

**Ordinance 1576, Exhibit A**  
**City Of Cle Elum**  
**LAND USE ELEMENT**



**Prepared by:**



**PROJECT NO. 17156E**

**APRIL 2019**

**Revised December 6, 2019**



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## Land Use Element

### Introduction

The Land Use Element describes current use and guides future use of land in the City of Cle Elum by evaluating development patterns early and consistently with criteria meant to support the City's vision for the future and encourage adherence to the City's goal of retaining a high quality of life for its citizens. This element includes goals and policies that promote community character, preserve and strengthen residential neighborhoods, foster downtown as a vibrant and mixed-use community place, describe land use designations, respect and protect the natural environment, local history, culture, and promote healthy living.

### **Purpose**

The purpose of this chapter is to provide a framework for improving the health and livability of the City by accommodating careful planning to:

- Promote the efficient use of land through development of a strategic future land use map;
- Create safe and healthy neighborhoods with access to recreational opportunities, varied and affordable housing options, and multi-modal transportation choices;
- Stimulate a vibrant local economy supporting living wage jobs;
- Foster Cle Elum's sense of place by protecting and enhancing the character of existing neighborhoods, the natural environment, and important historic and cultural resources; and
- Build a community that is resilient to adverse events, including natural disasters and climate change.

### **Applicable 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 Cle Elum's 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 spaces, and public facilities. This element describes all of these land uses in a summary format. Capital facilities, transportation infrastructure and level of service, housing considerations, parks and open spaces, are each considered in greater detail in separate comprehensive plan elements.

Decisions made by neighboring jurisdictions have a measured impact upon the City of Cle Elum's infrastructure and services. In addition to following State of Washington requirements, planning efforts in the City of Cle Elum require consistency with Kittitas County's Countywide Planning Policies (CWPP) and Kittitas County's Comprehensive Plan. The CWPP recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements.

Because Cle Elum provides regional services for neighboring jurisdictions, it is important for Cle Elum to be involved in the development and implementation of the County's Countywide Planning Policies and the County's Comprehensive Plan. The CWPP associated with Cle Elum's Land Use Element can be found in Appendix A.

The Land Use Element includes an inventory and analysis of natural systems for land in Cle Elum's Urban Growth Area (UGA). Such natural evaluations identify critical areas that may require co-management with other state and national environmental protection agencies and organizations. The natural systems covered in this Land Use Element include, but are not limited to: wetlands, groundwater sources, fish and wildlife conservation areas, frequently flooded areas, geologically hazardous areas, forest and agricultural lands, and air quality. The Land Use Element maintains consistency with associated environmental plans at the state and federal level.

### **Relationship to Other Elements**

The GMA requires that other elements of the City of Cle Elum's 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. The Act also states that the entire Comprehensive Plan shall be internally consistent, and that all elements shall be consistent with the Official Future Land Use Map. 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 Land Use Element concludes with land use goals and policies.

### **Urban Growth Area**

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 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 City of Cle Elum City Limits and the Cle Elum Urban Growth Area boundary as of June 25, 2019 are highlighted on Figure 1.

The Countywide Planning Policies (CWPP) adopted by Kittitas County include an urban growth boundary for Cle Elum and specify policy considerations for implementing urban growth areas. The Land Use Element will guide all decisions about when, where, and how development takes place including the scheduling of capital improvements and annexations. Annexation is a matter that will be determined by City Officials, the Public and appropriate government entities, based on public interest and the capacity of Cle Elum to adequately provide urban services to these areas upon annexation.

## **History**

### **Cle Elum's Prehistory**

The first settlers of the Cle Elum area were the Kittitas or Upper Yakama peoples, whose villages are documented near Lake Cle Elum and other nearby locations as far back as 11,500 BP . The Kittitas were closely related to the Lower Yakamas, regularly trading and marrying between the groups, and had similar relationships with other area tribes, such as the Snoqualmie Tribe. The seasonal subsistence and settlement pattern of the Kittitas people included resource collection activities, gatherings of various bands, and there is evidence of several winter gathering places in the Cle Elum area (Yakama Nation, 2017).

### **Downtown Cle Elum**

Historically, Cle Elum developed because of the influences of coal mining, location of the trans-continental railroad, and opportunity for intense timber harvesting. The scouts locating the railroad were led through the area in 1853 by "Owhi... a chief of the Kittitas/Yakamas and who later was signatory to the Treaty of 1855" (Yakama Nation, 2017, p 6) and later by other members of the tribe.

The city grew 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 (which has been referenced as "Old Town") grew around the intersection of First Street and Pennsylvania Avenue. The two anchor properties were the original Railroad Depot and Cle Elum Hotel. Residential developments were located between Old Town and the base of Cle Elum Ridge, directly east and west of downtown, and in one twelve block area south of the Yakima River adjacent to the Town of South Cle Elum.

### **Cle Elum's 1918 Fire**

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 tracks, then became the major commercial street.

### **The Rise of the Automobile**

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 the city.

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 uses and new construction. Construction of Interstate 90 (I-90), the associated interchanges at each end of the City, and the partial interchange at Oakes Avenue reinforced the existing linear development pattern.

Highway-oriented commercial uses developed around the interchanges at each end of the city. Industrially zoned land, which is mostly vacant, occupies the area between the railroad tracks and I-90. However, development in this traditional area is constrained by limited access, lack of utilities, and designation as a critical area and floodplain.

## **Historic Platting**

The older areas of Cle Elum are platted in a traditional grid pattern, with commercial lots generally fronting the east-west streets with dimensions of twenty-five (25) feet in width and one hundred twenty (120) feet long. Most residential lots were initially fifty (50) feet wide and one hundred and twenty (120) feet long. Ten (10) to twenty (20) foot-wide alleys bisect the blocks in an east-west direction. Streets within the original downtown are overly wide – First Street, Oakes Avenue, Pennsylvania Avenue, Harris Avenue, and Bullitt Avenue have one hundred (100) foot rights-of-way. Second Avenue, Billings Avenue, Wright Avenue, and Peoh Avenue have eighty (80) foot rights-of-way. Properties at the east and west ends of the city were later subdivided and include a mix of lot sizes with a less rigidly developed street pattern.

## **Cultural, Archaeological, and Historic Preservation**

The City of Cle Elum encourages cultural, archaeological, and historic preservation. The Cle Elum area is within the historic range of the Kittitas and Yakama peoples who traveled through, settled, and gathered with other native peoples nearby. As such, it is important to consider the potential for tribal, cultural, archaeological, or historic properties when planning changes to or management of the landscape. The City aims to identify, protect, preserve, and restore sites that contain resources of cultural, archaeological, historic, educational, or scientific value or significance. Appropriate and meaningful tribal, state, federal, and local governmental collaboration is crucial to landscape-scale and project-level planning.

The City's 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 Department of Archaeology and Historic Preservation (DAHP). 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. Historic Preservation Commission and staff identify and implement specific tasks that serve to protect the buildings, sites, structures, and neighborhoods that instill that connection with our heritage and our vision of the City of Cle Elum, we want to pass to future generations.

Many of the existing, older commercial, and older 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 Downtown Commercial district (Old Town Commercial [OTC]). A challenge of paramount importance to the City is how best to integrate the pressures of new development with our historic commercial and residential core areas.

Developing policies, plans, and implementing projects that preserve our heritage resources require ongoing conversations with all members of the community in identifying priorities as well as their commitment to help carry out those tasks. This includes, but is not limited to active heritage stakeholders such as the Mountains to Sound Greenway Trust, the Cle Elum Downtown Association, Historical Society, Heritage Club, Coal Mines Trail Commission, and other related groups and members of the community, creating a network of historically significant buildings, areas, interpretive cultural centers which inform and celebrate local history.

## **Existing Conditions and Future Needs**

### **Natural Environment**

The City of Cle Elum is located in the foothills of the eastern slopes of the central Cascade Mountains. At an elevation of approximately 1920 feet, but within eastern Washington, the climate is both more temperate than the eastern neighbors in the Shrub Steppe landscape, and more arid than the western Puget Sound region, resulting in a desirable location in the best of both worlds.

The natural setting of Cle Elum within the Yakima River Valley affords good opportunities for residential living, supportive services, and future employment. At the same time, the natural environment shapes local development into key areas within the City. The City of Cle Elum is set between the forested Cle Elum and South Cle Elum Ridges, with views of the Stuart Mountains and Kachess Ridge, 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.

Relationships between these the environmental features, development, and natural processes impact Cle Elum's quality of life. These relationships are imperative to the continued success of this community and depends upon several factors, such as government, business, and individual community members working together to protect and enhance the area, history, and culture where we live, work, and play.

Environmental considerations within this element include specific goals and policies to support the City's role in protecting the natural environment and transitioning into a sustainable future as growth and development occurs, so we can create a more viable future for the next generations.

### **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, the Cle Elum Ridge (north of Cle Elum), and the Yakima River floodplain. Additionally, City designated open space exists as the Coal Mines Trail that links Cle Elum and Roslyn, Progress Path the Yakima River Levy Trail, and the Hanson Ponds Trail. Cle Elum plans to provide a designated open space corridor, through the City, that would connect the Coal Mines Trail with the Palouse to Cascades State Park Trail (formerly the John Wayne Trail) and provide linkages to the community parks system (See Figure 3 – Open Space). The City would like to see additional open space corridors along the Yakima River and its associated floodplain.

In addition to general open spaces and related policies, the Cle Elum community places great importance on trees. The natural environment of our community has always been a priority, but the more formal recognition of Arbor Day started in the mid-1990s with the local Rotary Club working in concert with the City to host a short annual celebration. Several projects were highlighted, such as planting Flowering Plum trees in Wye Park, that was named Pioneer Grove, and which were purchased by and dedicated to pioneer families. At some point the City moved these plum trees to the cemetery. Other tree-focused activities included planning a row of conifer trees along the railroad right of way, planting trees at Centennial Park that

were donated by Puget Sound Energy, and planting street trees along East First Street. Lastly, trees have been planted during many Arbor Day events over the years, including two celebrations that provided seedlings to the community, made possible through private and US Forest Service, Cle Elum Ranger District donations.

