

**Planning Commission
Agenda
February 3, 2026
6:00 PM**

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE




119 W FIRST STREET
CLE ELUM, WA 98922

PLANNING COMMISSION
GARY BERNDT
AMANDA HAHNEMANN
VACANT
MARC KIRKPATRICK
COLIN BRISSEY
PAUL KANTWILL
IAN STEELE

COUNCIL LIAISON - CASSIDY
BUECHLE-CURTIS

Join Virtually via Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922
 Receive city text alerts: text CLEELUM to 91896

DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available, and the City does not warrant audio quality. Attendees are encouraged to attend in person.

1. **Call to Order and Roll Call**
2. **Election of Chair & Vice Chair for 2026**
3. **Public Comment - Limited To 5 Minutes per Speaker**
4. **Adoption of Minutes**
 - a. January 20, 2026
5. **Business Requiring Public Hearings**
6. **Planning Update**
 - a. Planning Consultant Colleda Monick — Staff Announcements
7. **New Business**
 - a. Comp Plan — Land Use Element Continued
8. **Next Meeting Agenda Development**
9. **Commissioner Comments and Discussion**
10. **Adjournment**

Upcoming Meetings:

Public Works & Community Development Committee Meeting — February 4, 2026, at 8:30 a.m.

Regular Council Meeting — February 10, 2026, at 6:00 p.m.

Lodging Tax & Event Committee Meeting — February 11, 2026, at 8:30 a.m.

Historical Preservation Commission Meeting — February 17, 2026, at 3:00 p.m.

Planning Commission Meeting — February 17, 2026, at 6:00 p.m.

Planning Commission Agenda February 3, 2026

119 W FIRST STREET
CLE ELUM, WA 98922

Public Safety & Health Committee Meeting — February 18, 2026, at 1:00 p.m.

Civil Service Commission Meeting — February 18, 2026, at 5:15 p.m.

General Government Committee Meeting — February 25, 2026, at 8:30 a.m.

Coal Mines Trail Commission Meeting — March 2, 2026, at 4:00 p.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
January 20, 2026 | 6:00 PM

Call to Order

Commissioner Kantwill called the meeting to order at 6:00 PM

Roll Call

CEPC Members Present: Gary Berndt, Marc Kirkpatrick, Ian Steele, Amanda Hahnemann and Paul Kantwill

CEPC Members Absent: Colin Brissey

Council Liaison: Cassidy Buechele-Curtis, absent

Staff Present: Colleda Monick

Commissioner Berndt made a motion to excuse Commissioner Brissey. Commissioner Kirkpatrick seconded. Motion carried.

Election of Officers

Tabled until February 3rd, 2026. The Commission discussed the election of officers and agreed to table the decision until the next meeting. There was discussion regarding the potential re-election of the existing Chair and Vice Chair. Commissioner Kantwill shared that he anticipates spending more time traveling this year but remains committed to engaging with the Commission and completing the Comprehensive Plan work as well as continuing his role as Chair. He stated that he would step down if he determines he is unable to meet the duties of Chair and offered to continue serving in the role. The Vice Chair was not present due to work travel, and Commissioners expressed interest in allowing him the opportunity to weigh in. Commissioners also asked about operating without a Chair or Vice Chair if neither could be present, and staff explained that meetings would continue to function as they have in the absence of an officer, provided a quorum is present.

Public Comment

None.

Adoption of Minutes

Commissioner Kirkpatrick motioned to accept the January 6, 2026 minutes as presented.

Commissioner Steele seconded. Motion carried.

Public Hearing- City Planning

None scheduled

Commission and Staff Reports

Colleda Monick, Staff Announcements:

- **Planning & Historic Preservation Commission Openings:** There are vacancies on the Historic Preservation Commission and Planning Commission. Anyone interested in an appointment on

the Planning Commission must be a resident of Cle Elum. The City has received two applications for the Planning Commission and met with the interested individuals on February 3, 2026.

- **Open Public Meeting Act (OPMA):** Under Washington State law, elected and appointed officials must complete Open Government training, which includes the OPMA and the Public Records Act. I have confirmation of those of you who attended the training that was held with Commerce in January of 2024 (**Berndt, Kantwill and Brissey, Kirkpatrick**) If you have not completed this, you have 30 days in which to submit documentation to the Clerk.
- **Open Positions:** There are several open/new positions on the City website.
- **Public Hearing:** Teanaway Court, is scheduled for February 4, 2026 at 6 PM in Council Chambers.
- **Closed Record Public Hearing:** Text Amendments for nonconforming uses and edits to the table of permitted uses are scheduled for council on February 10, 2026.

New Business

1. Comp Plan: Land Use Element

Staff presented an overview of proposed amendments to the Comprehensive Plan Land Use Element. The proposed changes reflect requirements of the Growth Management Act and prior Commission direction to improve clarity and readability. The Commission reviewed and discussed the draft plan, proposed revisions to various policies, and agreed to continue the discussion at a future meeting.

Next Meeting Agenda Development

- a. Election of Chair and Vice-Chair
- b. Draft Land Use Element – continued...

Commissioner Comments and Discussion

None.

Adjournment

Kantwill adjourned the meeting at 7:32 pm. The Commission will reconvene on February 3, 2026 at 6:00 p.m.

Chair

Date

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.

Growth Management Act

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element (RCW 36.70A.070(1)):

- A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, and green spaces, urban and community forests within the urban growth area general aviation airports, public utilities, public facilities, and other land uses.
- The land use element shall include population densities, building intensities, and estimates of future population growth.
- The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.

Commented [CM1]: Directly from the RCW.

- The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
- Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
- Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.
- The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risk to residential development in high risk areas and the wildland urban interface area. Separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaption measures. [RCW 36.70A.070(1)]

Applicable Revised Code of Washington (RCW), Countywide Planning Policies (CWPPs), Regional Transportation Plan (RTP) policies, and Related Environmental Plans

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.

Countywide Planning Policies

Under the Growth Management Act, cities, towns and their associated UGAs have been identified as the primary areas where future urban levels of growth will be permitted. The Kittitas Countywide Planning Policies were last updated on July 5, 2016 (Kittitas County Ordinance 2016-013). To achieve the Act's goal of "inter-jurisdictional consistency," the existing Countywide Planning Policies are integrated with the Land Use Element of Cle Elum's Comprehensive Plan. The following 2016 Countywide Planning Policies apply to discussion of the Land Use Element.

Urban Growth Areas – Objective: To cooperatively determine future Urban Growth Areas and provide opportunities for a broad range of needs and uses within such areas for the following twenty (20) years for each jurisdiction.

Policy 2.1: The County, in cooperation with the cities, will designate Urban Growth Areas (UGAs) for each jurisdiction that is expected for the next twenty (20) years as required by the Growth Management Act. Policies may consider potential growth anticipated for the subsequent fifty (50) years.

Policy 2.2: The designation of UGAs beyond the existing limits of incorporation will be based on demonstration of necessity to meet population projections and a

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demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.

Policy 2.3: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the KCCOG, taking into account current growth rates and the Office of Financial Management (OFM) anticipated population projections.

Policy 2.4: The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis as needed at a regularly scheduled KCCOG meeting.

Policy 2.5: Proposals for development, subdivisions, and public projects within the unincorporated UGAs shall be subject to joint review by the County and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The County shall enforce these standards as agreed upon in the joint permit review process or interlocal agreements.

Policy 2.6: Subdivisions and development within the UGAs shall be orderly and coordinated between County and city governments and utility service purveyors.

Policy 2.7: Within UGAs, the forming of unincorporated areas of suburban density shall be planned and coordinated.

Policy 2.8: The County should consider the use of joint SEPA lead agency status with any incorporated area for projects within a UGA to ensure coordination of mitigation for potential environmental impacts.

Policy 2.9: Final development approval will continue to reside with the County for areas outside of City limits.

Policy 2.10: Consistent development regulations and development standards including but not limited to: street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities should be adopted for areas within the identified twenty (20) year UGA boundaries for each jurisdiction within Kittitas County.

Policy 2.11: To encourage logical expansions of municipal boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within UGAs.

Policy 2.12: City services should not be extended outside 20-year UGAs; however municipal services may be extended to serve a Master Planned Resort approved pursuant to the Kittitas County Comprehensive Plan Master Planned Resort Policies and RCW 36.70A.360. Such services include, but are not limited to: central sewage collection and treatment, public water systems, urban street infrastructure, and storm water collection facilities.

Policy 2.13: County adoption of city standards for development within corresponding UGAs shall be negotiated. These may include the following:

1. Street locations, both major and secondary;
2. Street right-of-way;
3. Street widths;
4. Curbs and gutters;
5. Sidewalks;
6. Road construction standards;
7. Cul-de-sacs, location and dimensions;
8. Storm drainage facilities, quantity, quality, and discharge locations;
9. Street lights, conduit, fixtures, locations;
10. Sewer, septic regulations, private sewer, dry sewer facilities;
11. Water, pipe sizes, locations, construction standards;
12. Electrical and natural gas distribution systems;
13. Communication utilities, telephone, cable TV, etc.;
14. Fire protection, station locations, fire flows, uniform codes;
15. School facilities;
16. All building requirements;
17. Subdivision and platting requirements;
18. Mobile homes and manufactured home regulations;
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot; coverage, etc.;
20. Libraries;
21. Any other like services.

Policy 2.14: The availability of the full range of government services will be subject to the annexation policy of the adjacent municipality. Utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

Policy 2.16: All planning efforts within UGAs associated with an incorporated city shall be accomplished on a joint basis between the city and the County and include

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participation from residents of unincorporated areas to the satisfaction of the County.

Policy 2.17: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG. Amendments may only be proposed by a city or the County.

Policy 2.18: Amendments to the UGA shall be mutually agreed upon between a city and the County. The KCCOG shall review and make recommendations regarding UGA amendments that have the potential to affect population allocations.

