the Municipal Annexation of lands that support critical municipal services, such as the Cle Elum Airport.

**LU – 9.5** Seek to expand the area of annexation proposed when such expansion is based on natural or manmade features, would serve to make City boundaries more regular or where the area to be served is a logical extension of City service capabilities and is within the UGA.

**LU – 9.6** Evaluate proposed annexations to ensure that development enabled by the annexation is consistent with the goals and policies of this comprehensive plan.