In 2001 the City was designated as a Tree City USA through the Arbor Day Foundation, which continued through 2004, and was brought back into good status in 2017. This status will continue by retaining significant trees, promoting private tree planting by community, and including street trees in the downtown revitalization efforts. To facilitate the Tree City USA status into the future, the City plans to update ordinances pertaining to City trees, establish a Tree Board, and continue annual mayoral Arbor Day proclamations.

### Critical Areas

Cle Elum's critical areas provide a variety of functions and values that are important to the sustainability of the area's quality of life through the use of critical areas regulations which establish a regulatory framework for critical areas and their buffers. Cle Elum's critical areas regulations extend protection to the following: wetlands, frequently flooded areas, fish and habitat conservation areas, critical aquifer recharge areas, and geologic hazard areas, per GMA.

Critical areas provide valuable habitat, protect and enhance water quality, facilitate stormwater conveyance, enhance local aesthetics, and offer recreation, cultural resources, and education opportunities. Critical areas are highly valuable and it is extremely important to preserve and protect the functions and values of various environmental features. Once destroyed such critical area functions are difficult to replicate or replace.

Wetlands, streams, and other environmentally sensitive areas within shoreline jurisdiction are regulated by the City's Shoreline Master Program; those that are outside shoreline jurisdiction are regulated by the City's Critical Areas Ordinance regulations, which are periodically reviewed and updated in accordance with state mandates.

### Wetlands

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 and are integral to the local hydrologic cycle. 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, which should be protected and enhanced wherever possible, and all development should consider avoiding impacts to sensitive areas for them to properly function to reduce floods, contribute to stream flows, and improve water quality. Each of these beneficial functions are important to the overall environmental health of Cle Elum's environmental systems. Figure 4 displays City of Cle Elum's Wetland Areas.

### Frequently Flooded Areas

The Federal Emergency Management Agency/Department of Homeland Security (FEMA/DHS) has defined areas showing the extent of the 100-year floodplain to establish flood insurance rates and assist communities in efforts to promote sound floodplain management. Cle Elum was founded as a railroad and mining town. Consequently, all original platting and development was located in close, linear proximity to the railroad mainline, which parallels Interstate 90 (I-90) and the Yakima River. In the mid 1960's, the Yakima River was moved to the south, away from Cle Elum to locate I-90, which bisected the

river's floodplain and disrupted its natural functions. This resulted in a somewhat environmentally encumbered industrial zoning belt north of I-90 and south of the downtown core area. Although the Yakima River is now located on the south side of I-90, FEMA floodplain designations remain on both sides of the highway, which further complicates development within the previously primarily industrial area between the interstate and the downtown core. Residential development on the south side of the river is limited due to both floodplain and floodway constraints as well as geographic scope. Several other areas throughout the City are designated as FEMA floodplains or floodways, which are recognized to have the greatest risk of damage to property and to the loss of human life as displayed on Figure 5 – Frequently Flooded Areas. 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. These lands are also key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serve as water retention and flood storage areas, and should be allowed only the most limited and regulated future development.

#### *Fish and wildlife habitat conservation areas*

Fish and wildlife habitat conservation, including pollinator species habitat, is important for the sustainability of fish and wildlife populations into the future. The management of land for habitat conservation is paramount within natural geographic distributions. Habitats identified in Cle Elum include the Cle Elum and Yakima Rivers and their associated floodplains, streams and riparian areas, ponds, and mature forested landscapes.

Much of the remaining native habitat in Cle Elum is generally limited to streams, wetlands, forest lands and steep slopes as presented on Figure 6 – Fish and Wildlife Conservation Areas Map. The only river frontage areas within the City are found along the two river corridors. Most of this riverfront property is planned to remain undeveloped or with limited managed dry camping and park property. The Cle Elum and Yakima River floodplain areas provide habitat linkages with other riparian habitats beyond the City of Cle Elum.

#### *Critical aquifer recharge areas*

Critical aquifer recharge areas are those areas that have a critical recharge effect on underground aquifers that are used for potable water. Because of the permeability of the different soils within the City there are some areas that are more at risk of being contaminated. There have been no specific aquifers identified in the City, however, to protect the City's drinking water the City has categorized all areas that the Washington State Department of Health designates as a Type A and B wellhead protection area as a high risk of contamination (See Figure 7 – Critical Aquifer Recharge Areas). Also, because of the high permeability of soil within the City and its UGA, the rest of the City is categorized as a moderate risk for contamination. These factors are the best available science that can be used to protect critical aquifer recharge areas within the City and its UGA and the City's drinking water. These environmentally sensitive areas must be considered for continued maintenance and future development within City limits to reduce potential impacts on Cle Elum's clean water resources.

#### *Geologically hazardous areas*

The Growth Management Act defines geologically hazardous areas as land that is not suited for commercial, residential, or industrial development because the lands are susceptible to erosion, sliding, earthquakes, or other geologic events. These areas are regulated primarily to protect public safety, as well as to eliminate risk to property.

The Northern portion of the City and most of its UGA north of the city limits can be categorized as geologically hazardous (See Figure 8 – Geologically Hazardous Areas – Hazardous Slopes). The soil within the City and its UGA also have a chance of liquefaction which can result in a landslide if an earthquake occurs (See Figure 9 – Geologically Hazardous Areas – Liquefaction). However, no previous landslides have been identified within the City limits or its UGA (See Figure 10 – Geologically Hazardous Areas – Landslides). Also, because of the City’s coal mining past, hazardous gasses and chemicals could be transmitted into the air and water near the decommissioned mines within the City and its UGA (See Figure 11 – Geologically Hazardous Areas – Coal Mine Locations). There is also a risk of mine infrastructure collapsing during an earthquake or other geologic hazard event.

The steep slopes, areas at risk of liquefaction, and decommissioned coal mines are all considered known geologically hazardous sites. There could be other sites within the City, but there is no available science to identify those areas.

In the 2017 cultural resources report prepared for the City’s Coal Mines Trailhead Park, Yakama Nation Cultural Resources staff noted the following soil types:

*Sediments range from bouldery till in upland areas to gravel and sand glacial outwash in valley floors. Alluvial and lacustrine deposits postdating Pleistocene glaciation and are primarily located within the floodplains of the Yakima River and Cle Elum River (Porter 1976). Early soil surveys defined soil types as consisting of the Cle Elum loam and Cle Elum fine sandy loam (Smith 1945). Recent surveys have refined types and identified the Patnish-Mippon-Myzel complex at the project location. This soil series consists of alluvium formed along stream terraces or floodplains and varies between ashy loam to cobbly loam to sandy clay loam (Natural Resource Conservation Service 2010).*

#### Air quality

Cle Elum experiences periods of air stagnation and pollution, particularly from wood stove emissions, during winter months. Other primary sources of air pollution occur during the dry summer months when wildfires both locally and from as far as northern Canada and California produce such far spreading smoke plumes that the Cle Elum area can suffer from the smoke for long periods. As newer developments are less likely to install wood sourced heat, and existing wood stoves are replaced with other cleaner burning sources such as pellet stoves or natural gas, the air quality issues related to wood burning are expected to decrease. However, as several factors such as climate change, environmental management, and development continue to affect forests around the country, the instances of uncontrollable wildfire smoke pollution are anticipated to increase, which will have yet unforeseen long-term consequences on the City of Cle Elum’s overall air quality.

#### Noise

The City of Cle Elum is located adjacent to I-90 and a Burlington Northern Santa Fe (BNSF) railroad mainline, and the primary developed City footprint is between two mountain ridges, the Cle Elum Ridge and the Peoh Point ridge, which collectively act to retain noises within the Cle Elum area. Unscheduled trains emit loud whistle blasts at all hours of the day and night, and I-90 is a constant flow of vehicle noise, being the primary east-west travel and commerce corridor in Washington State. With limited room for noises to dissipate within the City, particularly within the primary footprint described above, additional commercial, industrial, and

other noise should be considered during development and operation of existing and future buildout.

### Shorelines of the state

The Washington State Shoreline Management Act was passed by the legislature in 1971 and adopted via a 1972 referendum (RCW 90.58). The goal of the Shoreline Management Act is “to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.” The Act also recognizes that “shorelines are among the most valuable and fragile” of the state’s resources.

The Act provides for the management and protection of the state’s shoreline resources by requiring planning for their reasonable and appropriate use. The area regulated under the Act includes lands within two hundred (200) feet of designated shorelines as well as certain wetlands, river deltas, floodways and floodplains associated with such shorelines.

The SMA establishes a balance of authority between local and state governments. Cities and counties have the primary review responsibility for development along their shorelines, and the state (through the Washington State Department of Ecology) has authority to review local master programs and local shoreline development permit decisions.

Shorelines of the state include:

- All marine waters;
- Streams with greater than twenty cubic feet per second (20 cfs) mean annual flow;
- Lakes twenty (20) acres or larger; Upland areas called shorelands that extend two hundred (200) feet landward, in all directions on a horizontal plane, from the edge of the ordinary high watermark (OHWM) of these waters; and
- The following areas when they are associated with one of the above:
  - Wetlands and river deltas; and
  - Floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways.

The Cle Elum Shoreline Master Program (SMP) regulates shoreline jurisdiction per the Act, which extend to the Cle Elum and Yakima River corridors within City municipal boundaries, adjacent to both South Cle Elum and Kittitas County shoreline jurisdictions. The 2016 Cle Elum SMP will be updated in 2019 to reflect improvements to tribal consultation policies, creating a comprehensive regulatory tool.

### Climate and Sustainability

Cle Elum’s temperate climate described above may change over time to see warmer, increasingly wet winters with increasing rainfall and rain intensity and increases in extreme weather events. According to the City of Ellensburg’s 2019 Comprehensive Plan, impacts may include declines in snowpack, increasing stream temperatures, and more frequent summer water shortages in basins such as the Yakima River basin and its tributaries.

Cle Elum is committed to encouraging sustainable development and infrastructure, including public transit, clean air, access to services, waste reduction, and energy efficiency.

## **Emergency Management and Disaster Preparedness**

The City of Cle Elum places a high sense of urgency upon emergency management and disaster preparedness, including coordination with other Upper County communities, pre-disaster planning, community preparedness and forest health.

The City of Cle Elum participated in the development of the 2018 Upper Kittitas County Emergency Preparedness Plan along with Kittitas County, and the other Upper County communities of Suncadia, Roslyn, and South Cle Elum. This plan includes disaster response strategies, agency responsibilities, critical infrastructure inventory, and other key elements as well as a community specific Continuity of Operations Plan (COOP). The City will continue to update plan components and coordinate with other participating communities and agencies to maintain an effective and useful emergency management plan moving forward.