Policy 2.19: An amendment to a UGA shall only be approved once the city or the County has demonstrated that the UGA designation criteria listed in policies 2.1 through 2.4 have been met.

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.

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 Land Use Map presented in [Figure 1A](#). Additionally, the GMA requires that planning efforts for regional growth centers, such as Urban Centers, be consistent with the Comprehensive Plan. Therefore, GMA places the Land Use Element in the central role of defining the direction of the Comprehensive Plan, and thereby defining the vision of the community. The Land Use Element concludes with land use goals and policies.

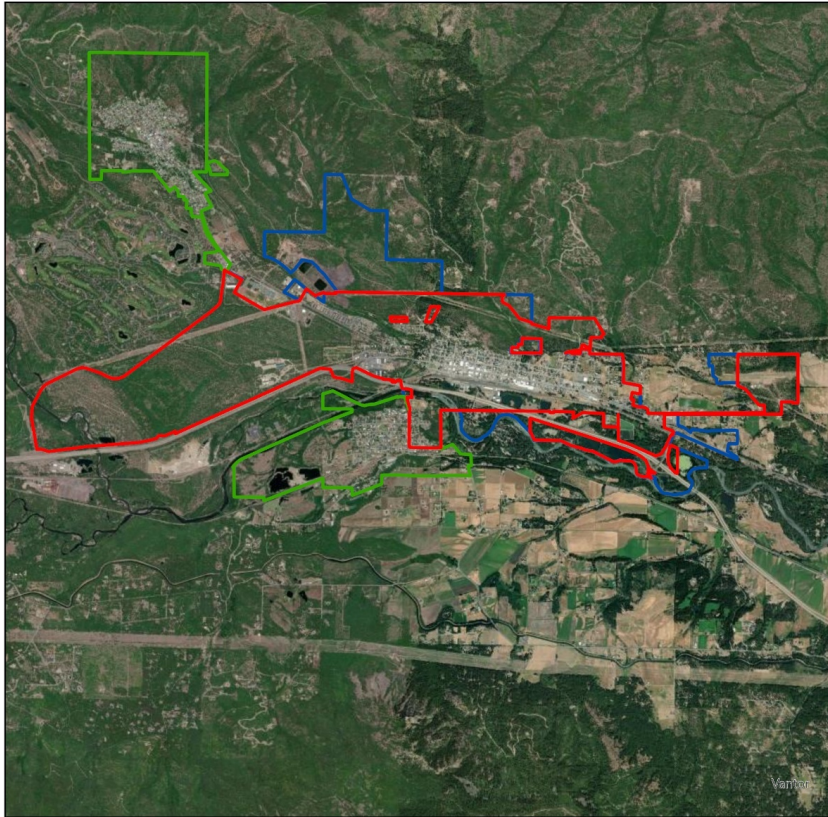
Urban Growth Area

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 annexations may not occur. The UGA must contain enough land to accommodate twenty (20) years of projected residential growth, as determined for each county by the State Office of Financial




Management. The entire city limits of each city must be included in the UGA, and unincorporated areas also may be included. However, the GMA states that an urban growth area may include land outside of a city only if this land is "...already characterized by urban growth or is adjacent to territory already characterized by urban growth..." (RCW 36.70A.110). City of Cle Elum's City Limits and UGA are displayed on **Figure 2-**

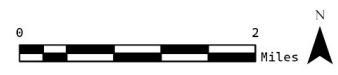
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CITY OF CLE ELUM
Boundary



LEGEND

-  CLE ELUM CITY LIMITS
-  URBAN GROWTH AREA
-  SEPARATE URBAN GROWTH AREA



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 B.P. 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 transcontinental 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, 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

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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 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. 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 1,920-1,909 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 Central Washington 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 ~~depend~~s 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 Parks~~

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 ~~for~~ wildlife habitat as well as ~~servicing to knit the community tighter through a system of providing multimodal trails and pathways.~~ 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 – ~~Parks 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 tree ~~preservations~~. 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, t~~rees 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 ([CEMC Title 18](#)) 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 ~~and expensive~~ 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 several~~ 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 The original platting of Cle Elum development~~ was located ~~in close, linear proximity adjacent~~ 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 (See Figure 1A).~~ 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 ~~patterns in city limits 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~~ are 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

Commented [JC7]: This will be addressed in the Climate Element

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,

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Figure 2. City of Cle Elum City Limits and UGA

