

3.8 Land Use

AFFECTED ENVIRONMENT

The City of Cle Elum, its Urban Growth Area, and surrounding areas within Kittitas County are subject to the planning requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A Revised Code of Washington (RCW). Pursuant to GMA, the City and County have adopted comprehensive land use plans and land use designations for those areas within their respective jurisdictions. The City has also adopted by reference in its Comprehensive Plan the Countywide Planning Policies. These are cited in Draft EIS Section 3.7.3.

The majority of the City Heights site (330 of 358 acres) is currently within the unincorporated area of Kittitas County, but within the City of Cle Elum designated Urban Growth Area (UGA). The unincorporated portion of the site is entirely encompassed within the City's north UGA, contiguous with the existing City limits for nearly the full east-west extension of the incorporated area. The County's Comprehensive Plan currently identifies the site as Rural, with zoning districts that include Rural 3 (3 dwelling units per acre), Rural 5 (5 dwelling units per acre), and Forest and Range (1 dwelling unit per 20 acres). Properties contiguous with the north boundary of the City Heights site are currently designated Rural lands in the County's Comprehensive Plan, with Rural 3, Rural 5, and Forest and Range zoning. The southern boundary of thousands of acres of Commercial Forest lands is three-quarters of a mile to one mile north of the City Heights property.

The City and County have established a mix of residential, commercial, industrial, and resource land districts for development of a sustainable community in which housing, retail services, and jobs are approximately balanced. The City's UGA was sized to accommodate the anticipated 20-year population growth projections estimated by the Washington State Office of Financial Management (OFM) and allocated by Kittitas County (see Draft EIS Section 3.10). Planned Mixed-Use development of the City Heights site has been anticipated since 2004, when the Kittitas County Board of County Commissioners designated by ordinance all of the City Heights property not already within the City limits (330 acres) as part of the City of Cle Elum Urban Growth Area, and the City similarly (by Ordinance 1222, adopted November 23, 2004) amended its Comprehensive Plan and zoning map to reflect City Heights as being within the City's UGA.

Existing land uses adjacent to the City Heights site are shown on Figure 3.8-1. Across from the west end of the site (south of SR 903), existing uses include the Cle Elum-Roslyn School District complex, City of Cle Elum water treatment plant, Puget Sound Energy electrical substation, and future business park development within the Suncadia-Bullfrog Incorporated Area. Directly to the west (north of SR 903), a solid waste transfer and recycling station, and City of Roslyn former sewage lagoons border the City Heights property. Between the site and SR 903 (north side of SR 903), there is a Planned Mixed-Use development proposal (commercial and residential) on property identified elsewhere in this EIS as the Deneen property. Puget Sound Energy (PSE) and Bonneville Power Administration (BPA) electrical transmission line corridors occur along the north boundary of the site at the western end, then pass through the property in a diagonal direction toward the east boundary. Rural residential and vacant lands characterize existing land use to the north. Suburban residential development within the City of Cle Elum is the predominant land use to the south, with rural residential, light industrial, and airport uses to the east.

Insert Figure 3.8-1. Existing Land Use

POTENTIAL IMPACTS DURING CONSTRUCTION

Construction of the City Heights Planned Mixed-Use development would result in the conversion of 108 to 205 acres of vacant land to urban uses: residential, neighborhood commercial, parks, trails and public amenities (depending on the alternative selected for implementation). Construction of urban land uses and the associated infrastructure would occur in phases, in response to market demand. The physical impacts of site development are discussed under each element of the natural and built environment in Draft EIS Chapter 3. The City’s Capital Facilities Plans would be updated during the 6- to 12-year built-out of Alternative 1 or 2 in order to provide the necessary infrastructure to accommodate this and other anticipated growth. The County’s Capital Facilities Plan would be updated during build-out of Alternative 3A or 3B, though some urban services (such as water distribution and treatment, and sewage collection and treatment) would not be available from the County.

POTENTIAL DEVELOPED-CONDITION IMPACTS

A range of conceptual land use alternatives is being evaluated for development of the City Heights Mixed-Use development. These are described below. The number of dwelling units to be provided is estimated to range from 500 to 985, to accommodate a resident population of 1,150 to 2,207 persons (if fully occupied year-around).

Table 3.8-1. Comparative land use data for the City Heights conceptual land use alternatives.

	Alternative 1^a Preferred	Alternative 2^a Reduced Residential Density	Alternative 3A Development in the County under Single Ownership	Alternative 3B Development in the County under Multiple Ownerships
Total Dwelling Units	985	875	875	500
<i>Single-Family Detached</i>	690	488	488	500
<i>Attached Dwelling Units</i>	295	383	383	0
Neighborhood Commercial	20,000 sf	40,000 sf	40,000 sf	0
Open Space and Parks	155 acres	161 acres ^b	161 acres ^c	0
Urban utilities/services	X	X		
Rural utilities/services ^d			X	X

^a Under Alternative 1 or 2, the City Heights property would be annexed to the City of Cle Elum, and development would occur under the City’s regulations and development standards to be negotiated through a Development Agreement between the City and project proponent.

^b Under Alternative 2, there would be limited or no public amenities provided in open space and parks on the site.

^c Under Alternative 3A, all open space would be unimproved.

^d Until such time as the City specifies in the Capital Facilities Element of its Comprehensive Plan when and where urban services (such as water and sewer) will be available within the UGA, it cannot be assumed that the City could or would provide urban services to the 330 acres of City Heights under Alternative 3A or 3B if this area were to remain outside the City limits.