The City also participated in the Kittitas County's revision of their Hazard Mitigation Plan, including development of a City of Cle Elum Annex to the plan. This participation and annex documentation opened up City eligibility to FEMA and other emergency and pre-emergency funding sources.

The City participates in the Kittitas Fire Adapted Communities Coalition (KFACC) which is a coordinated movement to increase community resilience to wildfire by providing education, planning, and technical assistance for implementing activities.

Cle Elum is actively working to create a fire adapted landscape through fuels reduction on City owned property through collaboration with the Washington State Department of Natural Resources (DNR), tenants, and adjacent landowners. The City will continue to address wildlife susceptibility and develop mechanisms through which the community may become more "fire wise" through education and implementation of Firewise principles.

## **Hazardous Materials and Sites**

It is no surprise that hazardous materials and sites are located within Cle Elum municipal limits due to the history of coal mining and the previous highway use along within our Downtown Commercial Core as the main east-west transportation corridor prior to Interstate 90. Coal mine tailings are located to the north of the developed city, and have been left largely undisturbed since their creation. However, planned development and potential annexation areas will need to mitigate these known Brownfield sites, which will be coordinated along with the Washington State Department of Ecology (Ecology), and other agencies with jurisdiction.

Other known Brownfield sites may include underground storage tanks, which may or may not be leaking or have leached into surrounding soils. Ecology and the City are working on a plan to identify these areas to potentially clear up future redevelopment issues to assist in a manner appropriate to the municipal functions of the City.

## **Current Land Use Inventory**

Through an examination of its existing development patterns, a community can both glean a sense of its past and gain valuable insight into its potential future. 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.

Table 1 provides the approximate acreage and percentage of each land use category inside the City of Cle Elum's city limit boundaries. Definitions of the land use categories begin on page 23.

**Table 1: Land uses by category inside the City of Cle Elum’s city limits**

Land Use	Total Acres by Category Inside Cle Elum City Limits	% of Total Acres by Category Inside City Limits
<b>Residential</b>	<b>480.0</b>	<b>17.1 %</b>
<b>Commercial</b>	<b>187.4</b>	<b>6.7%</b>
Downtown Commercial (Old Town Commercial)	22.1	0.8%
Entry Commercial	51.2	1.8%
General Commercial	114.2	4.1%
<b>Industrial</b>	<b>294.4</b>	<b>10.4%</b>
<b>Planned Mixed Use</b>	<b>1,509.0</b>	<b>53.6%</b>
<b>Public Reserve</b>	<b>344.0</b>	<b>12.3%</b>
<b>Totals</b>	<b>2,815.9</b>	<b>100%</b>

**The City of Cle Elum Land Use Categories**

*Incompatible Land Uses*

The City of Cle Elum’s Comprehensive Plan and Development Regulations need to reduce incompatibility between residential uses of varying intensities, between industrial and commercial uses, and between residential land and 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 current proximity to I-90.**  
Future industrial zoned lands are proposed to be located away from the I-90 view shed and Mountains to Sound Greenway corridor.
2. **Reducing/mitigating impacts between residential and commercial.** As the First Street Commercial Corridor has developed, additional commercial pressures forced expansion of commercial zoning within one (1) block north and south of First Street. These adjunct commercial areas are often 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.
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.

The City has developed a screening tool to use when considering annexations and building permits. Table 2 below is meant to assist City staff with discussions with each other and the public at large.

**Table 2: Future Land Use and Zoning Compatibility Matrix**

City of Cle Elum Future Land Use Designations	City of Cle Elum Zoning Districts							
	SFR	MFR	DTC /OTC	EC	GC	I	PR	PMU
Residential (R)	C	C	I	I	I	I	I	C <sup>1</sup>
Commercial (C)	I	I	C <sup>2</sup>	C <sup>1,3</sup>	C <sup>1</sup>	I	I	C <sup>5</sup>
Industrial (I)	I	I	I	I	I	C	I	I
Planned Mixed Use (PMU)	C	C	I	C	C	C	C	C <sup>4</sup>
Public Reserve (PR) (P-O)	I	I	I	I	I	I	C	I

**I= Inconsistent, a rezone should not be approved**

**C= Consistent, a rezone may be approved** C<sup>1</sup> Excluding properties located inside, or within 5-blocks of a Local Historic District or DTC/OTC zoning district.

C<sup>2</sup> Must be contiguous to a DTC/OTC zoning district.

C<sup>3</sup> Must be within 1,000' of an access interchange or immediately adjacent to EC zoning

C<sup>4</sup> An RV Park may be allowed in the following zoning districts: MFR, EC, GC, I, and PMU.

C<sup>5</sup> Excluding property south of the centerline of Second Street and north of the centerline of Railroad Street from east of the centerline of Billings Ave to west of the centerline of Peoh Avenue.

## Zoning

The City of Cle Elum is divided into the zoning districts as follows:

### Single-Family Residential (SFR)

The purpose and intent of the Single-Family Residential district 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. Development is encouraged to occur in congruence with traditional settlement patterns. Neighborhood connectivity for multi-modal transportation is encouraged. Isolation of neighborhoods and dead ends do not serve to promote Cle Elum's goals and policies for the SFR district.

### Multi-Family Residential (MFR)

The purpose and intent of the Multi-Family Residential district 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 any SFR approved dwellings, townhomes, zero-lot line, unit-lot line or apartment complexes, with a higher density per acre than single family residential. 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 MFR district.

### Downtown Commercial (DTC)/Old Town Commercial (OTC)

The purpose and intent of the Downtown Commercial (Old Town Commercial [OTC]) district 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 zoning 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, historic characteristics, and architectural consistency.

#### Entry Commercial (EC)

The purpose and intent of the Entry Commercial district 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, architectural consistency, increased multi-modal circulation, creating entrance areas or “City Gateways”, and providing reasonable buffers to I-90. Design review standards should be established for signs, screening, ambient lighting, and landscaping.

#### General Commercial (GC)

The purpose and intent of the General Commercial district 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.

#### Industrial (I)

The purpose and intent of the Industrial district 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 and not in critical areas.

#### Public Reserve (PR)

The purpose and intent of the Public Reserve district 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.

#### Planned Mixed Use (PMU)

The Planned Mixed Use District provides a broad and balanced mix of land uses that including, recreation, employment, housing 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 DTC (downtown core) as the primary retail and activity nexus for Cle Elum.

### **Current Land Use within the Unincorporated UGA**

Table 3. below provides the approximate acreage of land uses outside of Cle Elum’s city limits but within the Cle Elum UGA. This area consists of approximately 1,373 acres and the land use designations maintain the County’s categories until the land is annexed into the City.

**Table 3: Future Land Use Designations in the Cle Elum UGA outside city limits**

<b>Kittitas County Future Land Use Designations</b>	<b>Cle Elum UGA Outside of Cle Elum City Limits</b>	<b>Percentage of Total Acres</b>
<b>Residential R-3</b>	<b>402.5</b>	<b>48.1%</b>
<b>Forest and Range</b>	<b>235.7</b>	<b>28.2%</b>
<b>Highway Commercial</b>	<b>33.0</b>	<b>3.9%</b>
<b>Industrial</b>	<b>132.1</b>	<b>15.8%</b>
Light Industrial	18.1	2.2%
<b>General Commercial</b>	114.0	13.6%
<b>Agriculture AG-3</b>	<b>33.6</b>	<b>4.0%</b>
<b>Total</b>	<b>803.9</b>	<b>100%</b>

Outside of the Cle Elum City limits, land use designations are maintained as Kittitas County designations. The Kittitas County land use designations are defined as follows:

*Residential R-3*

A rural zone to provide areas where residential development may occur on a low-density basis. R-3 zones are sited by the County to minimize adverse effects on adjacent natural resource lands.

*Forest and Range*

Forest and Range provides areas wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged. Forest and Range minimum lot sizes are twenty (20) acres with a few exceptions and have a limited list of allowed uses as identified in Kittitas County ordinances.

*Highway Commercial*

Highway Commercial provides for motorist-tourist dependent businesses having little interdependence and requiring convenient access to passing traffic. Each business should be situated on a lot of sufficient size to provide all off-street parking, loading and necessary driveways.

*Light Industrial*

Areas preserved for industrial and related uses of such a nature they do not create serious compatibility issues with other kinds of land uses and protect such zones from encroachment by conflicting land uses. Light Industrial minimum lot sizes are twenty (20) acres with a few exceptions and only under certain conditions.

*General Commercial*

This zone is intended to accommodate certain industrial structures and uses that could create serious problems of compatibility with other kinds of land uses and to protect such zones from encroachment by conflicting land uses.

### Agriculture AG-3

A-3 zones provide for areas where various agricultural activities and low-density residential developments co-exist compatibly. A-3 lands are predominately agricultural-oriented lands with minimum lot sizes of three (3) acres. A-3 properties near Commercial Forest lands should not interfere with natural resource production.

## **Population Trends, Demographics and Projections**

The City of Cle Elum and the Upper Kittitas County Region have experienced unprecedented changes 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.

### Growth in Cle Elum and Population Projections

Table 4 summarizes population trends for Cle Elum since 1940. Overall, the City of Cle Elum has seen little population growth in the last 70 years. The City and County anticipate a positive growth rate in the future because of recent developments just outside the city limits and planned developments in the City. Kittitas County anticipates the County to grow 2.0% per year and has allocated Cle Elum a 20-year population which equates to a 3.12% annual growth rate. These two growth rates are used in Table 4 to project Cle Elum and Kittitas

**Table 4. City of Cle Elum Population Trends 1940-2015 and Projections for 2015-2040**

<b>Year</b>	<b>Cle Elum Census Population</b>	<b>Kittitas County Population Estimate</b>	<b>Total Change per Decade</b>	<b>Compound Annual Rate Change</b>
1940 <sup>1</sup>	2,230	20,230	---	---
1950 <sup>1</sup>	2,206	22,235	-24	-0.1%
1960 <sup>1</sup>	1,816	20,467	-390	-1.9%
1970 <sup>1</sup>	1,725	25,039	-91	-0.5%
1980 <sup>1</sup>	1,773	24,877	48	0.3%
1990 <sup>1</sup>	1,778	26,725	5	0.0%
2000 <sup>1</sup>	1,755	33,362	-23	-0.1%
2010 <sup>1</sup>	1,872	40,915	117	0.7%
2015 <sup>2</sup>	1,875	42,670	-7	-0.0%
2020 <sup>2</sup>	2,186	47,111	311	3.12% (2.0% KC)
2030 <sup>2</sup>	2,972	57,428	786	3.12% (2.0% KC)
2040 <sup>2</sup>	4,041	70,004	711	3.12% (2.0% KC)

<sup>1</sup> <https://www.ofm.wa.gov/washington-data-research/population-demographics/decennial-census>

<sup>2</sup>Kittitas County 20-year estimate shows Cle Elum with 3.12% annual increase from 2015-2037 in *March 16, 2017 Kittitas County COG recommendation on employment projection and allocation* report. Kittitas County population growth stated as 2.0% annual increase over the same time.