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Figure 3. Parks

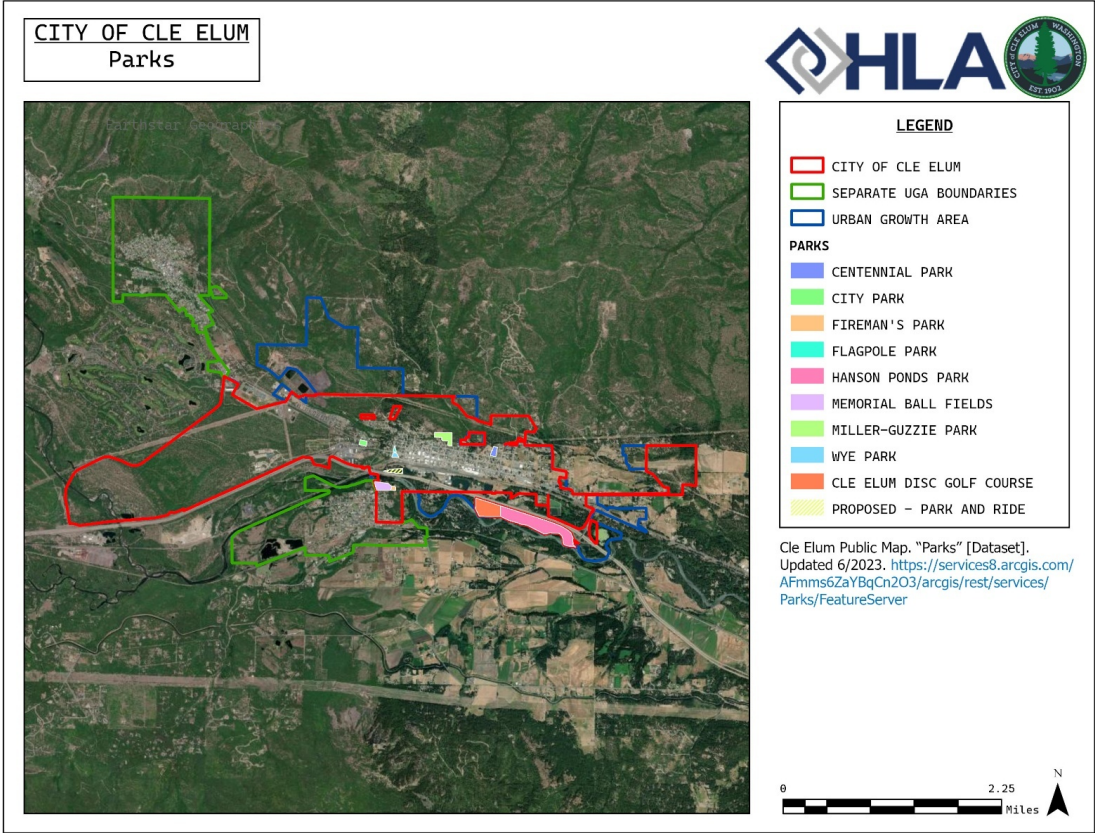


Figure 4. Wetlands

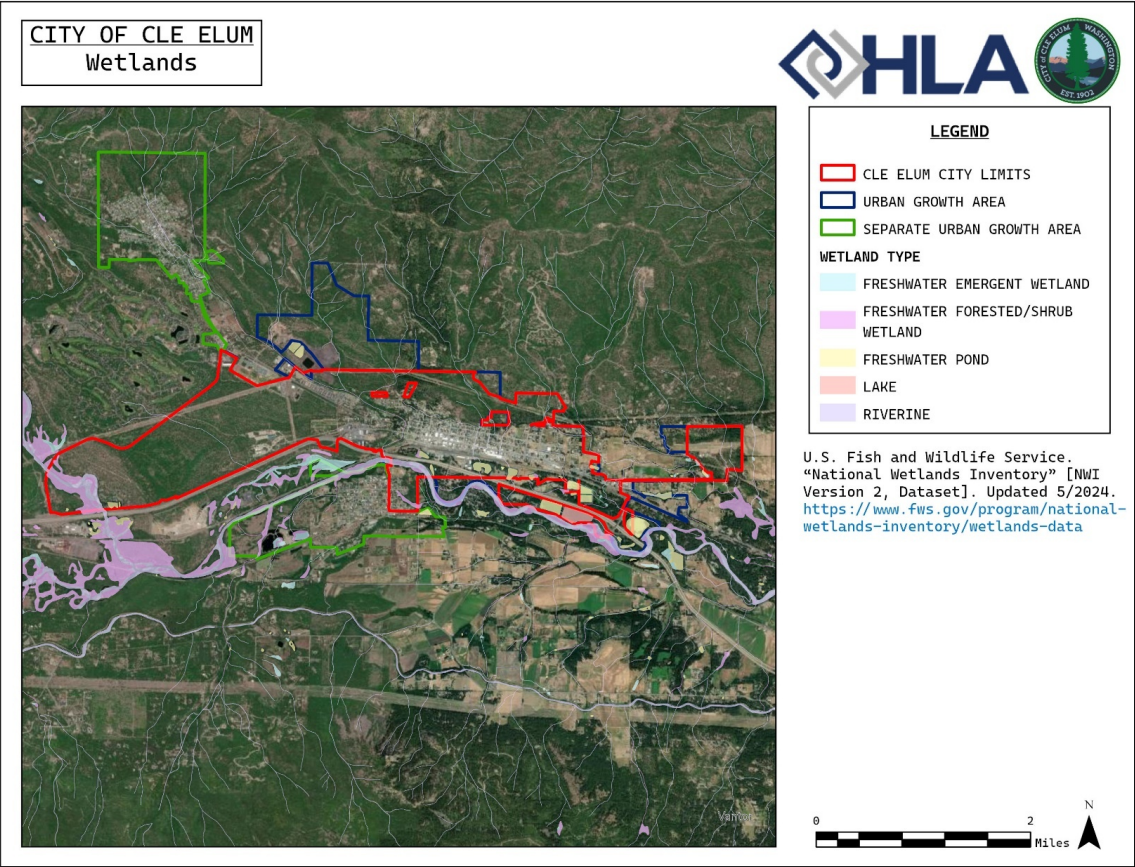


Figure 6. Priority Habitat and Species

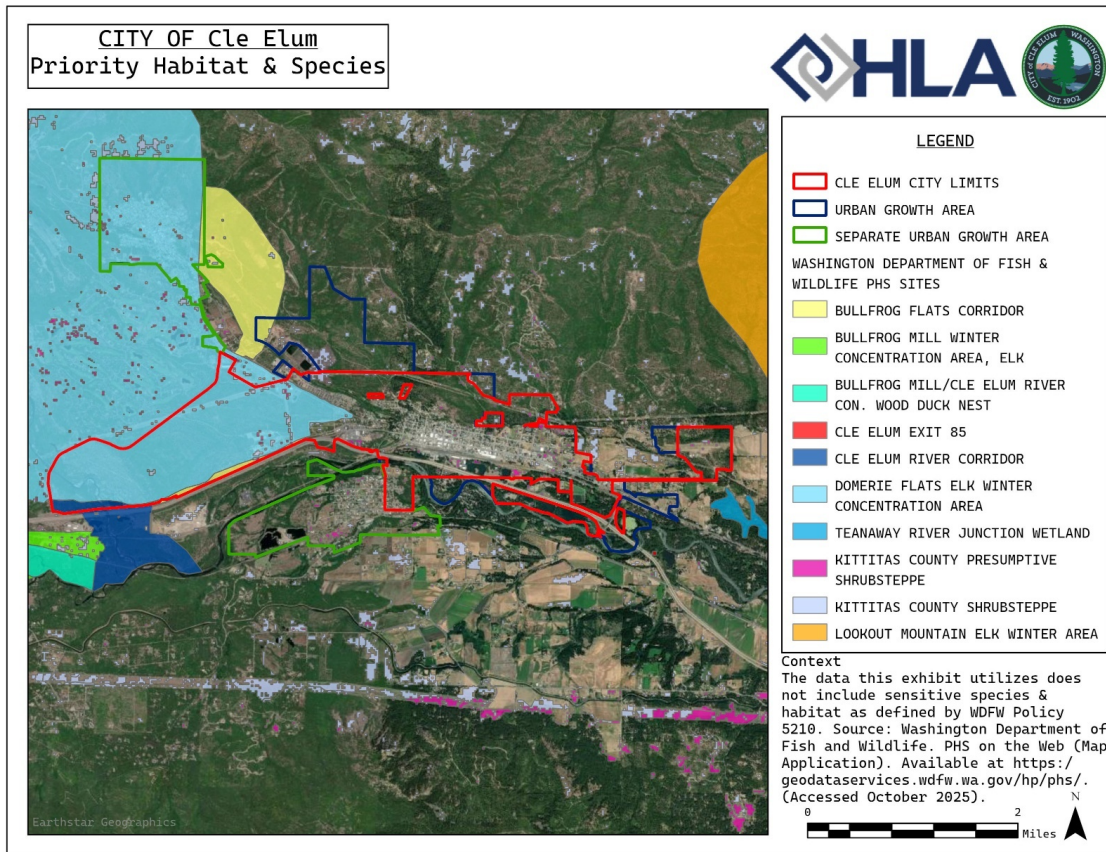


Figure 7. Critical Aquifer Recharge Areas

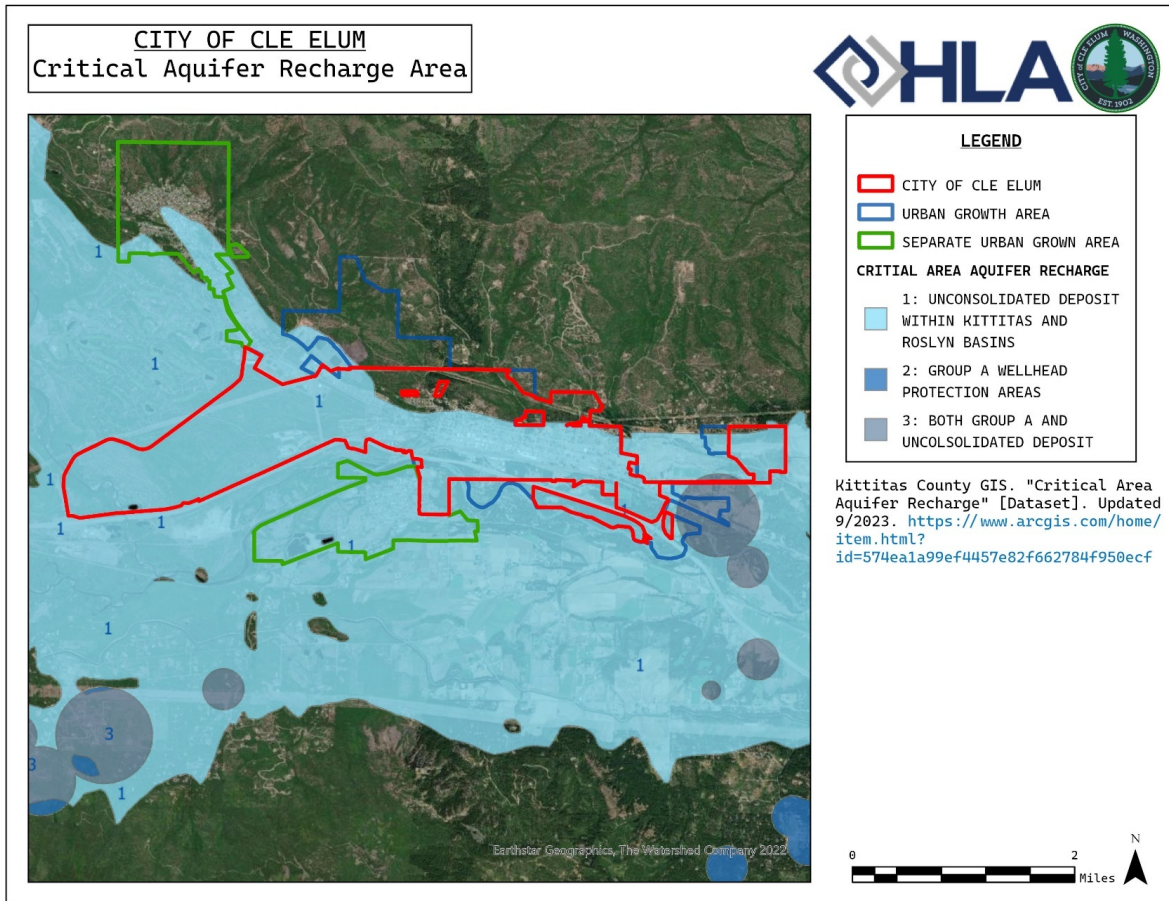


Figure 8. Hazardous Slopes

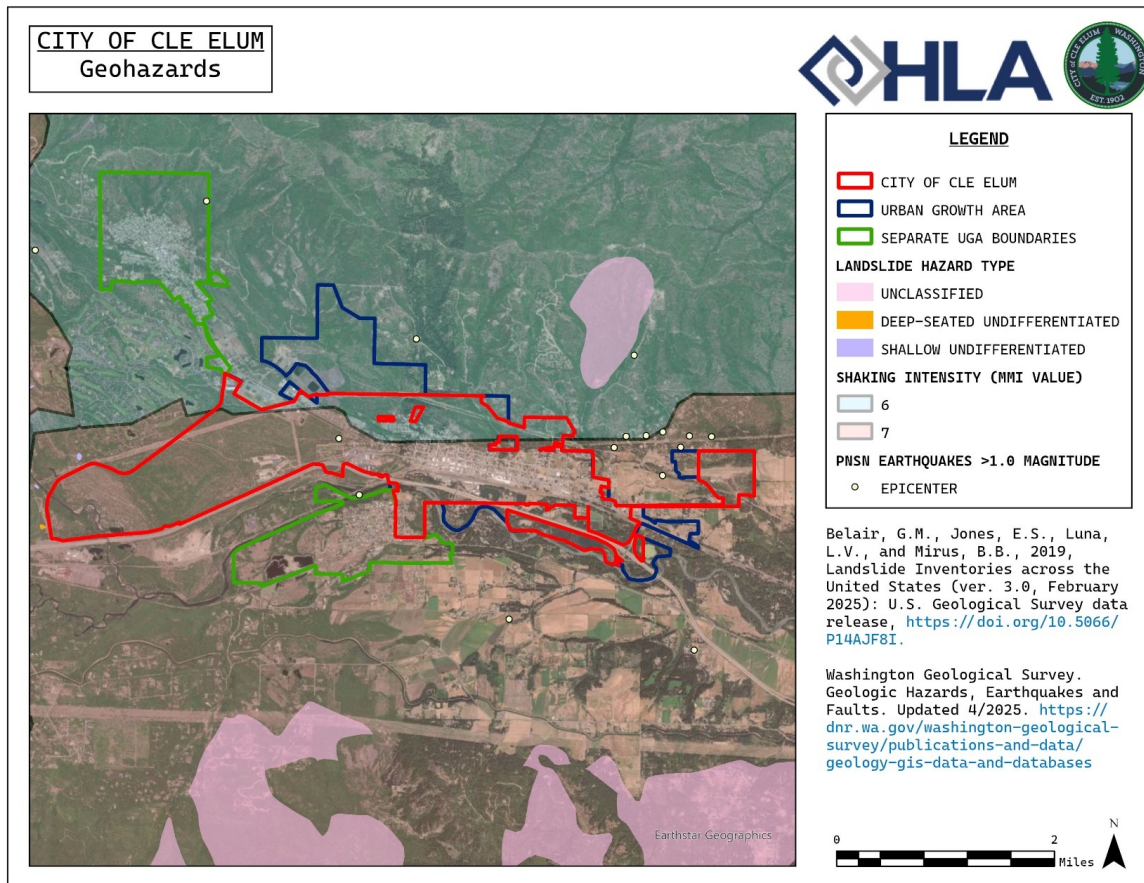


Figure 9. Landslides

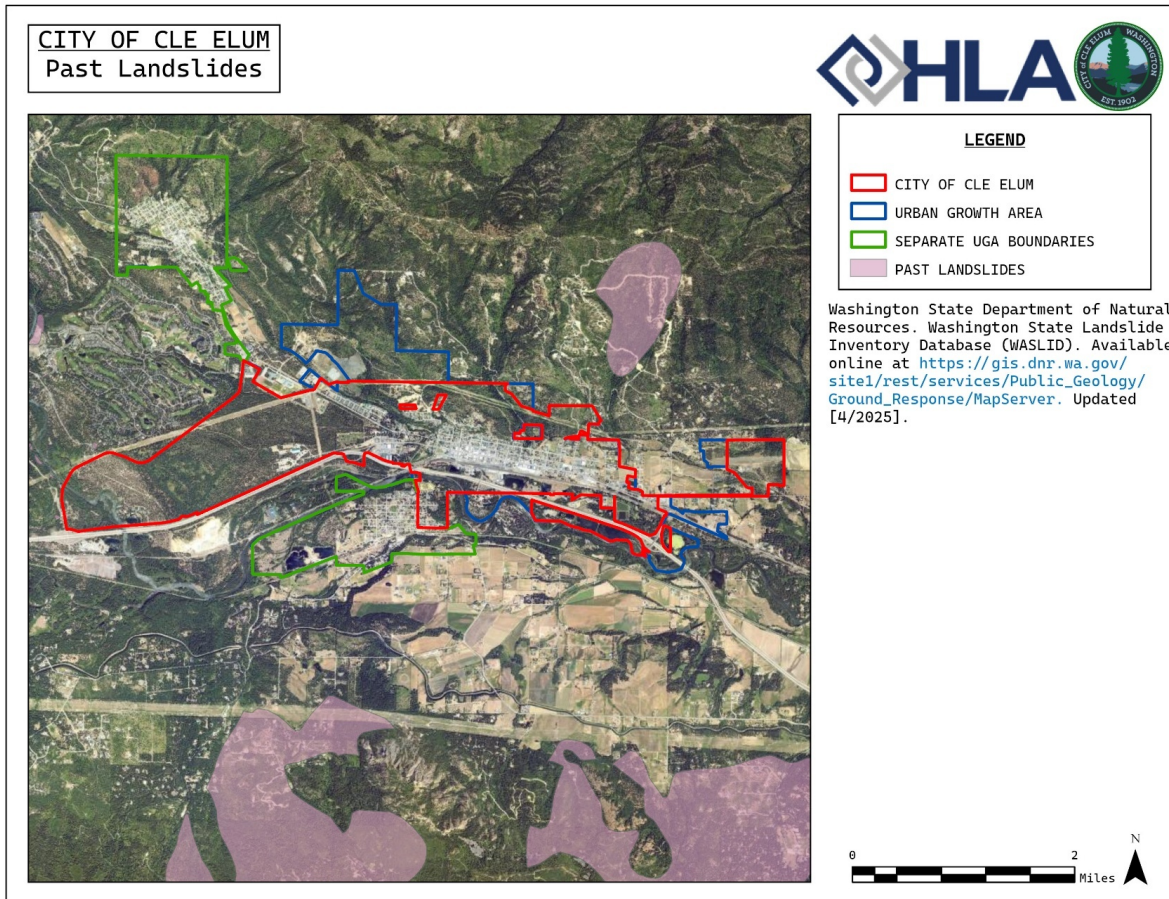
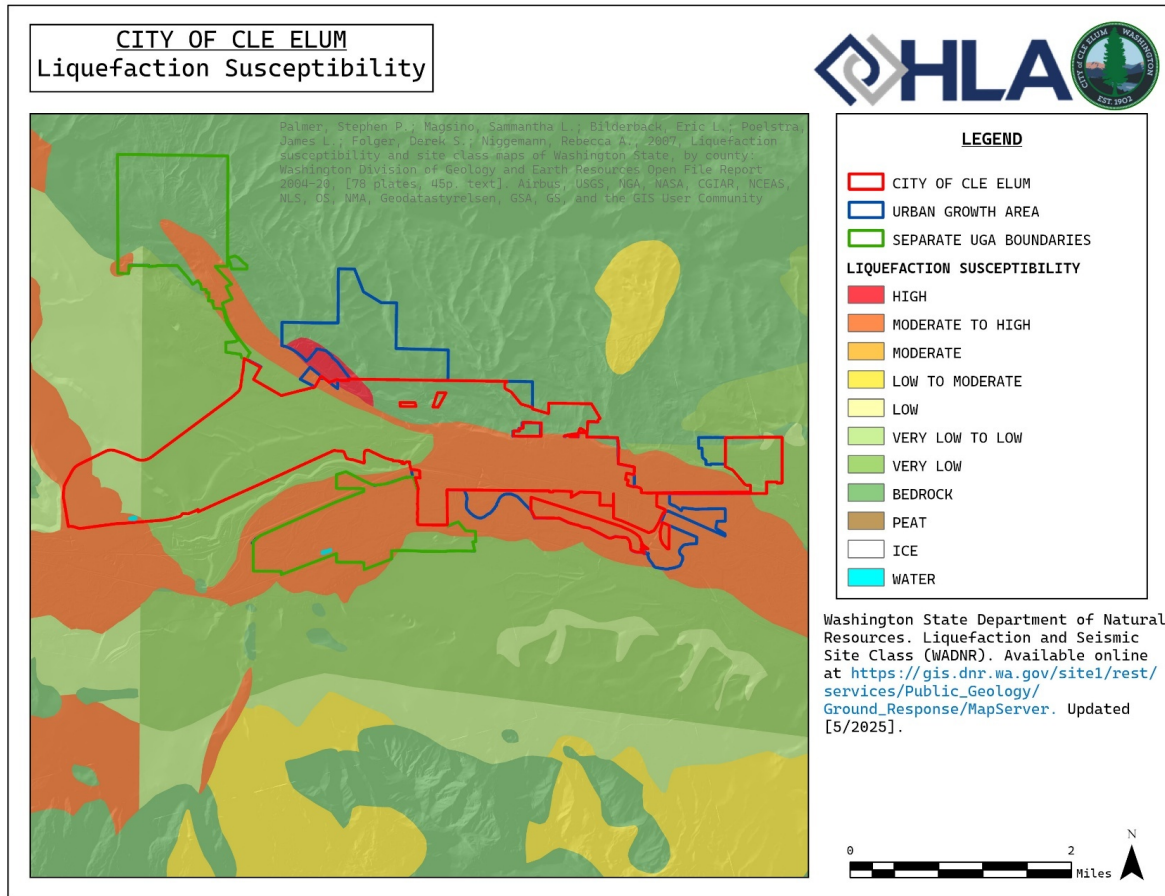


Figure 10. Liquefaction Susceptibility



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 eastwest 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. 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.

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 was last updated in 2019-2021, 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 & 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, predisaster 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 preemergency funding sources.

Commented [JC8]: Climate Element

Commented [JC9]: Climate Element

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 Several 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. Table 2 provides the abbreviations sometimes used in this chapter such as in other tables. Definitions of the land use categories begin on page 23.

Table 1. Percentage of Land Uses by Zoning District Category Inside the City of Cle Elum’s City Limits

