

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262
Fax: (509) 674-4097
www.cityofcleelum.com

Land Use 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 Land Use Goals and Policies from the Comprehensive Plan should be used as a guide to implementation of the Land Use element. In addition to the goals and policies, this element includes information about every other element of the Comprehensive Plan, since land use is the beginning, the middle, and the end of the planning process.

Land Use Element Goals and Policies

The goals and policies of the Land Use Element provide guidelines and direction for accommodating redevelopment and new development 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 and the 2007 Comprehensive Plan Update.

Land use goals and policy statements are guided by two principal themes: first, the desire of the City 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 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. Land use goals cover topics such as reducing sprawl, encouraging affordable housing, encouraging open space and recreation, protecting the natural environment and historical resources, and ensuring consistency between 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 framework for decision making and acknowledge areas and issues beyond the City's jurisdiction or immediate control. This element recognizes the City is an active and participating regional partner ensuring the intent of the GMA 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 or planning area 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 Downtown 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 a master park plan for all city-owned community park spaces to meaningfully plan for future upgrades, adjustments, and maintenance.

LU – 2.4 Collaborate with the community and stakeholder groups to promote right-sized park renovations that meet community and tourism needs and encourage outdoor gatherings and recreational activities.

LU - 2.5 Develop multi-family design guidelines and affordability incentives which promote high quality affordable residential development.

LU - 2.6 Protect neighborhoods from adverse impacts such as excessive traffic, junk vehicles or other nuisances by actively and consistently enforcing City codes.

LU – 2.7 Support transit opportunities linked to quality of life, access to resources, and residential growth.

LU – 2.8 Encourage housing rehabilitation to enhance neighborhood livability and aesthetic by seeking information [for residents] on appropriate rehabilitation strategies, grants or loan programs.

LU – 2.9 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 – 2.10 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 – 2.11 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 – 2.12 Encourage the development of affordable housing that is “Fee Simple”, either through development agreement [CEMC 17.140] or by code change.

LU – 2.13 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 – 2.14 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.

LU – 2.15 Identify and preserve historic districts, buildings, sites, structures, and objects of cultural and historic significance through designations, incentives, design guidelines, and other preservation tools where feasible given City staffing and funding availability.

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 and designated cultural and historic sites, districts, and buildings.

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, and tribal laws.

LU – 3.5 All new development must be in compliance with the provisions of the 2019 Stormwater Management Manual for Eastern Washington 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 and should follow appropriate tribal, federal, state, and local regulatory and coordination processes.

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

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.

LU – 3.12 Refine development and subdivision regulations and critical area ordinance language identifying and protecting archaeological, cultural, and historic resources.

Goal LU-4: Preserve and Protect Residential Neighborhoods

Policies:

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 to be guided by design guidelines to promote compatibility with existing buildings, structures, and landscapes.

LU – 4.4 Encourage flexibility in residential neighborhoods by allowing accessory dwelling units.

LU – 4.5 Encourage the formation of neighborhood or home owners’ 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, cultural/historic, 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 and Second Street from South Cle Elum way east to Peoh Avenue.

LU – 5.5 Encourage the expansion of the Downtown 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 and, 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.

LU – 5.12 Promote a vibrant, walkable Downtown Commercial Core by promoting the creation of public parking areas along the Railroad Street corridor.

LU – 5.13 Protect the revitalization efforts of the Downtown Commercial Core by creating an alternate transportation corridor along Railroad Street to reduce commercial traffic along the First and Second Street corridors.

LU – 5.14 Encourage safe pedestrian passage by including safe pedestrian crossings at and near busy intersections and trail entrances.

LU – 5.15 Support the work of the Cle Elum Downtown Association (Main Street program) and Historic Preservation Commission in their efforts to revitalize the downtown area and nearby historic neighborhoods.

LU – 5.16 Encourage collaboration with the Cle Elum Downtown Association (Main Street program) to achieve preservation and revitalization goals for downtown.