County population projections for 2020, 2030, and 2040. Although Cle Elum is using Kittitas County population and land use estimates, there is a difference in population estimates between the Kittitas County numbers and the 2013-2017 American Community Survey 5-Year Estimates (ACS). For example, the ACS population estimate for the City of Cle Elum in 2015 was 2,544 persons and the Kittitas County population estimate was 1,875.

In most cases, this Comprehensive Plan shows the Kittitas County population and land use estimates to maintain consistency between the City's and the County's Comprehensive Plans. When Kittitas County estimates are not available the City will use ACS data. Sources will be shown below most tables if a mix of data is used.

### Demographics

Based on 2010 Census population data, 92.1% of Cle Elum's population is white, while 5.8% is Hispanic or Latino (of any race). The remainder of the population consists of 0.7% American Indian, 1.0% Asian, and all other races are less than 0.4%.

Approximately 24.0% of the population is under the age of nineteen (19), while 17.5% of the population is over sixty-five (65). Approximately 40.3% of Cle Elum's population is between the ages of twenty-five (25) and fifty-four (54). These data suggest that Cle Elum, at the time of the 2010 Census, was a City of families raising children, with a small trend of empty nesters and retired seniors. The large population of those under nineteen (19) has implications for the potential future demand for educational and social services, as well as for the recreational needs of these age groups. Furthermore, data presented at the 2019 National Main Street Conference by Joe Borgstrom shows that by the year 2023, 72% of the national population will be from the Melinneeal generation, which will primarily be without children.

## **Analysis of Economic Conditions**

### Economic Status of the Population

According to the 2013-2017 American Community Survey (ACS) 5-Year Estimates, 14.0% of the Cle Elum population was living below the poverty level. In comparison, 19.6% of all persons in Kittitas County and only 12.2% of all persons in the state of Washington lived below the poverty level. Also, according to the ACS, of all families living below the poverty level in Cle Elum, female-headed households with related children under seventeen (17) years old is the largest group at 42.9%. This has implications in terms of the potential future demand for medical and social services by this group.

Cle Elum's median household income according to the ACS was \$47,425. In comparison, the median household income in Kittitas County was \$53,163 and \$66,174 for Washington State. The City's per capita income (\$25,437) was slightly less than Kittitas County's per capita income of \$26,698 for the 2013-2017 ACS.

### Employment of Cle Elum Residents

According to the 2013-2017 American Community Survey (ACS) 5-Year Estimates, an estimated 2,226 of the persons in Cle Elum were sixteen (16) years and over, 65.4% (1,455) were employed in the civilian labor force, and 6.3%, were unemployed.

In 2017, the four largest occupations, each estimated at approximately 12%, included: management, business, and financial; food preparation and serving; office and administrative support; and construction and extraction occupations.

Private wage and salary workers made up 76.5% of employed Cle Elum residents, while local, state and government workers made up 17.6%. Approximately 5.6% of Cle Elum residents were self-employed.

Economic Forecasts

The Washington State Employment Security Department (ESD) performs economic forecasts for industries and occupations in Washington by region. The information summarized in Tables 5 and 7 can be found <https://esd.wa.gov/labormarketinfo/projections>.

Table 5 summarizes the ESD forecasted average annual growth rate in industries during two (2) forecast periods in the South-Central region. These estimates and forecasts were taken from the Industry Employment Projections data tables released by Employment Security Department in June 2018. The table includes the short-term forecast growth rates for 2016-2021 and longer-range forecasts growth rates for those same occupations from 2021-2026.

**Table 5. Forecasted Average Growth in Industries, South Central Region**

<b>Currently tracked occupations (ESD June 2018)</b>	<b>Forecasted Average Annual Growth Rate, 2016-2021</b>	<b>Forecasted Average Annual Growth Rate, 2021-2026</b>
Natural Resources and Mining	-5.59%	0.0%
Construction	2.29%	1.05%
Manufacturing	1.48%	0.53%
Durable Goods	1.72%	0.80%
Non-Durable Goods	1.30%	0.31%
Wholesale Trade	1.47%	0.0%
Retail Trade	0.74%	0.43%
Transportation, Warehousing, and Utilities	1.42%	0.0%
Information	1.92%	-1.89%
Financial Activities	0.0%	0.0%
Professional and Business Services	1.85%	1.37%
Education and Health Services	2.15%	1.49%
Leisure and Hospitality	2.34%	1.66%
Other Services	1.15%	0.55%
Government	1.34%	0.98%

Table 6 summarizes the ESD forecasted average annual growth rate in occupations during two (2) forecast periods in the South-Central region. These estimates and forecasts were taken from the Occupational Employment Statistics data tables released by ESD in June 2018. The table includes the short-term forecast growth rates for 2016-2021 and longer-range forecasts growth rates for those same occupations from 2021-2026. Only the top eleven (11) occupations that have strong growth in both time periods are shown.

**Table 6. Forecasted Average Growth in Occupations, South Central Region**

<b>Occupations forecasted for greatest growth during 2021-2026 forecast period</b>	<b>Avg. Annual Growth Rate, 2016-2021</b>	<b>Avg. Annual Growth Rate, 2021-2026</b>
Landscape Architects	3.13%	2.71%
Physician Assistants	3.24%	3.20%
Ophthalmic Medical Technicians	4.10%	2.75%
Orthotists and Prosthetists	5.92%	3.50%
Athletic Trainers	3.71%	3.13%
Massage Therapists	4.83%	3.54%
Pest Control Workers	3.96%	3.30%
Tree Trimmers and Pruners	3.78%	2.90%
Gaming Change Persons and Booth Cashiers	5.57%	2.88%
Wind Turbine Service Technicians	5.81%	6.00%
Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	2.86%	2.98%

The ESD forecasts suggest the top occupation is in the wind turbine industry. For both time periods in Table 6, in the South Central region, healthcare and professional occupations employment will outpace construction-related skilled and trade occupations. High-growth occupations in Table 6 align well with the top two (2) categories of Leisure and Hospitality and Education and Health Services for industry growth in Table 5.

*Developable Land Available for Economic Development*

After the completion of each decennial Census, and prior to developing their next Comprehensive Plan, Kittitas County performs analyses to determine the City of Cle Elum’s Population Allocation for the next twenty (20) years, and whether the City of Cle Elum has the appropriate amounts of developable land to accommodate the projected population growth for the planning period. Kittitas County shared this information in two Memos, “Kittitas County Population Projection Review and Analysis July 22, 2016.” The last time this process was completed was 2015 in preparation for the 2017 Comprehensive Plan updates throughout Kittitas County. Following the population estimate, Kittitas County performed a Kittitas County Land Capacity Analysis to assess the needed land by land use for each City in the County to accommodate their population allocation.

Currently within the City, there are approximately 888 acres of undeveloped land and after deductions of critical areas, right-of-ways, and a market factor, a total net of 486 acres are available in Cle Elum as shown in Table 7. The term “undeveloped land” includes parcels designated by the County Assessor as “vacant,” “residential land undeveloped,” “current use agricultural,” and “agricultural not current use.” Land designated as undeveloped has the potential to develop to a residential, commercial, industrial, or public use within the twenty (20) year planning period.

**Table 7. Total Acres and Percentage of Developable Land**

Land Use	Total Acres of Developable Land Supply for Cle Elum's UGA by Category	% of Total Acres of Developable Land in Cle Elum's UGA by Category
Residential	319	65.6%
Commercial	19	3.9%
Industrial	90	18.5%
Planned Mixed Use	19	3.9%
Public Reserve	39	8.0%
<b>Totals</b>	<b>486</b>	<b>99.9%</b>

### Summaries of Supporting Services

#### Water System

The domestic water system in Cle Elum consists of a municipal water supply system on three (3) distribution pressure zones. Four (4) sources supply water to the reservoirs. Two (2) major water supply sources owned by the City of Cle Elum are surface water sources on the Yakima and Cle Elum Rivers. These two (2) river sources pump water to the Cle Elum water treatment plant for filtration and chlorination before entering the distribution system. The current capacity of the water treatment plant is 4,000,000 gallons a day (4.0 MGD) or 2,778 gallons per minute (2,778 GPM).

The City of South Cle Elum owns two (2) ground water sources (Well No. 1, and Well No. 7) which have a combined pumping capacity of 300 GPM.

The combined water supply of 3,078 GPM or 4.43 MGD currently serves a mix of 1,381 residential, commercial, and public users in Cle Elum and South Cle Elum. Private wells provide potable water to most of the County residents within the unincorporated UGA.

The City of Cle Elum Water System Plan, accepted in January 2016 by City Council, identified needed treatment plant capacity improvements, distribution improvements, water main upsizing improvements, and water main replacement improvements to be completed by the year 2036 to continue to meet water demands. The Water System Plan based population estimates on a range of assumptions of future growth from 3.4% in 2019, to 3.7% in 2023, and 2.9% by 2033. Both Kittitas County and the City believe that growth will be greater than historic levels.

The Water System Plan forecasts a 2033 total future water demand for Cle Elum as approximately 1,792 services and for South Cle Elum a 2033 total future water demand of approximately 388. In 2033 the demands of 5.207 MGD daily and 551.704 MG annually are within the system's capacity. The next update to the Water System Plan is required on or before February 1, 2022.

See the Capital Facilities Element for a more complete discussion of water system facilities and capacities.