Land Use	Total Acres by Category Zone Inside Cle Elum City Limits	% of Total Acres by Category Zone Inside City Limits
Residential	480.03357.87	17.0514.34 %
Single Family Residential	283.41477.51	16.9611.36%
Multi-family Residential	2.5274.46	0.092.98%
Commercial	187.45152.2	6.1066%
Downtown Commercial	22.0526.48	1.060.78%
Entry Commercial	51.2329.35	1.1882%
General Commercial	114.1796.38	3.864.05%
Industrial	294.36128.19	5.1410.45%
Planned Mixed-use	1,509.041,391.53	55.7753.59%
Public Reserve	344.96465.14	118.642.25%

The City of Cle Elum Land Use Categories

Table 2. Abbreviations of the City of Cle Elum’s Land Uses by Category

Land Use Category	Category Abbreviation
Residential	
Single Family Residential	SFR
Multiple family Residential	MFR
Commercial	
Downtown Commercial	DC
Entry Commercial	EC
General Commercial	GC
Industrial	I
Planned Mixed-use	PMU
Public Use Reserve	P
Parks and Open Space	P-O

Future Land Use Designations

Comprehensive Plan Designation	Description	Implementing Zones
Residential	The purpose and intent of the Residential designation is to provide for a variety of residential uses and densities within City limits. This designation provides for a range of housing types including, but not limited to, single family dwellings, duplexes, triplexes, multifamily dwellings, townhomes, cottage development,	R – Residential MFR – Multifamily Residential