Alternative 1 – Preferred. The preferred conceptual land use plan (Alternative 1) for the City Heights project shows a mix of residential densities ranging from 5 to 9 dwelling units per acre. This alternative would be developed in accordance with development standards and mitigation requirements to be specified in a negotiated Development Agreement between the City and the project proponent. A total of 985 dwelling units are shown. Approximately 20,000 square feet of neighborhood commercial use would be provided at two locations at the interior of the project. Higher density housing would be grouped around neighborhood commercial centers. Primary access from the west would be provided through a proposed commercial component of the Cle Elum Pines (Deneen) property. Other points of access would

include extensions of and improvements to Summit View Road, Montgomery Avenue, and Columbia Avenue.

Annexation of the City Heights 330 acres would create contiguity with the City limits for the 348-acre Cle Elum Property Partners site to the north. This contiguity and road access improvements could stimulate development of this adjacent property. See the discussion of potential cumulative effects in Draft EIS Chapter 1, Section 1.5.

Alternative 2 – Reduced Residential Density. The Alternative 2 conceptual land use plan for the City Heights project would result in a reduced number of dwelling units (875) by lowering the density range to 4 to 9 units per acre. Under this Alternative, lower density, single-family detached homes most compatible with the existing residential neighborhood in town would be developed along the south edge of the property. Approximately 40,000 sq ft. of neighborhood commercial uses would be provided in two locations at the interior of the site. Vehicular access from the west would be provided from Alliance Road that runs from the northern edge of the western third of the site. Access via Fifth Street would be improved to serve the central portion of the site. Montgomery Avenue would not be improved under Alternative 2; it would only be used by emergency vehicles to access the site. As with Alternative 1, Summit View Road and Columbia Avenue would also be improved to serve project traffic. Improvements to Alliance Road could stimulate additional growth and development northwest of City Heights.

Alternative 3A – No Annexation, Development within the County under Single Ownership. The Alternative 3A conceptual land use plan would be essentially the same as Alternative 2: 875 dwelling units, approximately 40,000 sf of neighborhood commercial development, and primary access from the west via Alliance Road; therefore, the land use impacts of Alternative 3A may be similar to those described for Alternative 2. However, the City would have less certainty under Alternative 3A about development standards to be imposed to achieve high-quality architectural design and harmonious development adjacent to the existing City limits, as there is no interlocal agreement between the City and County at the time of this writing that would allow the City to influence development within the Urban Growth Area if this area were not annexed to the City.

Alternative 3B – No Annexation, Development within the County under Multiple Ownerships. The Alternative 3B conceptual land use plan for the City Heights property would consist of up to 17 parcels developed under multiple ownerships within Kittitas County. The total estimated number of dwelling units would be 500 single-family detached homes. The potential would be high for discontinuous development to occur over a longer period of time, with a probable non-cohesive pattern of development. It is unlikely that the buffer of natural vegetation to be retained along the south boundary of the site with Alternative 1, 2, or 3A would be retained by private property owners in Alternative 3B. As with Alternative 3A, the City of Cle Elum would have little or no influence over development standards for project build-out under Alternative 3B, due to the absence of an interlocal agreement with Kittitas County.

Alternative 4 – No Action. Under Alternative 4, there would be no development on the City Heights property at this time; it would be left in its present condition.

Given that the City and County comprehensive land use plans identify a need for buildable area within Cle Elum and its UGA to accommodate the anticipated 20-year population growth, it is not anticipated that development of the City Heights Planned Mixed-Use development would change the land use patterns planned for by the City through its Comprehensive Plan, nor would development of the project create a need to expand the City's UGA to accommodate the upcoming 20-year population growth.

The City Heights Planned Mixed-Use development would change the character of the City of Cle Elum by creating an additional large population center north of the existing, established community. This would extend urban development further north in proximity to rural lands that border the incorporated area. Proposed development would be most compatible with existing and proposed uses by others in the vicinity of the west end of the site, where a focal point entry to the City Heights development is planned on the north side of SR 903. There would be no Cle Elum Municipal Airport Overlay Zone restrictions at the east end of the project, as the closest point of the site boundary is approximately 1,200 feet (one-quarter mile) west of Zone 4 (the Outer Safety Zone), and the same distance from the 5,000-foot Traffic Pattern Zone (Zone 6).

MITIGATION MEASURES

Mitigation Measures Inherent in the Development Proposal. While no adverse impacts requiring mitigation were identified in this section, several of the purpose and objective statements for the City Heights project (listed below) indicate an intent to integrate the project with the existing community consistent with the City's Comprehensive Plan land use goals, and with the purpose and objectives of the City's Planned Mixed-Use district (discussed in Draft EIS Section 3.7.2):

- Provide an interconnecting trail system to enhance the ability of the public to travel east and west through the Cle Elum area on trails through open space rather than on roads shared with vehicles.
- Provide connections to existing developed areas within the City for residents to enjoy the public amenities provided within the development, and to facilitate access to the services provided in the commercial core.
- Invigorate the downtown commercial area by increasing the population within the service area.
- Provide neighborhood commercial uses that would not compete with downtown core businesses.

Applicable Regulations. Under Alternative 1 or 2, the City would enter into a Development Agreement with the project proponent that would include development standards and conditions for the purpose of achieving a project of the character and quality the City desires to add to the community. If Alternative 3A or 3B were selected for implementation, Kittitas County would likely impose conditions through their Planned Unit Development or Performance-Based Cluster Platting procedures related to land use compatibility; however, these would not likely be as specific as the City would impose to protect its own interests related to the contiguous development.

Other Recommended Mitigation Measures. No additional mitigation measures for potential land use impacts had been identified at the time of this writing.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Planned Mixed-Use development of the City Heights site has been anticipated in the City's Comprehensive Plan since 2004; therefore, no significant unavoidable adverse impacts to land use within the City of Cle Elum or its Urban Growth Area would be anticipated as a result of this project.