#### Sewer System and Wastewater Disposal Facilities

As part of an interlocal agreement between the City of Cle Elum, City of Roslyn, the unincorporated community of Ronald and the Pineloch Sun III development in the Ronald UGA, Town of South Cle Elum, and the private Trendwest Investment development known as

Suncadia, Cle Elum's wastewater treatment plant underwent a major expansion in 2005. The interlocal agreement allocated capacities to each of the project sponsors. In July 2006, the Upper Kittitas County Regional Wastewater Treatment Plant (WWTP), owned and operated by the City of Cle Elum, began servicing Roslyn and Ronald. The City of Cle Elum has contracted with Veolia Water North America – West LLC (Veolia Water) to operate the WWTP. The rating of the WWTP current maximum month flow is not to exceed 3.6 million gallons per day (MGD) according to Cle Elum's National Pollutant Discharge Elimination System Waste Discharge Permit No. WA0021938.

In 2017, the City of Cle Elum completed a *Regional Sanitary Sewer Capacity Analysis* (Capacity Analysis) to evaluate the current connections and use from each partner. Since connections can be made for a mix of residential, commercial, and industrial purposes, each connection is evaluated in a measure called Equivalent Residential Units (ERUs). Based on typical flows per ERU, the WWTP capacity was calculated at 8,582 ERUs in 2005. The Capacity Analysis reported that 3,343 of the WWTP allocated 8,582 ERUs were connected by all partners at that time. Specifically, Cle Elum has an allocation of 3,390 ERUs which equates to approximately 46.8% of the flow capacity of the WWTP. In 2017, the numbers of ERUs connected by Cle Elum was 1,384.

The influent data is collected by Veolia Water and when the combined influent flows from 2007-2017 are graphed, the trends show the maximum month of yearly combined flows occur typically in March (maximum flow approximately sixty (60) million gallons in 2014 and 2017) and the minimum flows typically occur in October (consistently less than fifteen (15) million gallons). Veolia Water now monitors the influent data by each community as well. The completeness and length of data collected for each partner and included in the 2017 Capacity Analysis varied due to the timing of installed monitoring equipment. However, preliminary measurements of each partners' contribution of Infiltration and Inflow (I&I) were calculated in the Capacity Analysis.

I&I gives an indication of extraneous flow introduced to the sanitary sewer collection system through leaking pipes, manhole joints, basement sumps, and roof drains. If a City or Town has high I&I, then unanticipated water is entering the collection system and using unnecessary capacity at the wastewater treatment plant. Both the City of Cle Elum and the Roslyn/Ronald combined system had significantly higher I&I rates when compared to the Town of South Cle Elum and Suncadia. All partners of the interlocal agreement have been discussing the reduced number of future connections allowable to the regional WWTP if I&I is not reduced. The 2017 Capacity Analysis concludes with an analysis showing that without reductions in I&I, the WWTP partners may need to adjust the original number of 8,582 potential ERUs to 6,014 ERUs, effectively reducing the number of ERUs by approximately 30%. Cle Elum is undertaking a thorough General Sewer Plan development in 2019 to further investigate how to reduce their I&I contribution to the wastewater system.

Treatment plant capacity improvements, a comprehensive inventory and assessment of the sanitary sewer collection system, sanitary sewer collection system improvements and replacements, and strategies for scheduling and funding all needed improvements will be identified as parts of Cle Elum's first General Sewer Plan in 2019. The General Sewer Plan will be based on population and land use estimates consistent with Cle Elum's Comprehensive Plan, Roslyn's Comprehensive Plan, and the Kittitas Comprehensive Plan (smaller rural community planning is included in Kittitas County Comprehensive Plan).

See the Capital Facilities Element for a more complete description of wastewater system facilities and capacities.

#### Stormwater Facilities

Cle Elum has been actively working on completely separating the treatment of stormwater from the City's sanitary sewer system. The City's passive treatment facilities include swales, infiltration trenches. The existing storm drain prior to 2018 consisted of twenty-four (24) inch storm drain that opened to an open wasteway. The City's downtown is being revitalized especially along First Street between Billings Avenue and Peoh Avenue. In 2017, the City prioritized stormwater improvements in the first phase of the Downtown Revitalization project included replacing undersized storm drains, connecting stormwater piping to effectively remove storm water from the sanitary sewer as I&I, and increase run-off collection points to remove sediment and debris. Phase 1 was completed in 2018. In 2018, the City further focused planning for and funding of stormwater projects through separate stormwater fees collected by the City. Although stormwater continues to be coordinated with the City's Transportation Improvement Program, a separate improvement program complete with a prioritized list will be developed in 2019.

See the Capital Facilities Element for a more complete description of stormwater system facilities.

#### Public Facilities and Services

Public services are an integral part of land use planning to accommodate future growth in the City of Cle Elum and can consume considerable land. Included within this category are public facilities and services, such as local and federal government facilities, public education uses, institutional uses, medical and emergency facilities, and parks and recreational facilities. Other uses include lands and facilities devoted to public and private utilities.

The City has approximately 345 acres, or 12.25% of the City's total land area inside the city limits devoted to public reserve which includes public facilities and services. The location of public services should be determined carefully due to important health, safety, environmental and aesthetic considerations associated with their location.

All public facilities and services are discussed in more detail in the Capital Facilities Element.

#### Police and Fire Protection/ Medical and Emergency Facilities

The City of Cle Elum is located centrally in Kittitas County Fire & Rescue District #7 and can be served by Kittitas County Fire District #7 and others in the Kittitas County Mutual Aid agreement. Cle Elum has its own all-volunteer City Fire Department. In 2005, a new fire station was constructed in Cle Elum at 301 Pennsylvania Avenue. The City of Cle Elum and the Town of South Cle Elum have a mutual fire response agreement in place, providing service for an area of five (5) square miles.

The City of Cle Elum has an interlocal agreement with the City of Roslyn and the Town of South Cle Elum for a combined police department. The police station is located at 807 W Second Street. Emergency dispatch service is provided through a contract with Kittcom, located in Ellensburg. The jail is also located in Ellensburg at the Kittitas County Sheriff's Office. The Kittitas County Sheriff's Office provides coverage for the unincorporated UGA. The City, County and State have a mutual aid agreement for protection services.

The nearest hospitals to the City are in Ellensburg, about twenty-seven (27) miles east of Cle Elum. Kittitas Valley Healthcare (KVH) in cooperation with Kittitas County Public Hospital District No. 2, operates both an urgent care center at 214 West First Street and a family medicine clinic at 201 Alpha Way in Cle Elum. The closest providers of all other medical or mental health services are located in each direction: Ellensburg, Yakima, Wenatchee, or the Seattle area and its suburbs.

See the Capital Facilities Element for a more complete description of Cle Elum's emergency services and facilities.

#### Public Education Facilities

The Cle Elum-Roslyn School District #404 includes students from the City of Cle Elum, the Town of South Cle Elum, the City of Roslyn, the unincorporated communities of Ronald and Liberty, and surrounding areas of Kittitas County. The Cle Elum-Roslyn School District has administrative offices located at 4244 Bullfrog Road. The District consists of four schools:

- Cle Elum-Roslyn Elementary located at 2696 SR 903;
- Walter Strom Middle School located at 2694 SR 903;
- Cle Elum-Roslyn High School located at 2692 SR 903; and
- Swiftwater Learning Center located at 4244 Bullfrog Road.

See the Capital Facilities Element for a more complete description of the public education facilities.

#### Government Facilities

Cle Elum-owned buildings in the city include:

- A 3,283 square-foot Cle Elum City Hall, which houses the administrative offices for the City, the building department, planning department, public works administration office, treasury and clerk department, cemetery administration, utility payment center, meeting spaces, and City Council chambers;
- The City Fire Station;
- The Cle Elum-Roslyn-South Cle Elum Police Station;
- The City of Cle Elum Cemetery; and
- The Cle Elum Airport.

For a more complete description of government facilities, including other government agencies, please refer to the Capital Facilities Element.

#### Parks and Recreational Facilities

In preparation for this Comprehensive Plan update and to ensure alignment with Washington State Recreation and Conservation Office funding requirements, the City of Cle Elum prepared and adopted (February 13, 2018) the *City of Cle Elum Parks and Recreation Plan*. The Parks and Recreation Plan is being included in the Comprehensive Plan as the Parks and Recreation Element and discusses City-owned parks and trails inside the city limits, trails outside the Cle Elum's city limits, but inside Cle Elum Urban Growth Area the City would like to make connections to, and recreational opportunities not owned by the City but nearby.

Parks and Trails inside the City limits and managed by the City include:

- Centennial Park;

- City Park;
- Cle Elum Disc Golf Course;
- Coal Mines Trail;
- Fireman’s Park;
- Flagpole Park;
- Memorial Park;
- Wye Park;
- Progress Path;
- Hanson Ponds Open Space; and
- Hanson Ponds Trail.

Please refer to the Parks and Recreation Plan for more information about parks and recreation facilities.

### Community Facilities

Community facilities in Cle Elum include:

- The Carpenter Memorial Library; and
- The Kittitas Valley Healthcare urgent care and medicine clinic.

Please refer to Capital Facilities Element for more information about community facilities in Cle Elum.

### **Analysis of Future Land Use Needs**

The City’s UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the twenty (20) 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 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.

Cle Elum’s evolving character will depend in large part upon the type of community the citizens will support through its land use policies. Future land use patterns will strive to reflect the small town qualities, rich cultural history and natural beauty that current residents expect and desire to preserve. Cle Elum strives to function as a 21<sup>st</sup> century city while retaining its 19<sup>th</sup> century feel.

### Residential Land Use Needs

Currently within the City, there are approximately 612 acres of undeveloped residential land and after deductions of critical areas, right-of-way reductions, public use, and market factor, a total net of 319 acres are available in Cle Elum for residential development. There is currently a 3,195-house capacity in Cle Elum. During the 2015 Kittitas County Land Capacity Analysis (2015 Analysis), a building occupancy rate of 78% was used adjusting the household

capacity to 2,407. A rate of 2.19 persons per household means the current household capacity accommodates 5,434 persons. Currently, 1,104 housing units are occupied in Cle Elum with a majority of them being single-family units (73%). Comparing the persons per household with the household types available, shows a need for diversity in housing choices. Looking at the County's 2037 population estimate, the population is accommodated with the housing capacity. Referring to Table 4, Cle Elum's twenty (20) year forecast results in an estimate of 4,041 which is also accommodated by Cle Elum's housing capacity. In the Housing Element, calculations show there are an additional 1,460 dwelling units needed by 2037 to accommodate the County's population projections and there is enough land in the City's UGA to construct the needed residential units. These calculations for assessing housing do not account for many housing stock considerations.