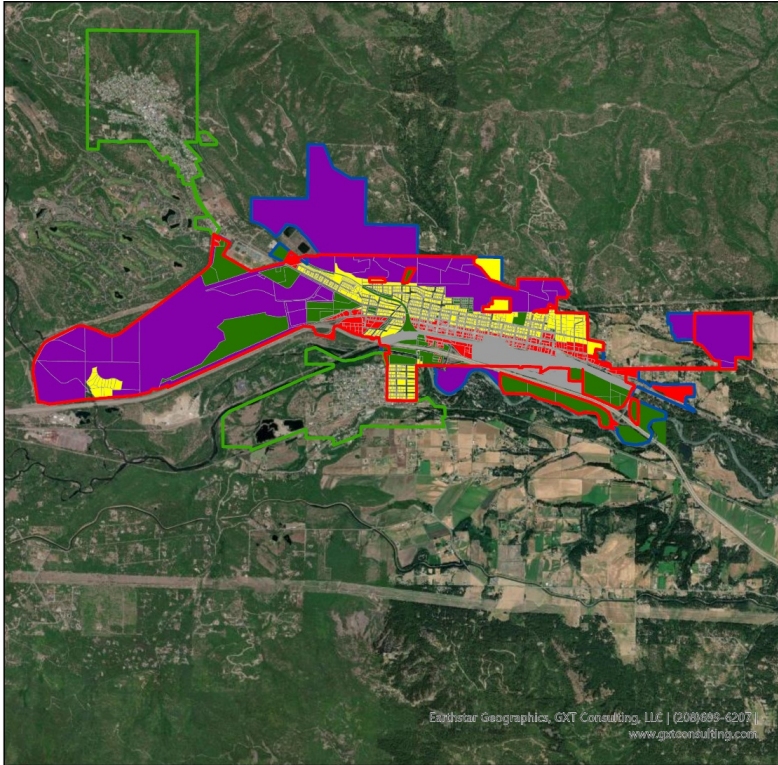
Commented [JC10]: This section is reformatted into a table to show the Land Use Designation, a description, and the implementing zones.

	<p>and accessory dwelling units (ADUs). Neighborhood connectivity for multi-modal transportation is encouraged.</p> <p>Residential areas within and adjacent to the Wildland-Urban Interface (WUI) are encouraged to incorporate wildfire preparedness and fire adaptation measures in their design and layout. To reduce and mitigate wildfire risk to lives and property, Cle Elum will incorporate relevant portions of the wildland urban interface code and develop building and maintenance standards consistent with Firewise USA.</p>	
Commercial	<p>The purpose and intent of the Commercial designation is to allow for a broad range of commercial, retail, office, and mixed-uses such as high-density residential and live-work units. Infrastructure should be coordinated with new development to include pedestrian-oriented facilities and multi-modal opportunities.</p>	<p>EC – Entry Commercial DC – Downtown Commercial GC – General Commercial</p>
Industrial	<p>The purpose and intent of the Industrial designation is to provide areas for manufacturing, processing, storage and other industrial-related uses. 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.</p>	<p>I – Industrial</p>
Planned Mixed Use	<p>The purpose and intent of the Planned Mixed Use designation is to provide a broad and balanced mix of land uses that including, recreation, commercial, residential, and education. Development is by imaginative site planning in a compatible mixture of land uses that will encourage multimodal transportation, and encourage building design to retain the traditional rural, small town, mountain character of Cle Elum.</p> <p>All Planned Mixed Use areas within and adjacent to the Wildland-Urban Interface (WUI)</p>	<p>PMU – Planned Mixed Use</p>

	are encouraged to incorporate wildfire preparedness and fire adaptation measures in their design and layout. To reduce and mitigate wildfire risk to lives and property, Cle Elum will incorporate relevant portions of the wildland urban interface code and develop building and maintenance standards consistent with Firewise USA.	
Public Use	The purpose and intent of the Public Use designation is to provide for and protect areas for government and civic functions. Such uses include parks and recreation, government buildings and uses, including essential public facilities, hospitals, educational institutions, libraries and museums, and schools.	P – Public Use

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CITY OF CLE ELUM
Future Land Use



LEGEND

- CLE ELUM CITY LIMITS
- URBAN GROWTH AREA
- SEPARATE URBAN GROWTH AREA

FUTURE LAND USE

- COMMERCIAL
- INDUSTRIAL
- PLANNED MIXED USE
- PUBLIC USE
- RESIDENTIAL

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www.gxtconsulting.com



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 3 below is meant to assist City staff with discussions with each other and the public at large.

Table 3. Land Use and Zoning Compatibility Matrix

The Land Use and Zoning Compatibility Matrix identifies when a Rezone is considered to be compatible with the corresponding future land use designation. Empty boxes will require a concurrent Comprehensive Plan Amendment with the Rezone application. Examples:

- A property zoned R with a Residential designation may be rezoned to MFR without a comprehensive plan amendment.
- A property zoned MFR with a Residential designation will require a comprehensive plan amendment to rezone to DC or GC.

	<u>Zoning Districts</u>
--	-------------------------

Land Use Designations	RSF R	MFR	DTC	EC	GC	I	PR	PMU
Residential	X	X						
SFR	C	C	I	I	I	I	I	C ⁴
MFR	C	C	I	I	I	I	I	C ^{4,4}
Commercial			X	X	X			
C	I	I	C ²	C ^{4,3}	C ⁴	I	I	C ⁵
Industrial						X		
I	I	I	I	I	I	C	I	I
Planned Mixed-use								X
PMU	C	C	I	C	C	C	C	C ⁴
Public Use/Reserve							X	
P-O	I	I	I	I	I	I	C	I

For Rezone Purposes Table Keyed from Land Use Designation

I= Inconsistent, comprehensive plan amendment required

C= Consistent, no comprehensive plan amendment required

C¹ Excluding properties located inside, or within 5 blocks of a Local Historic District or the area delineated in the DTC area.

C² Must be immediately adjacent to or contiguous to DTC Zoning

C³ Must be within 1000' of an access interchange or immediately adjacent to EC zoning

C⁴ An RV Park may be allowed in the following zones for the City MFR, EC, GC, I, and PMU

C⁵ 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 Ave.

Zoning

A general description of the City of Cle Elum’s zoning code classifications are presented in this section as part of the discussion of each of the land use designations. Zoning provides the necessary direction to fulfill the City’s vision for greater choice and expanded opportunity for residents, businesses and industries. Zoning will also help Cle Elum efficiently and responsibly meet its population, employment, transportation and other targets as mandated by City Goals, Countywide Planning Policies and the GMA.

In order to comply with GMA, the City’s zoning has attempted to achieve human scaled development, efficient use of land that discourages urban sprawl, and to encourage compatible land uses. Additionally, the City recognizes the need to offer a greater variety of housing options for City residents, promote affordability and develop a greater sense of local community while maintaining the existing small town character that drew people to Cle Elum in the first place. In this light, new architectural and landscape design guidelines should be created as development standards to further the goals of the Comprehensive Plan.

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

Commented [JC11]: Zoning district information is not required in the Comprehensive Plan.

Single-Family Residential (SFR)

The purpose and intent of the 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)

The purpose and intent of the Downtown Commercial 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 multimodal 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 4. 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 4. Percentage of Land Uses by Category Outside the City of Cle Elum’s City Limits but Inside the City’s UGA.

Land Use	Total Acres by Category Outside Cle Elum's City Limits but Inside the UGA	% of Total Acres by Category Outside Cle Elum's City Limits but Inside the UGA
Residential R-3	402.5	48.1%
Forest and Range	235.7	28.2%
Highway Commercial	33.0	3.9%
Industrial	132.05	15.8%
Light Industrial	18.05	2.2%
General Commercial	114.0	13.6%
Agriculture AG-3	33.6	4.0%

Outside of the Cle Elum City limits, land uses designations are designated by maintained as Kittitas County designations. The Kittitas County land use designations are as outlined in the Kittitas County Comprehensive Plan, e 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 5 summarizes population trends for Cle Elum since 1940. Overall, the City of Cle Elum has seen little population growth in that timeframe 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.

Table 5. City of Cle Elum Population Trends 1940-2015-2020 and Projections for 2015-2025-2046

Year	Cle Elum Census Population	Total Change per Decade	Compound Annual Rate Change
1940 ¹	2,230	---	---
1950 ¹	2,206	-24	-0.1%
1960 ¹	1,816	-390	-1.9%
1970 ¹	1,725	-91	-0.5%
1980 ¹	1,773	48	0.3%
1990 ¹	1,778	5	0.0%
2000 ¹	1,755	-23	-0.1%
2010 ¹	1,872	117	0.7%
2020 ² 2020 ¹	2,15786	344285	3.12% (2.0% KC) 15.22%
2025 ²	2,300	143	6.63%
2035 ³ 2030 ²	2,9722,659	786502	3.12% (2.0% KC) 1.46%
2040 ⁶ 2	4,0413,005	711848	3.12% (2.0% KC) 1.46%

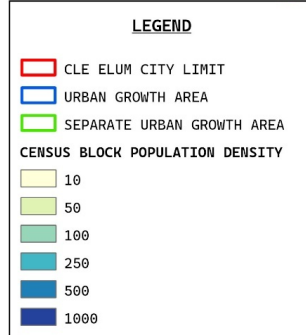
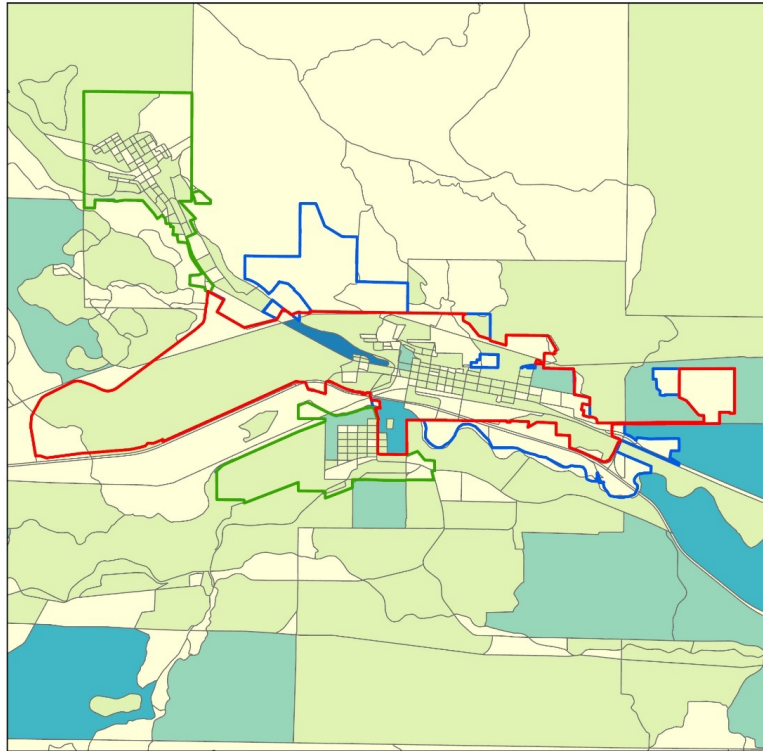
¹ <https://www.ofm.wa.gov/washington-data-research/population-demographics/decennial-census> ²Kittitas County 20-year estimate shows Cle Elum with 3.121.46% annual increase from 2015-203746 in April/March 1615, 202517 Kittitas County COG recommendation on employment projection and allocation report. population and

employment projections recommended by the Conference of Governments of Kittitas County. Kittitas County population growth stated as 2.0% annual increase over the same time.

