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Capital Facilities & Utilities Planning

The City's 2019 Comprehensive Plan is a guide for City operation and development. Each "Element" (aka *chapter*) contains specific data and information formulated into a plan about that topic, and includes goals and policies the City should be using as a guide for comprehensive plan implementation, as required by the Growth Management Act. All development and actions in the City are required to be consistent with the Comprehensive Plan, which is a good reason to review the plan regularly and determine whether changes need to be made to policies or practices, or whether the Plan should be amended. The comprehensive plan can be found on the City's website at: <http://cityofcleelum.com/city-servicesplanningcomprehensive-plan-update/>

The City's Capital Facilities and Utilities Goals and Policies from the Comprehensive Plan should be used as a guide to implementation of the Capital Facilities and Utilities elements.

In addition to the goals and policies, the [Capital Facilities element](#) includes information specific to all City facilities, including transportation, water, wastewater, stormwater, solid waste, public education, parks and recreation, and government facilities and properties. The [Utilities element](#) includes an inventory of existing utilities and recommendations for the future.

These elements provide data and other information that are helpful to compile project and grant applications, communicate City capital facilities and utilities planning to the community, and to gauge how the implementation is progressing during time between comprehensive plan updates.

Capital Facilities Element Goals and Policies

The goals and policies of the Capital Facilities Element provide guidelines and direction for the different infrastructure systems, government buildings, and government properties within Cle Elum over the next twenty (20) years. They are intended to balance the community's desire to maintain Cle Elum's unique sense of place with the City's desire for sustained and balanced economic and residential vitality. Goals and policies also provide direction for future planning and implementation activities.

Goals and policies provide useful evaluation of new ideas as they emerge between comprehensive planning processes. The City can consider intentions of the plan as described in the goals and policy statements during problem-solving discussions. 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 2007 Comprehensive Plan Update, and additional considerations such as the expansion of goals and policies for the Cle Elum Municipal Airport.

Capital Facilities goals and policy statements are guided by two principal themes: first, the desire of the City to maintain and enhance the larger planning documents the City has invested in developing, such as a Water System Plan, an Airport Master Plan, or a General Sewer Plan; second, the impetus of its residents to create an economically sustainable City respecting the contributions and foundations of the past while striving to meet the challenges of the future.

The GMA specifies planning topics for the comprehensive planning process. Capital Facilities goals cover topics such as: a) an inventory of capital facilities owned by public entities, showing locations and capacities, b) a forecast of the future needs for the capital facilities, c) the proposed locations and capacities of expanded or new capital facilities, d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes, e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

Finally, the goals and policies are intended to provide guidance to elected officials, staff, and the general public as to the infrastructure and services within the City and in potential annexation areas. This element recognizes the City is an active and participating regional partner ensuring the intent of the Growth Management Act is met.

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 assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.

Policies:

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.

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.

Policies:

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.

Goal CF-5: To review and update the regulations and zoning controls to protect the Cle Elum Municipal Airport, to promote compatible land uses, and promote economic development to sustain airport operations.

Policies:

CF – 5.1 Provide reliable and safe air service at a facility that is compatible with the community.

CF – 5.2 The City will support efforts to update the airport master plan to ensure the airport's long-term vitality as an economic asset to the community.

CF – 5.3 The airport shall be maintained in compliance with the Airport Master Plan, or as amended.

CF – 5.4 The airport overlay will be amended as necessary to ensure the Cle Elum Municipal Airport's master plan succeeds, to identify compatible land uses surrounding the airport, and to protect surrounding land uses from airport impacts.

CF – 5.5 The Airport Overlay Ordinance should prohibit buildings, structures, or other objects from being constructed or altered such that those buildings, structures, or other objects do not penetrate the imaginary surface airspace.

CF – 5.6 The following uses will serve as examples of uses considered compatible with Cle Elum Municipal Airport operations: Air Freight Terminal, Air Cargo Forwarders, Aircraft/Parts Manufacturer, Aircraft Repair Shops, Aerial Survey Companies, Aviation Schools, Aviation Research and Testing, Trucking Terminals, Taxi/Bus Terminals, Parking Facilities and Auto Storage, Car Rental Agencies, Gas Stations, Restaurants, Picnic Areas, Forests, Landscape Nurseries, Arboretum, Farming, Cemeteries, Storage Facilities, Warehouses, Wholesale Distribution Center, and Factories. Compatibility will be determined on a case-by-case basis.

CF – 5.7 The City should actively seek State and Federal funding to maintain planning, projects, and programs of the Cle Elum Municipal Airport in a state of good repair.

Utilities Element Goals and Policies

Goal U1: Designate the general location, proposed location, and capacity of existing and proposed utility facilities in the City and Urban Growth Area (UGA).

Policy U1.1: Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.

Policy U1.2: Appropriately place utilities within public rights-of-way.

Policy U1.3: Where safe and practical, use regional and local power, natural gas, and telecommunication corridors for the development of recreational trails, open spaces, parking lots, or other land uses that may provide multiple benefits to the local community or neighborhood.

Policy U1.4: Where practical and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm damage and aesthetic clutter.

Policy U1.5: Promote whenever feasible emerging and innovative technologies which can be used to broaden the types of alternative forms of energy in or for new public and private utility distribution facilities.

GOAL U2: The City of Cle Elum's plan for utility improvements will be formulated, interpreted and applied in a manner consistent with and complementary to serving the utility's public service obligations.

Policy U2.1: On an annual basis, provide all private utility companies copies of the City of Cle Elum's revised Six-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

GOAL U3: Decisions made by the City of Cle Elum regarding utility services within the City will be made in a manner consistent with and complementary to regional demands and resources.

Policy U3.1: Promote energy conservation measures in building codes including the use of insulated roof and siding material, window panes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient appliances, temperature maintenance levels, and other activities to reduce power and natural gas demands.

Policy U3.2: Site utilities away from critical areas, or site them in a manner that is compatible with critical areas.

Policy U3.3: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

GOAL U4: Additions to and improvements of utility services will be allowed to occur at a time and in a manner sufficient to serve planned growth.

Policy U4.1: Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with land development regulations that ensure predictability and project concurrency.

Policy U4.2: Develop right-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

Goal U5: Planning by the City of Cle Elum for utility facilities development within the City and UGA will be coordinated with planning by other jurisdictions for utility development.

Policy U5.1: The City shall coordinate the formulation and periodic update of the Utility Element and relevant development regulations with adjacent jurisdictions.

Policy U5.2: The City shall coordinate and seek to cooperate with other jurisdictions in the implementation of multi-jurisdictional utility facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provision of utilities.

Policy U5.3: Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways, or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

Policy U5.4: Promote whenever feasible co-location of new public and private utility distribution facilities in shared trenches and physical locations, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

Policy U5.5: Promote whenever feasible co-location of new public and private electric charging stations.