A large percentage (~36%) of the houses in Cle Elum were constructed prior to 1939 and close to 46% of the houses are over 60 years old. As the housing stock ages, the need will increase for rehabilitation of many structures.

Though the average cost of houses in Cle Elum was \$103,000 during the 2000 Census, the average house cost in 2017 was \$294,600 (a 186% increase). During a similar time, the median household income increased only 62% (from \$28,144 to \$45,655), greatly decreasing affordability of current housing.

Low vacancy rates in rental units has led to higher rental costs as well. In 2017, the median monthly rental rate was \$1,564.

Cle Elum has developed strategies outlined in the Housing Element to address these housing challenges as well as how to diversify the housing stock in anticipation of changing population needs.

#### Commercial Land Use Needs

The 2015 Analysis identified that of the seventy-five (75) gross acres zoned for commercial purposes, the net acres available was thirty-eight (38) acres once adjustments were made for critical areas, rights of way, public use reduction, and Market Factor. Of the thirty-eight (38) acres of commercial designation, half were assumed to be for mixed-use in the calculations. These assumptions are shown in Table 7. The amount of commercial lands equates to a 2,637-employee capacity for commercial business.

#### Industrial/Manufacturing Land Use Needs

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.

The 2015 Analysis identified ninety (90) net acres of the industrial zoned 198 acres in the City were developable after adjustments were made for critical areas, right-of-way, public use, and a market factor. This amount of industrial lands equates to an 821-employee capacity for industrial business. The Analysis considers the commercial and industrial employment together, compares the capacity on the combined lands against a high growth historic trend

of 2,190 employees, and concludes that Cle Elum has excess commercial and industrial employee capacity for the twenty (20) year planning period.

#### Public Facilities Land Use Needs

The 2015 Analysis identified thirty-nine (39) net acres set aside from the three categories of residential, commercial, and industrial as available for public use. The customary percentage used by Kittitas County was 5% of the three (3) categories (residential, commercial, and industrial) set aside for future development of facilities such as community centers, day cares, religious facilities, etc.

#### Transportation and Other Infrastructure Land Use Needs

Transportation infrastructure is one of several types of municipal infrastructure included in the right-of-way calculations and adjustments to the residential, commercial, and industrial land uses. The customary percentage used by Kittitas County was 20% of the three (3) categories of residential, commercial, and industrial.

#### Market Factor

A reduction in developable lands based on whether the land was vacant or underutilized. The reduction values are 15% and 25% respectively. The underutilized rate is higher than the factor applied to vacant lands because of costs associated with redevelopment.

### **Land Use 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 the 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 will extend public sewer service 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 shall comply with the provisions of the most recent edition of the Stormwater Management Manual for Eastern Washington as adopted by the City 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 – 3.9** 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 2<sup>nd</sup> story spaces in the downtown area for housing, commercial, and office use. Explore adopting incentives to encourage new uses in 2<sup>nd</sup> 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.

## Maps

The following maps are included as reference documents only:

- Figure 1: Future Land Use Map
- Figure 2: Cle Elum City Limits and Urban Growth Area Boundaries
- Figure 3: Parks and Recreation Facilities
- Figure 4: Wetlands
- Figure 5: Frequently Flooded Areas
- Figure 6: Fish and Wildlife Habitat Conservation Areas
- Figure 7: Critical Aquifer Recharge Areas
- Figure 8: Hazardous Slopes
- Figure 9: Liquefaction Susceptibility
- Figure 10: Past Landslides
- Figure 11: Coal Mine Locations