Figure X shows the existing population densities in Cle Elum, by Census Block Group. The highest concentrations of people are generally in the southern and north central parts of Cle Elum, coinciding with newer subdivisions and multi-family development.

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CITY OF CLE ELUM
Population Density



U.S. Census Bureau, Geography Division. "Blocks (2020)" [Dataset]. <https://www.census.gov/cgi-bin/geo/shapefiles/index.php>. (Accessed 12/2025)



Kittitas County ~~anticipates the County to grow 2.0%~~~~adopted the OFM 2045 medium projection, per year~~ and has allocated Cle Elum a 20-year population which equates to a ~~3.121.46%~~ annual growth rate. ~~These two growth rates are used in Table 5 to project Cle Elum and Kittitas 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 2015 is 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 ~~2010-2020~~ Census population data, ~~9287.1%~~ of Cle Elum's population is white, while ~~56.87%~~ is Hispanic or Latino (of any race). The remainder of the population consists of 0.7% American Indian, 1.04% Asian, and all other races are ~~less than 0.43.1%~~. Approximately ~~15.824.0%~~ of the population is under the age of ~~nineteen-eighteen (1918)~~, while 17.56% of the population is over sixty-five (65). ~~Approximately 40.3% of the median age in Cle Elum is 44.5~~ 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 Millennial generation, which will primarily be without children.

Analysis of Economic Conditions

Economic Status of the Population

According to the ~~2013-2017~~~~2023~~ American Community Survey (ACS) 5-Year Estimates, ~~1413.97%~~ of the Cle Elum population was living below the poverty level. In comparison, ~~194.63%~~ of all persons in Kittitas County and only ~~129.29%~~ 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 \$5647,425912. In comparison, the median household income in Kittitas County was \$5369,163928 and \$9966,174389 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 12,226834 of the persons in Cle Elum were sixteen (16) years and over, and 6558.40% (1,455064) were employed in the civilian labor force, and 06.3% were unemployed, and 42% (770) are not in the labor force. In 2017, the four largest occupations, each estimated at approximately 12%, included: management, business, and financial Arts, entertainment, and recreation, and accommodation and food services (17.8%); food preparation and serving Construction (17.6%); office and administrative support Professional, scientific, and management, and administrative and waste management services (11.5%); and Educational services, and health care and social assistance (10.6%) construction and extraction occupations. Approximately 70.4% of workers 16 years and over drove alone to work, with an average travel time of 23.0 minutes. Approximately 13.0% of the working age population worked from home.

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 6 and 7 can be found <https://esd.wa.gov/labormarketinfo/projections>. Table 6 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 (ESD) in June-July 2018~~25~~. The table includes the short-term forecast growth rates for 2015-2020 and longer-range forecasts growth rates for those same occupations from 2020-2025.

Table 6. Forecasted Average Growth in Industries, South Central Region

Currently tracked occupations (ESD July 2018 ²⁵)	Average Annual Growth Rate, 2016 ²⁰²³ -2021 ²⁸	Average Annual Growth Rate, 2021 ²⁰²⁸ -2026 ³³
Natural Resources and Mining	-57.579%	0.983%
Construction	2.290.65%	1.0525%
Manufacturing	1.48-0.19%	0.5358%
Durable Goods	1.72%	0.80%
Non-Durable Goods	1.30%	0.31%
Wholesale Trade	1.470.00%	0.380%
Retail Trade	-0.714%	0.4370%
Transportation, Warehousing, and Utilities	-10.423%	0.0%42
Information	1.920.00%	-1.890.00%
Financial Activities	-0.063%	0.0%64
Professional and Business Services	1.850.60%	1.371.15%
Education and Health Services	2.151.97%	1.4907%
Leisure and Hospitality	2.341.10%	1.6604%
Other Services	1.615%	0.5500%
Government	1.3444%	0.982%

Table 7 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 2015-2020 and longer-range forecasts growth rates for those same occupations from 2020-2025. Only the top eleven (11) occupations that have strong growth in both time periods are shown.

The ESD forecasts suggest the top occupation is in the wind turbine industry. For both time periods in Table 7, in the South-Central region, healthcare and professional occupations employment will outpace construction-related skilled and trade occupations. High-growth occupations in Table 7 align well with the top two (2) categories of Leisure and Hospitality and Education and Health Services for industry growth in Table 6.

Developable Land Available for Economic Development Land Capacity Analysis

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 memo

format to Cle Elum 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.

Table 7. Forecasted Average Growth in Occupations, South Central Region

Occupations forecasted for greatest growth during 2021-2026 forecast period	Avg. Annual Growth Rate, 2016-2021	Avg. Annual Growth Rate, 2021-2026
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%

Currently within the City, there are approximately 888 acres of undeveloped land and after deductions of critical areas, rights of way, and Market Factor, a total net of 486 acres are available in Cle Elum as shown in Table 8. 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.

To determine the full extent of buildable land, Cle Elum used GIS data to identify parcels based on a variety of factors. Buildable land is not only vacant land – for example, larger parcels can still be further developed or subdivided. Other parcels can be encumbered by critical areas such as steep slopes or floodplain that limit or exclude development. The following sections include the full Land Capacity Analysis, using the previously completed Population and Housing Allocations. The first step in the LCA is to determine what is buildable in city limits. To do this, GIS was used through a series of data analysis and calculations.

1. Total Gross Acreage: This is the total acreage of each zoning district within City Limits.
2. Identify Buildable Gross (Vacant) Acres: A parcel is assumed to be vacant and potentially developable if it has zero housing units and/or the improvement value is <\$10,000.
3. Identify Potential Infill Properties: Parcels in the Residential Zoning Districts that are greater than 0.25 acres and coded by the Kittitas County Assessor's Office as "Single-Family."
4. Identify Agricultural Land: Parcels coded by the Kittitas County Assessor's Office as "Agriculture."
5. Critical Areas: Identify areas with wetlands, streams, floodplain, floodway, and slopes greater than 40%.
6. Identify Underutilized Land: Identify all parcels by zoning district where the ratio of improvement value to land value is <50%.

With all of these data points identified in GIS, the following calculation was used to determine the Net Buildable Acres:

$$\text{Net Buildable Acres} = \text{Buildable Gross Acreage} - (\text{Critical Areas}) + (\text{Potential Infill and Underutilized})$$

Based on the data, Cle Elum has 2,168 acres of vacant, infill, and underutilized land. Vacant land is assessed a deduction of 15% to account for new facilities such as roads, utility corridors, open space, et. Infill and Underutilized land is assessed a higher deduction of 25% to account for new facilities and existing on-site development that is unlikely to be modified or see significant changes. After all deductions were removed, the net buildable acres are 1,564.

The net buildable acres are identified by zoning district and include further calculations to assess the capacity for new homes and new jobs. New homes are calculated based on the assumed or allowed density per zone, and new jobs are calculated based on an assumed floor-area-ratio along with an assumed distribution calculating how much of the buildable land would likely to be built as commercial rather than housing.

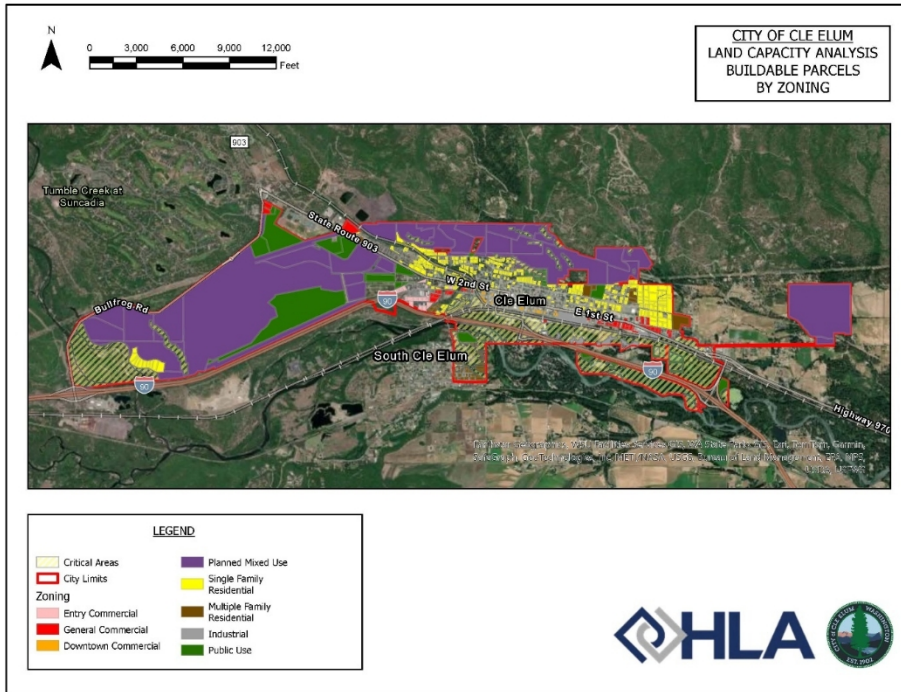


Table 7 summarizes the amount of vacant and agricultural land that is potentially available for future development, in each future zoning district. The current zoning designates how land can be developed under the current land use regulations. The future land use designation indicates how land is planned to be used in the future.