LU – 5.17 Encourage the rehabilitation and re-use of vacant 2nd story spaces in the downtown area for housing, commercial, and office use. Explore adopting incentives to encourage new uses in 2nd story spaces, as feasible given City staffing and funding availability.

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 waterway area into a designated open space network.

LU – 6.6 Develop strategies to protect existing open space areas.

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 Cultural, Archaeological, and Historic preservation in Cle Elum

Policies:

LU – 8.1 Coordinate and cooperate with tribal, federal, state, and local historic and cultural preservation organizations and agencies, in order to promote cultural, archaeological, and historic preservation within the City.

LU – 8.2 The City and Historic Preservation Commission should aim to prioritize preservation of significant buildings, structures, districts, sites and landscapes.

LU – 8.3 Promote a mutually supportive and beneficial relationship between economic development and historic preservation including tourism and recreation.

LU – 8.4 Develop policies and plans and implement projects that preserve Cle Elum's historic resources through collaboration with the community and with appropriate tribal, federal, state, and local agencies.

LU – 8.5 Preserve and protect historic and cultural resources of significance to the City and local Tribes. Support the cultural values, language, and art forms of local Native Americans.

Goal LU-9: Protect and preserve the character of Cle Elum's historic Downtown Commercial Core.

Policies:

LU – 9.1 Define and document the existing forms, design, styles and other characteristics, which form an integral part of the historic Downtown Commercial Core.

LU – 9.2 Reflect historic development patterns with consistent zoning standards.

LU – 9.3 Encourage building forms and design consistent with the historic design of the 1920s-1930s era within the Downtown Commercial Core, including scale, massing, architectural details and roof style.

LU – 9.4 Limit the mass, size and scale of new structures and additions to the historic standards addressing scale, forms and proportions.

LU – 9.5 Encourage the use of colors and building materials characteristic of Cle Elum's historic structures and the 1920s-1930s era aesthetic.

LU – 9.6 Preserve the historic spatial relationship of buildings to site, natural features, open space, views and surrounding development.

LU – 9.7 Encourage the preservation, restoration, rehabilitation and renovation of historic sites and structures.

LU – 9.8 Encourage the rehabilitation and adaptive reuse of existing historic structures through development regulations and financial incentives when a historic use is no longer possible.

LU – 9.9 Strongly discourage the demolition or destruction of historic sites and structures.

LU – 9.10 Provide incentives for historic buildings to be nominated for, and listed on, the state or national historic register, or to be recognized as local historic landmarks.

LU – 9.11 Maintain a consistent historic inventory within the Downtown Commercial Core area.

LU – 9.12 Promote community education of existing historic structures.

Goal LU-10: Annexation Areas and Sphere of Interest

Policies:

LU – 10.1 Encourage orderly growth and development consistent with the City's ability to provide adequate and efficient services and facilities.

LU – 10.2 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 – 10.3 Support expansion of the UGA to acquire needed Industrial lands to serve the city's population growth projections.

LU – 10.4 Support the Municipal Annexation of lands that support critical municipal services, such as the water towers.

LU – 10.5 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 – 10.6 Evaluate proposed annexations to ensure that development enabled by the annexation is consistent with the goals and policies of this comprehensive plan.

Goal LU-11: Geologically hazardous areas

Policies:

LU – 11.1 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Goal LU-12: Water Quality & Quantity

Policies:

LU – 12.1 Maintain healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats, to conserve the biodiversity of plant and animal species.

LU – 12.2 Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas.

LU – 12.3 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures.

LU – 12.4 Protect members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, or flooding.

LU – 12.5 Direct activities not dependent on critical areas resources to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas.

LU – 12.6 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Goal LU-13: Drainage, flooding, and stormwater runoff

Policies:

LU – 13.1 Keep impervious surfaces to a minimum to achieve open space, greenery, and reduce impact on drainage system.