**Figure 1: Future Land Use Map**

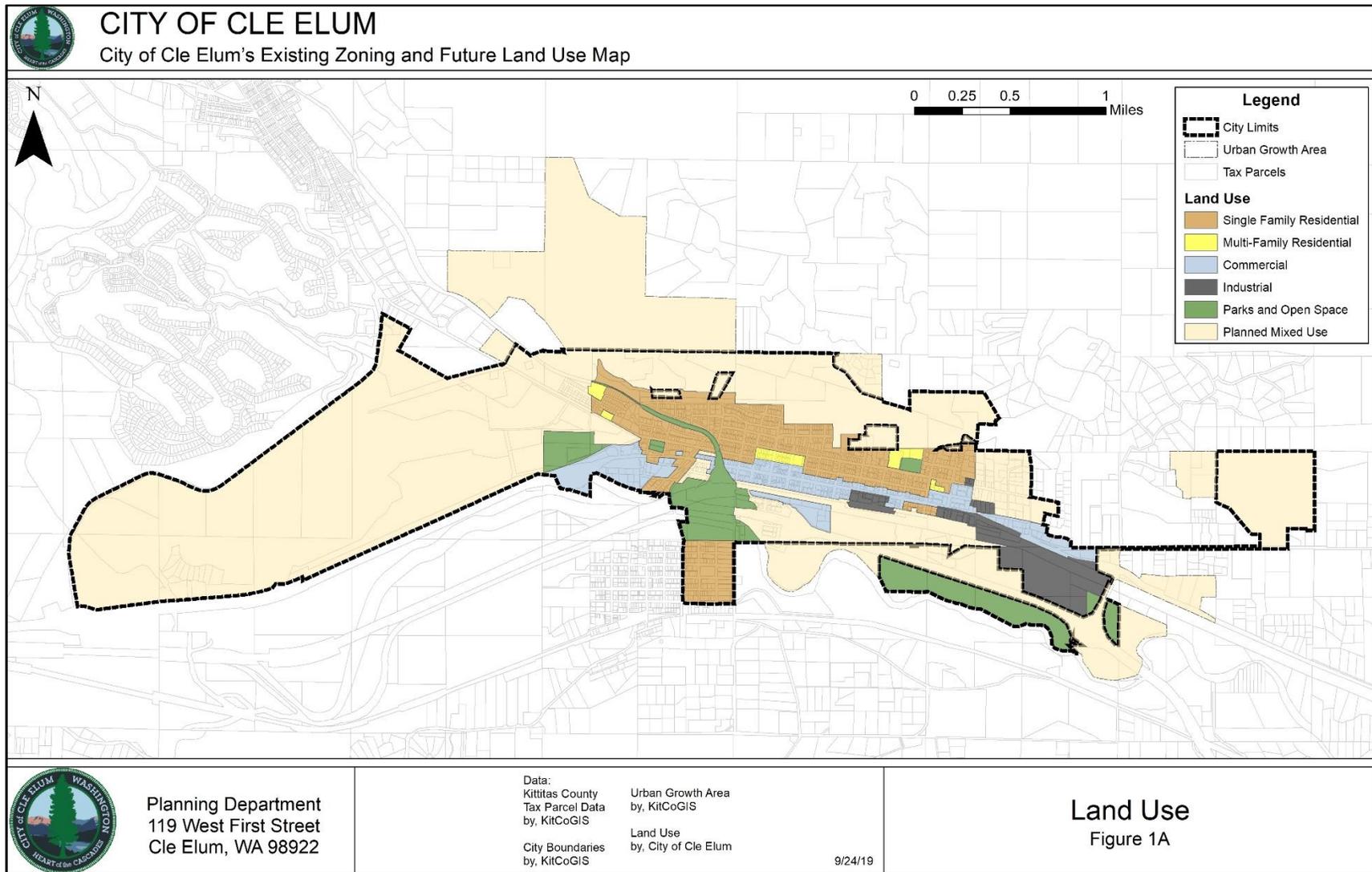


Figure 2: City Limits and Urban Growth Area Boundary

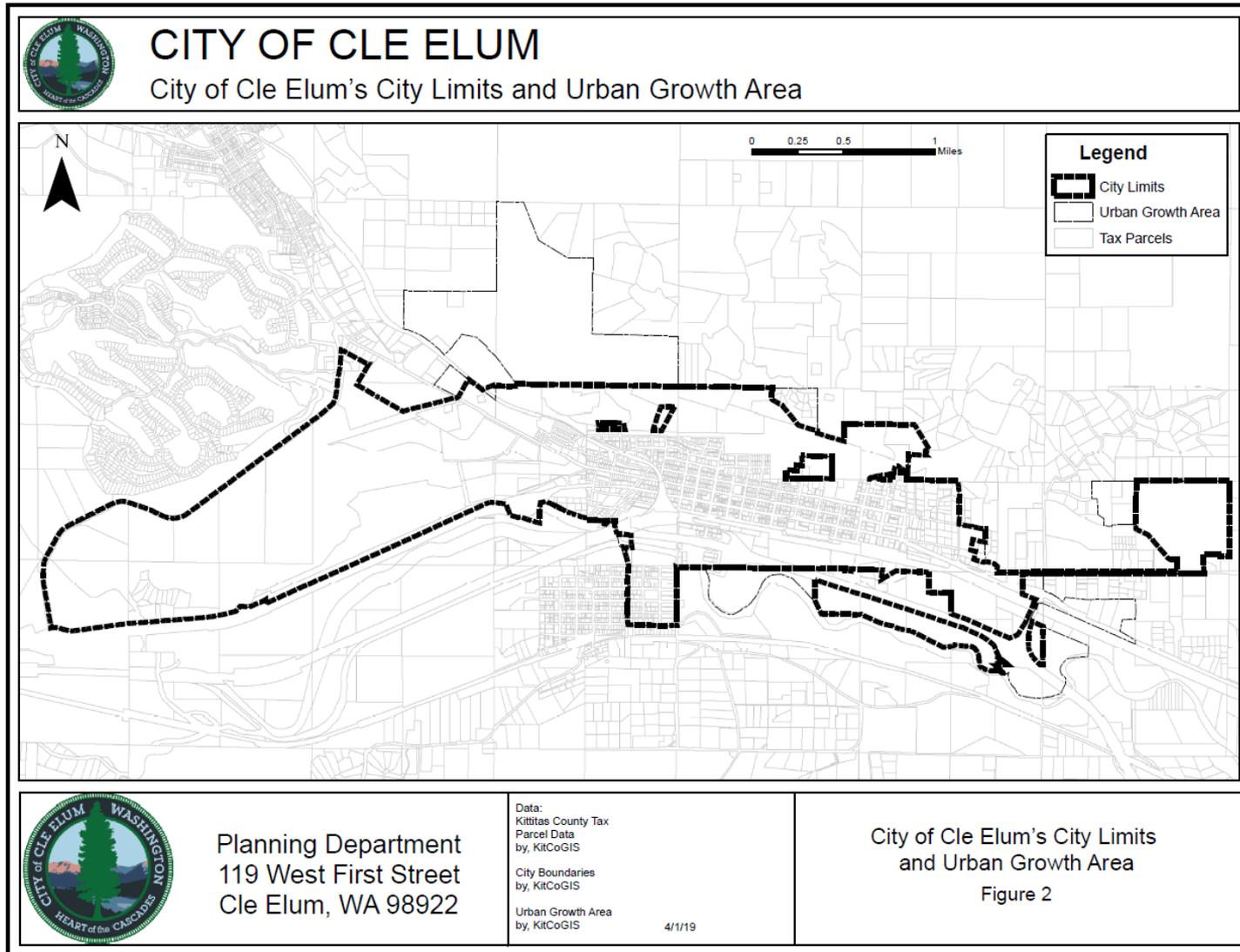


Figure 3: Parks and Recreation Facilities

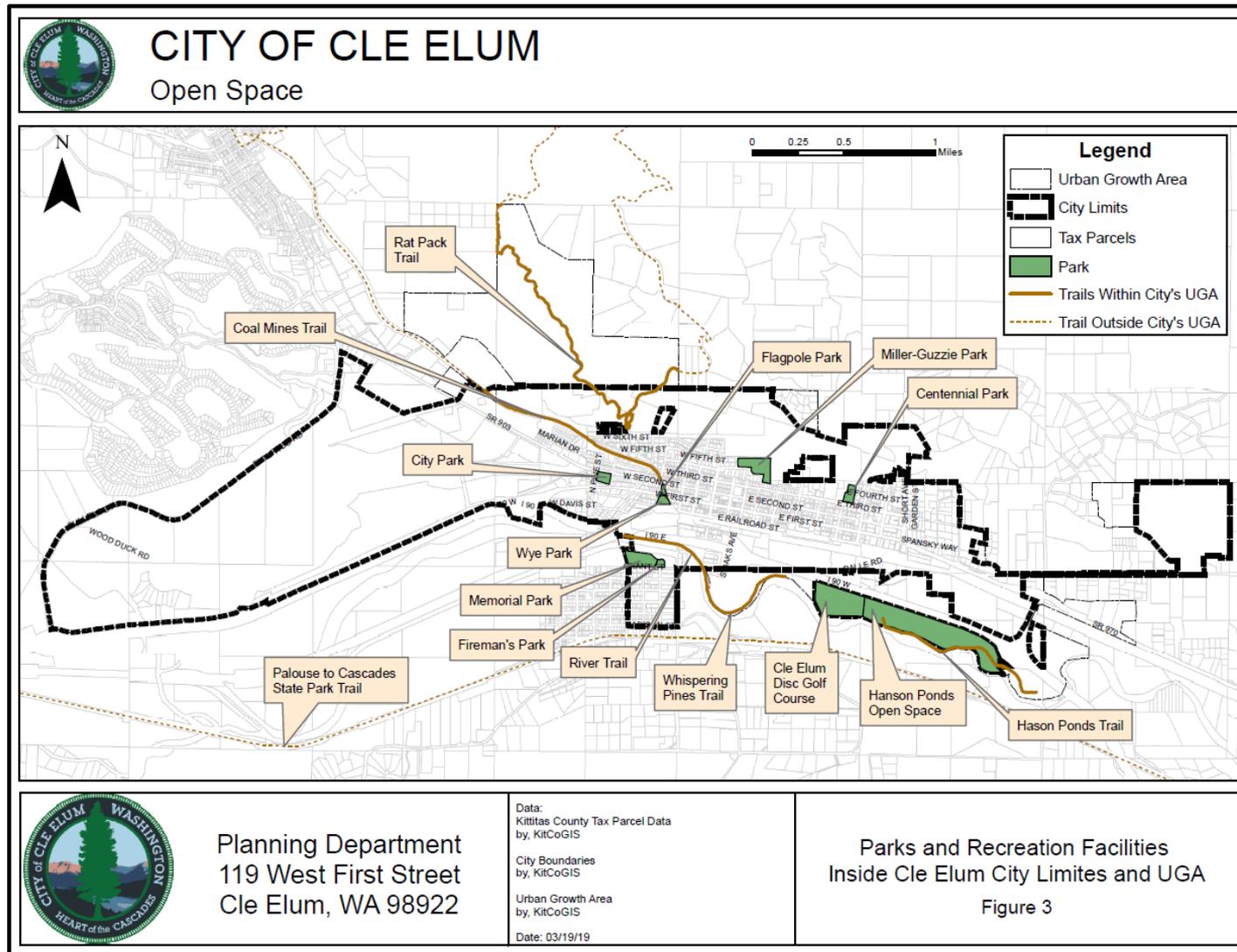
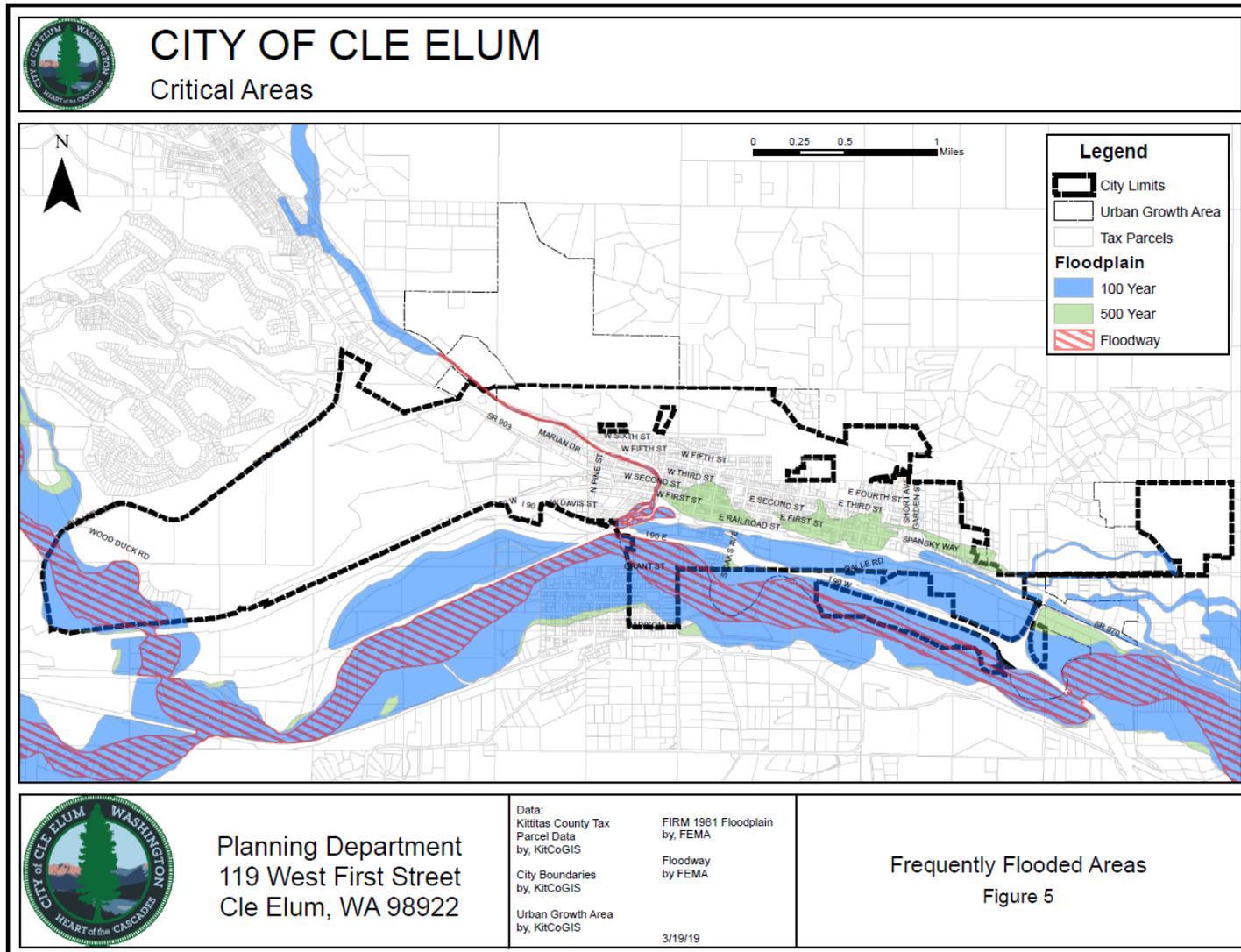