The future land use designation indicates how land is planned to be used in the future, as indicated by the Future Land Use Map, illustrated in Figure 1.A.

Table 87. Total Acres and Percentage of Developable Land by Zone

Zoning	Determine Net Buildable Acreage				Density and FAR			Housing and Jobs Capacity		
	Gross land in Acres	Deduction	Net (Acres)		Density	FAR	New Homes	EMP SqFt	New Jobs	
Entry Commercial	Vacant	0.40	15%	0.34	8.64	15	0.4	32	142,954	408
	Underutilized	9.12	25%	6.84						
	Infill	1.94	25%	1.46						
General Commercial	Vacant	12.03	15%	10.22	39.06	20	0.4	195	484,945	970
	Underutilized	34.40	25%	25.80						
	Infill	4.05	25%	3.04						
Industrial	Vacant	2.98	15%	2.53	50.19	0	0.4	-	830,705	2,373
	Underutilized	52.31	25%	39.24						
	Infill	11.22	25%	8.41						
Downtown Commercial	Vacant	0.16	15%	0.13	4.58	15	0.4	17	56,919	57
	Underutilized	5.66	25%	4.25						
	Infill	0.27	25%	0.20						
Planned Mixed Use	Vacant	881.80	35%	573.17	948.54	4	0.35	2,846	1,086,278	3,104
	Underutilized	500.49	25%	375.37						
	Infill	0.00	25%	0.00						
Public Use	Vacant	211.98	15%	180.18	330.62	0	0.01	-	68,408	68
	Underutilized	200.58	25%	150.43						
	Infill	0.00	25%	0.00						
Single Family Residential	Vacant	6.50	15%	5.53	137.04	4	0.005	548	14,177	14
	Underutilized	51.42	25%	38.57						
	Infill	123.93	25%	92.95						
Multiple Family Residential	Vacant	29.33	15%	24.93	45.75	16	0.005	732	4,733	5
	Underutilized	20.28	25%	15.21						
	Infill	7.48	25%	5.61						
Total		2,168		1,564				4,371	2,689,119	7,000

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%

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 4,000,360,000 gallons a day (4.036 MGD) or 2,778,467 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~~ January 2025, 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 ~~2034~~ 2033 total future water demand for Cle Elum ~~and South Cle Elum~~ as approximately ~~1,792,663 services and for South Cle Elum a 2033 total future water demand of approximately 388~~. In ~~2033-2043~~ the demands of ~~5.207-58~~ 5.207-58 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 ~~January/February 123, 2033~~ February 123, 2033.

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~~ 2021, the City of Cle Elum ~~completed a~~ completed its *Regional Sanitary Sewer Capacity Analysis (Capacity Analysis) General Sewer Plan* to evaluate the current connections and use from each partner, including capacity needs at full buildout. The GSP identifies the existing capacity of the WWTP will be exceeded by Cle Elum and Suncadia if the max flow rates continue. ~~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.

Commented [JC12]: Capital Facilities Element

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 2019/2021). 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 has~~ ~~being been~~ 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 ~~which~~ included replacing undersized storm drains, connecting stormwater piping to effectively remove storm water from the sanitary sewer as I&I, and increased ~~d~~ run-off collection points to remove sediment and debris. Phase 1 was completed in 2018. In ~~2018~~2021, 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. second phase of stormwater improvements was completed, constructing all stormwater improvements for the entire six block corridor.~~

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 ~~465345~~ acres, or ~~12.25~~18.64% 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 City's public education facilities.

Government Facilities

Cle Elum-owned [facilities and sites include: 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. City Hall~~

- ~~The City Fire Station~~
- ~~Public Works Facility~~
- ~~Library~~
- ~~Waste Water Treatment Plant~~
- ~~Water Treatment Plant~~
- The Cle Elum-Roslyn-South Cle Elum Police Station
- The City of Cle Elum Cemetery
- 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 of the Comprehensive Plan update and to ensure alignment with Washington State Recreation and Conservation Office funding requirements, the City of Cle Elum developed 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's 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 Trail

Hanson Ponds Trail

Please refer to the Parks and Recreation [ElementPlan](#) for more information about the parks and recreation facilities.

Community Facilities

Community facilities in Cle Elum include:

- The Carpenter Memorial Library
- 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 [in order](#). ~~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 21st century city while retaining its 19th century feel.~~

Residential Land Use Needs

[Based on the 2025 Kittitas County population and housing allocation, Cle Elum is expected to grow by 855 people, requiring 380 new homes by 2046. Cle Elum has significant capacity to achieve these goals, and in fact already has approved but not yet completed](#)

development in excess of these goals. New for this Comprehensive Plan update cycle is the allocation of housing by income band. Cle Elum's 2025 Land Capacity Analysis identified substantial capacity to accommodate the required growth, which will be discussed in greater detail in the Housing Element.

Table LC.5. – Housing Capacity by Income Level

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	52	High Density and ADUs	345	870 (98 ADU)	623
0-30% Other	174				
>30-50%	96				
>50-80%	23	Moderate Density	35	168	133
>80-100%	18				
>100-120%	17				
>120%	0	Low Density	0	2,403	2,403
Total	380		380	3,296	2,916

Currently within the City, there are approximately 612 acres of undeveloped residential land and after deductions of critical areas, rights 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 purely at the County's 2037 population estimate, the population is accommodated with the housing capacity. Referring to Table 5, 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 2015-2025 Analysis identified that of the ~~seventy-five (75)~~152 gross acres zoned for commercial purposes, the net acres available for future development was ~~thirty-eight (38)~~48 acres once adjustments were made for critical areas, rights of way, public use reduction, and Market Factor. Of the ~~thirty-eight (38)~~48 acres of developable commercial designation, half were assumed to be for mixed-use in the calculations. ~~These assumptions are shown in Table 8.~~ The amount of commercial lands equates to a 2,6371,378-employee capacity for commercial business.

A significant portion of the undeveloped land in city limits is in the Planned-Mixed Use (PMU) zone. Of those 1,391 acres, approximately 948 acres are developable. While much of the PMU zone is slated for residential development via approved development agreements, there is also a substantial area of the Bullfrog Flats development that is designated for future commercial use. It is anticipated that this area, at full-buildout, could provide capacity for several thousand jobs.

Industrial/Manufacturing Land Use Needs

The location of the vast majority of Cle Elum's available industrial land places them squarely in conflict with the natural environment. Cle Elum was founded as a railroad and mining town, consequently all original platting and development was located in a close and linear proximity to the railroad mainline. The railroad parallels the Yakima River which is prone to flooding. This severely limits or even negates the use of Cle Elum's current industrial land use inventory because of FEMA floodway and floodplain designations. These vacant industrial lands also are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serve as water retention and flood storage areas. The 2015-2025 Analysis identified approximately ninety (90)43 net acres of the industrial zoned 12898 acres in the City were developable after adjustments were made for critical areas, rights of way, public use, and Market Factor. This amount of industrial lands equates to an 377821-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)~~247 net acres ~~set aside from the three categories of residential, commercial, and industrial~~ as available for public use, ~~however it should be noted that a substantial percentage of this land (80%) is designated underutilized, mostly in the form of open-space park land.~~ 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.

Agricultural Land Use Needs

This evaluation was not completed during the 2015 Land Analysis.

Transportation and Other Infrastructure Land Use Needs

Transportation infrastructure is one of several types of municipal infrastructure included in the rights 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.

Future Land Use Strategy

This element consists of two (2) major components:

1. — A map that illustrates the general location of future land use designations, and
2. — A set of goals and policies that guide future development.

The Future Land Use Map, found in (Figure 1A) reflects the community's twenty (20) year vision for their community. The Zoning Map (Figure 1B) implements the Comprehensive Plan's Land Use Map.

Land Use Elements Goals and Policies

Commented [JC13]: This will be discussed in great detail in the Transportation Element.

Commented [JC14]: Market factor is addressed in the Land Capacity Analysis.

Commented [JC15]: Redundant

The goals and policies of the Land Use Element provide guidelines and direction for accommodating redevelopment and new development within Cle Elum over the next twenty (20) years. They are intended to balance the community's desire to maintain Cle Elum's unique sense of place with the City's desire for sustained and balanced economic and residential vitality. ~~Goals and policies also provide direction for future planning and implementation activities.~~

~~Goals and policies provide useful evaluation of new ideas as they emerge between comprehensive planning processes. The City can consider intentions of the plan as described in the goals and policy statements during problem-solving discussions. The goals and policies identified in this plan are derived largely from the Community Visioning Meetings guided by City Staff and the City Planning Commission and the 2007 Comprehensive Plan Update.~~

~~Land use goals and policy statements are guided by two principal themes: first, the desire of the City to maintain and enhance its rural character, cultural heritage, stunning natural beauty and its human scaled small town development; second, the impetus of its residents to create an economically sustainable City respecting the contributions and foundations of the past while striving to meet the challenges of the future.~~

~~The GMA specifies planning topics for the comprehensive planning process. Land use goals cover topics such as reducing sprawl, encouraging affordable housing, encouraging open space and recreation, protecting the natural environment and historical resources, and ensuring consistency between elements of the Comprehensive Plan.~~

~~Finally, the goals and policies are intended to provide guidance to elected officials, staff, and the general public as to the disposition of land uses within the City and potential annexation areas. They provide framework for decision making and acknowledge areas and issues beyond the City's jurisdiction or immediate control. This element recognizes the City is an active and participating regional partner ensuring the intent of the GMA is met.~~

Goal LU-1: ~~Management and Implementation~~ ~~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.~~

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 – 1.2.1 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 – 1.3.2 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 intergovernmental(?) stakeholders(?) planning and coordination among local jurisdictions, including: Kittitas County, South Cle Elum and Roslyn.