LU – 13.2 Development shall take adequate measures to minimize significant erosion and flash flooding conditions by: Limiting the total amount of impervious surface to be created; Planting sufficient vegetation to offset the effects of the impervious surfaces created; and/or providing sufficient drainage facilities to control storm runoff.

LU – 13.3 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.

LU – 13.4 Review available best management practices which can be used to reduce erosion and sedimentation associated with development within Cle Elum. Investigate the need for additional erosion control measures for construction projects.

LU – 13.5 Continue to improve the City's stormwater infrastructure in preparation for an eventual municipal stormwater system.

Goal LU-14: Air Quality

Policies:

LU – 14.1 Increase the number of residents who choose to walk or bicycle in lieu of driving to reduce auto demand on local and arterial streets, promote air quality, and increase overall community health.

LU – 14.2 Maintain acceptable air quality standards.

LU – 14.3 Support the Kittitas County Public Health Department and the Washington State Department of Ecology in their efforts to prevent degradation of air quality.

LU – 14.4 Keep dust to a minimum on all public streets and alleys:

1. All streets and roads inside the City should be paved and maintained; and
2. Dust abatement programs should be continued for remaining unpaved roads until paving can be done.

Goal LU-15: Noise

Policies:

LU – 15.1 Reduce noise pollution in City limits to improve livability.

LU – 15.2 Reduce and prevent excessive noise and vibration in attached residential dwelling through construction requirements.

LU – 15.3 Establish a City-specific noise ordinance to clarify nighttime noise restrictions.

LU – 15.4 Consider noise impacts within development application review processes.

LU – 15.5 Consider adoption of a more robust city noise ordinance.

LU – 15.6 Promote discussions with Burlington Northern Santa Fe railroad regarding quiet zones.

Goal LU-16: Shorelines

Policies:

LU – 16.1 Reserve designated shoreline areas for water-oriented uses. Encourage uses, densities and development patterns on lands adjacent to shorelines that are compatible with shoreline uses and resource values to fully and effectively accomplish the goals, objectives, and policies of the adopted Shoreline Management Program.

LU – 16.2 Encourage preferred shoreline uses while protecting and preserving the shoreline environment.

LU – 16.3 Protect the economic viability and resource values of the shoreline.

LU – 16.4 Encourage renovation and reuse of under-utilized or obsolete structures.

LU – 16.5 Work with the appropriate tribes, agencies, and groups to enhance recreational uses of the Yakima River Channel and its shorelines.

LU – 16.6 Protect the quality and quantity of water in the Yakima and Cle Elum river channels by minimizing soil disturbance, erosion, sedimentation, and non-point runoff affecting water quality.

LU – 16.7 Encourage restoration of degraded waterfronts to minimize erosion, sedimentation and flooding.

LU – 16.8 Require Best Management Practices (BMPs) contained in the Department of Ecology's Stormwater Manual for Eastern Washington be implemented for all new development and redevelopment.

LU – 16.9 Conduct excavation, grading, dredging and fill activities to minimize the introduction of suspended solids, leaching contaminants or habitat disturbance into adjacent waterways.

LU – 16.10 Conduct appropriate tribal, federal, state, and local agency consultation and coordination on projects within shoreline jurisdiction.

Goal LU-17: Climate and Sustainability

Policies:

LU – 17.1 Develop and implement climate change adaptation strategies that create a more resilient community by addressing the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.

LU – 17.2 Design programs that reduce greenhouse gas emissions through reducing energy consumption, vehicle emissions, and enhancing land use patterns to reduce vehicle dependency.

LU – 17.3 Support federal, state, and regional policies and education programs intended to protect clean air in Ellensburg and the Kittitas Valley.

LU – 17.4 Advocate for expansion of public transit, car sharing, alternative fuel vehicle facilities, and electric charging stations.

LU – 17.5 Encourage higher density projects to be compatible with future public transportation services.

LU – 17.6 Promote compact growth and infill development in areas that are already developed in order to preserve open space and ecological functions and encourage residential access to services.

LU – 17.7 Work with residents, businesses, and waste haulers to increase recycling and composting opportunities in order to reduce landfill waste.