Figure 5: Frequently Flooded Areas



**FIGURE 6: Fish and Wildlife Habitat Conservation Areas**

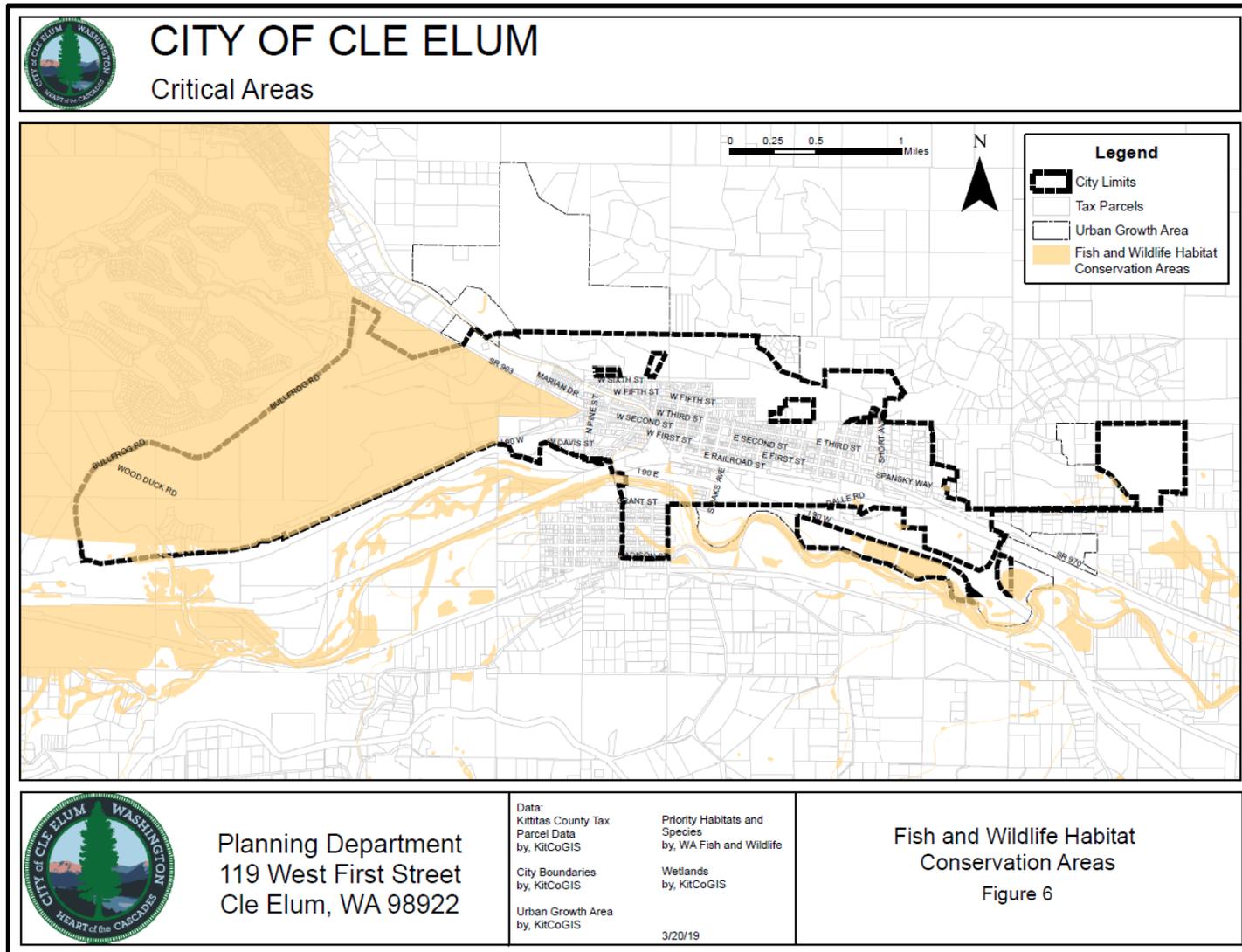




Figure 8: Hazardous Slopes

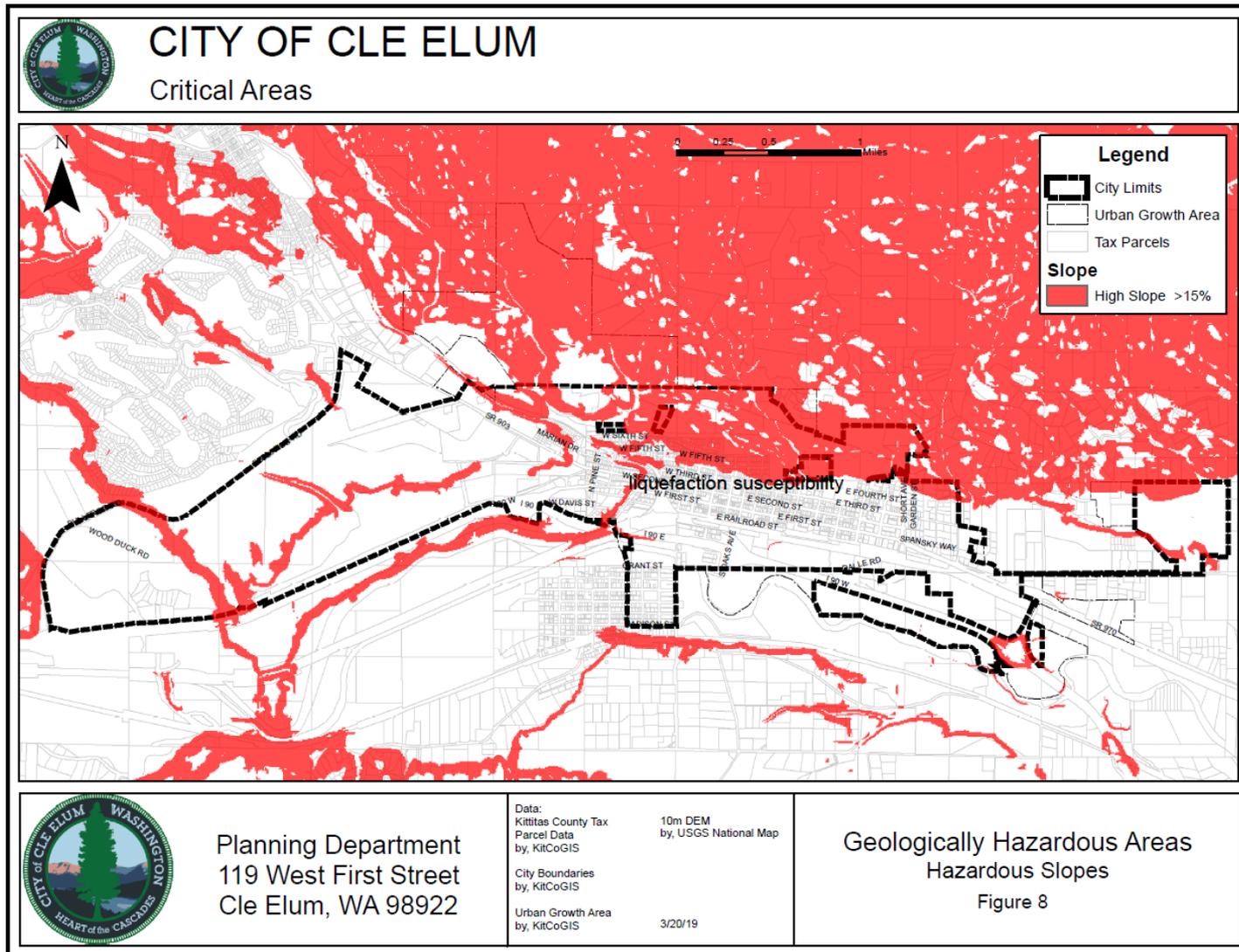


Figure 9: Liquefaction Susceptibility

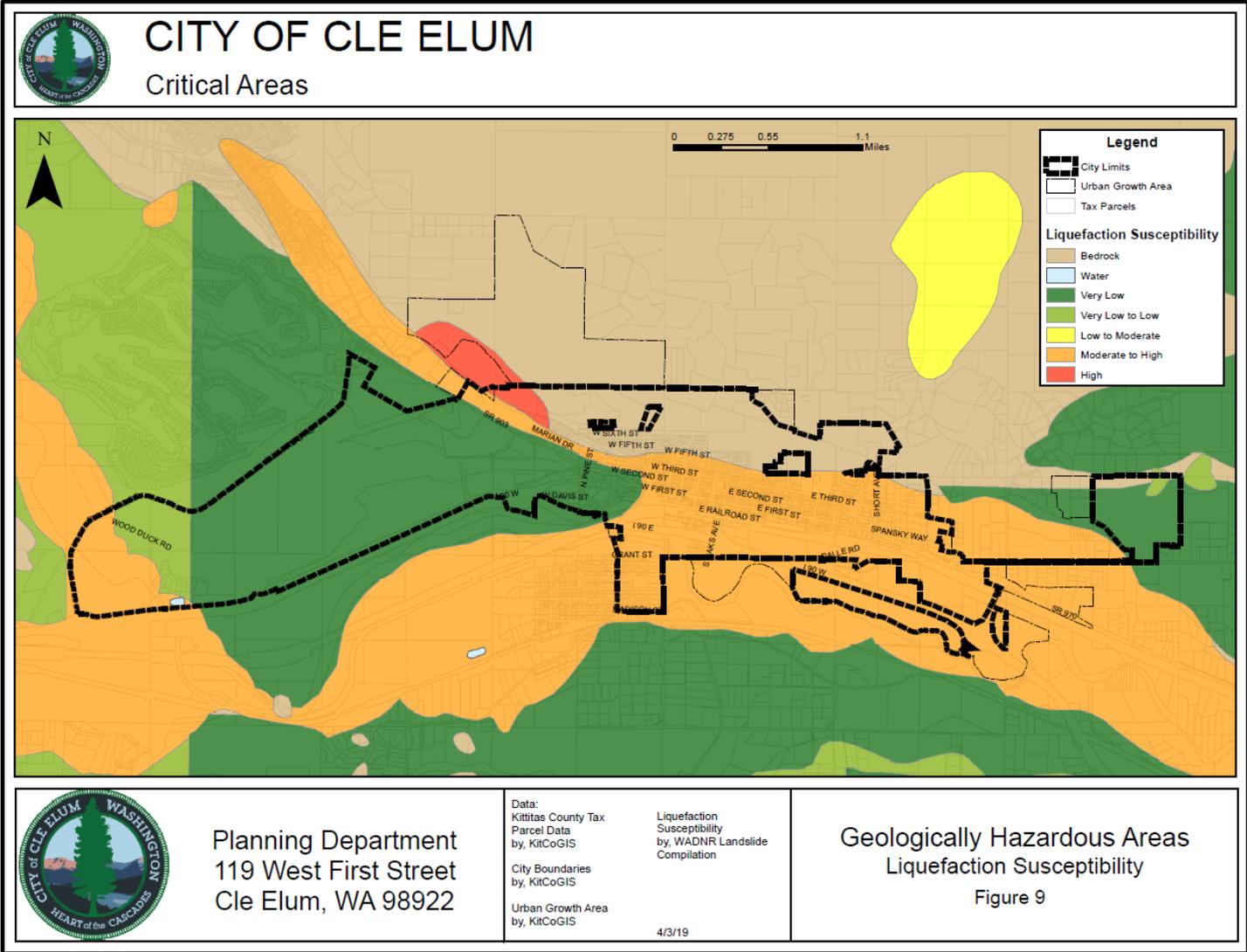


Figure 10: Past Landslides