LU – 1.7.3 Consider Annexation requests in accordance with review criteria, including, but not limited to:

- Areas to be annexed are within the UGA.
- The annexation should adjust any impractical or irregular boundaries created in the past.
- The annexation should provide for a contiguous and regular boundary with current city limits.
- The annexation should create and/or preserve logical service areas.
- The City should give priority consideration to annexation proposals that are financially self-sufficient or those where the fiscal impact can be improved. -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 – 1.84 Support expansion of the UGA to acquire needed Industrial and Commercial lands to serve the city’s population growth projections. 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 – 1.9.5 Support municipal annexation of lands that support critical municipal services, such as water and sewer infrastructure. Seek to provide adequate and appropriate lands

Commented [JC16]: Redundant - similar language is in several places of the Land Use Element.

Commented [JC17]: Redundant - this is restating LU 1.3

Commented [JC18]: Redundant - CWPP’s cover this

Commented [CH19]: Flag for review - commission liked this statement.

Commented [CM20R19]: Potential revision: “The City shall actively engage in coordinated intergovernmental planning with adjacent jurisdictions, including Kittitas County, the City of South Cle Elum, and the City of Roslyn, to direct land use patterns, development intensity, and the efficient provision of public facilities and services.”

Commented [JC21]: Redundant - consistency with the Comp Plan is part of the CEMC review process.

for development for all necessary uses to accommodate the City of Cle Elum 2025 Population Projections.

LU – 1.6 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Cle Elum’s vehicle miles travelled (VMT) and promote increased physical activity.

LU – 1.7 Encourage development in designated wildland urban interface (WUI) areas to follow Firewire USA recommendations.

Goal LU-2: Maintain residential quality and livability in City limits 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 - 2.5.2 Develop multi-family design guidelines and affordability incentives which promote high quality affordable residential development.

LU - 2.6.3 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.

Commented [CM22]: LU-2 & LU-4 These both address residential livability, compatibility, and code enforcement. They could be one goal with fewer, more targeted policies.

Commented [JC23]: Why limit to Downtown?

Commented [JC24]: Parks Element

Commented [CM25]: Combine with LU-4.7 - same enforcement principle

Commented [JC26]: Transportation Element

Commented [JC27]: Housing Element

Commented [JC28]: Parks Element

LU-2.10.4 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-2.11.5 ~~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-2.12.6 Encourage the development of affordable housing that is “Fee Simple”, either through development agreement [CEMC 17.140] or by code change.

LU-2.13.7 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-2.14.8 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-2.15.9 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.~~

LU-2.10 ~~Encourage alternative housing types in a variety of zoning districts, including but not limited to, as ADUs, duplexes, triplexes, fourplexes, townhomes, cottage housing, co-living, and other uses.~~

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-3.12 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.

Commented [CH29]: Rephrase - take out and reword policy

Commented [CM30R29]: Option: “The City shall promote infill development and the provision of middle housing within existing residential neighborhoods by allowing appropriate densities and applying development standards that integrate new housing with the surrounding neighborhood and preserve residential livability.”

Commented [CM31]: LU3, LU12, LU 13 & LU 16 could be combined into a broader Environmental Protection and Critical Areas goal - or maybe covered under the Climate Element? Many stormwater, erosion, and critical area protections are restated in different sections.

Commented [JC32]: This policy has nothing to do with the natural environment.

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

Commented [JC33]: Capital Facilities Element.

~~LU-3.4.2 All planning area waterways and wetlands mapped critical areas shall be preserved to the maximum extent practicable through the use of the Cle Elum Critical Areas Ordinance, SEPA, Shorelines Regulations, the Kittitas County Cle Elum Shorelines Master Program and applicable local, state and federal, and tribal laws.~~

Commented [CM34]: LU 3.2 and LU 12.2 overlap heavily.

Commented [AF35]: Land Use Element 1.K - Update to include required language, including BAS references identified during the CAO review

~~LU-3.5.3 All new development must be in compliance with the provisions of the 2019 Stormwater Management Manual for Eastern Washington, as updated) 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.~~

Commented [JC36]: Cle Elum has its own SMP - CEMC 18.02

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

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

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

Commented [JC37]: These are redundant - covered broadly by LU 3.4

~~LU-3.10.4 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-3.12.5 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.~~

Commented [JC38]: New LU 2.10

~~LU-4.5 Encourage the formation of neighborhood or home owners’ associations to help develop a sense of community and “ownership” within neighborhoods.~~

Commented [JC39]: This isn’t something the city generally has the authority to require or enforce, unless it is part of a planned development.

~~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.~~

Commented [JC40]: This policy doesn’t implement goal LU-4. Move to Transportation Element.

~~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.~~

Commented [JC41]: Redundant, and not really a policy

LU-4.8.3 Require **fire-resistant** 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.~~

Commented [CM42]: Modernized option: “Linear, auto-oriented commercial development along First Street shall be minimized in favor of compact, walkable development patterns that support a cohesive commercial environment.”

~~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.~~

Commented [CM43]: Alternative option. “The City shall prioritize infill and redevelopment within the Downtown Commercial Core and Entryway Commercial Areas before extending the First Street commercial corridor.”

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-5.56 Continue to work with the Washington State Department of Transportation to implement traffic calming and angle parking in the Downtown Commercial Core.

LU-5.76 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.

Commented [JC44]: This is redundant. Recent code changes already require this.

LU-5.97 Require the use of shared driveways and controlled ingress/egress for new development in commercial areas, *where feasible*.

LU-5.108 Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.

LU-5.11-9 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-5.12-10 Promote a vibrant, walkable Downtown Commercial Core by promoting the creation of public parking areas along the Railroad Street corridor.

LU-5.13-11 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-5.14-12 Encourage safe pedestrian passage by including safe pedestrian crossings at and near busy intersections and trail entrances.

LU-5.15-13 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-5.17-14 Encourage the rehabilitation and re-use of ~~vacant~~ 2nd story spaces in the ~~downtown area~~ commercial zones for housing, commercial, and office use. Explore adopting incentives to encourage new uses in 2nd story spaces, *as feasible given City staffing and funding availability*.

Commented [JC45]: They don’t need to be vacant to change the use

Goal LU-6: Preserve and Enhance Open Space Corridors.

Policies:

LU – 6.1 Discourage the disturbance of vegetation when not in conjunction with the actual development, except to incorporate firewise principles.

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: Promote Development and Job Creation on 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(s) 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.

LU – 7.4 Explore opportunities to provide access, including truck access, to industrial zoned land.

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.

Commented [CM46]: Combine with LU 9...“Historic Preservation” goal with subsections for citywide resources and downtown specifics.

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

Commented [CM47]: Combine with LU 9.8

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.

Commented [JC48]: Redundant - LU 8.4

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.

Commented [JC49]: Redundant - combine with LU 1.3, where appropriate.

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 ~~maintain existing~~ achieve open space ~~and~~, greenery, and reduce ~~new~~ impacts on ~~the~~ 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~~ **LU – 13.4.2** Require ~~review~~ available best management practices ~~which can be used~~ to reduce erosion and sedimentation associated with development ~~and construction projects~~ 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:

Commented [CM50]: Merge into one erosion control policy.

Commented [JC51R50]: I think they can both be deleted. These are more like standards than policies. 13.4 effectively captures everything listed in 13.2 and 13.3.

Commented [CM52]: Combine with LU 15 and LU 18...”Community Character & Quality of Life” goal.

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-~~widespecific~~ 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.~~

Commented [JC53]: Redundant - LU-15.3

Commented [CM54]: Cut. Could be addressed in a transportation plan.

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, ~~including restoration of degraded shorelines.~~

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

Commented [JC55]: Redundant - LU 16.1

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 designated shorelines.

LU – 16.6 Protect the quality and quantity of water in the Yakima and Cle Elum river channels designated shorelines 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.

Commented [JC56]: Combine with LU16.2

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.

Commented [JC57]: Redundant - LU 3.3

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.

Commented [JC58]: Redundant - in SMP

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

Commented [JC59]: Redundant - in SMP

Goal LU-17: Climate and Sustainability

Commented [JC60]: Climate Element

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.

Commented [AF61]: Land Use Element 1.C - Include additional language to meet state requirements

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

Commented [CM62]: Cut. Very specific; could be in an arts/culture plan.

LU – 18.6.4 Encourage the development of spaces that attract both residents and tourists, and promote social and community interaction.

LU – 18.7.5 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 – 18.8.6 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.~~

Commented [JC63]: Redundant - LU 18.7

LU – 18.10.7 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.~~

Commented [CM64]: Cut. More zoning code than comp plan.

LU – 18.12.8 Encourage architectural styles that reflect the City’s built and natural environment.

LU – 18.13.19 Develop design guidelines for commercial, multi-family and high-density development ~~outside of the historic district~~ dependent on zoning district and/or location.

Goal LU-19: Emergency Management and Disaster Preparedness

Commented [JC65]: Climate Element

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-2019: Hazardous Materials and Sites

Policies:

~~LU—2019.1 Identify Brownfield sites within City limits and UGAs and consult with agencies such as Ecology to determine courses of remediation action.~~

~~LU—2019.2 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—2019.3 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.~~

Commented [JC66]: Transportation Element