LU – 17.8 Maintain City leadership in energy conservation and renewable energy production.

LU – 17.9 Incorporate analysis for existing and new municipal buildings to reduce ongoing operational energy per the Department of Enterprise Systems recommendations.

LU – 17.10 Conduct City operations in a manner that ensures sustainable use of natural resources, promotes an environmentally safe workplace for its employees, and minimizes adverse environmental impacts.

LU – 17.11 Promote and invest in energy efficiency and renewable energy resources and technology as an alternative to non-renewable resources.

LU – 17.12 Promote the use of solar and other renewable energy technology within the community.

LU – 17.13 Create incentives to encourage the use of sustainable building methods and materials that may reduce impacts on the built and natural environment.

LU – 17.14 Promote community responsibility and engagement through public education and involvement programs that raise awareness about environmental issues.

Goal LU-18: Aesthetics

Policies:

LU – 18.1 The City should identify and adopt policies and practices that encourage productive, creative, and artistic activities and uses and adjust land use policies to enhance these uses within the City, UGA, and surrounding areas.

LU – 18.2 Make publicly owned land available for placing works of art and cultural attractions.

LU – 18.3 Establish and maintain an outdoor sculpture program that is periodically changed.

LU – 18.5 Develop and implement a City-wide wayfinding signage program to direct tourists to key locations throughout the City.

LU – 18.6 Encourage the development of spaces that attract both residents and tourists, and promote social and community interaction.

LU – 18.7 Commercial and multi-family development should provide improved, useable open space areas such as plazas, common areas, and colonnades as a component of the design.

LU – 18.8 Collaborate with the Cle Elum Downtown Association (CEDA) to promote the realization of the CEDA Master Plan for infill, redevelopment, beautification, and façade improvements.

LU – 18.9 Create commercial and higher density residential areas, which provide high levels of public amenities.

LU – 18.10 Locate open space and common areas to preserve existing views and vistas, or other significant site features.

LU – 18.11 Develop minimum common area standards for both small and large-scale commercial development.

LU – 18.12 Encourage architectural styles that reflect the City's built and natural environment.

LU – 18.13 Develop design guidelines for commercial, multi-family and high-density development outside of the historic district.

Goal LU-19: Emergency Management and Disaster Preparedness

Policies:

LU – 19.1 Continue to collaborate with other Kittitas County communities and agencies to maintain, update, and improve emergency management and disaster preparedness plans, policies, and implementation.

LU – 19.2 Develop community outreach strategies to educate the public on disaster prevention and preparedness.

LU – 19.3 Maintain and update as applicable the 2018 Upper Kittitas County Emergency Preparedness Plan and continue to coordinate closely with the other Upper County communities of Suncadia, Roslyn, and South Cle Elum.

LU – 19.4 Maintain and update as necessary Cle Elum's formal annex to the 2019 Kittitas County Hazard Mitigation Plan.

LU – 19.5 Proactively manage disaster prone areas to prevent future degradation and emergencies.

LU – 19.6 When possible and appropriate, seek grant funding for preventative projects such as Yakima River bank stabilization and fuels reduction activities, on Cle Elum's public lands.

Goal LU-20: Hazardous Materials and Sites

Policies:

LU – 20.1 Identify Brownfield sites within City limits and UGAs and consult with agencies such as Ecology to determine courses of remediation action.

LU – 20.2 Require development of Brownfield properties to coordinate appropriately with the City and other agencies with jurisdiction and oversee that appropriate preventative measures and remediation actions are taken.

LU – 20.3 Assist private property owners, where possible, to identify and coordinate with Ecology on potential Brownfield sites, such as leaking underground storage sites and coal mine tailings.

Goal LU-21: Maintain Local Control of Planning and Land Use Decisions

Policies:

LU – 20.1 In partnership with the County and WSDOT, review and update the regulations and zoning controls to protect the Cle Elum Municipal Airport and to promote compatible land uses.