Planning Commission
Agenda
September 17, 2024
6:00 PM

MAYOR
MATTHEW LUNDH

CITY ADMINISTRATOR
ROBERT OMANS

CITY PLANNER
COLLEDA MONICK

CITY CLERK
DEBBIE LEE

PLANNING COMMISSION
GARY BERNDT - CHAIR
MATT FLUEGGE
JONATHAN CORNELIUS
MARC KIRKPATRICK
COLIN BRISSEY
PAUL KANTWILL
IAN STEELE

CITIZEN ALTERNATE
VACANT

119 W FIRST STREET
CLE ELUM, WA 98922

Join Virtually with 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
TextMyGov **Receive city text alert notifications: 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 & Roll Call**
2. **Public Comment - Limited to 5 Minutes**
3. **Adoption of Minutes**
   a. August 20, 2024
4. **Business Requiring Public Hearings**
5. **Planning Update**
   a. Vice-Chair Paul Kantwill
   b. Commissioner Cornelious - Climate Advidory Committee Report
   c. Planning Consultant - Colleda Monick Staff Announcements
6. **New Business**
   a. Final Version 17.20 RM Multi-Family Residential for Commission Consideration
   b. 17.24 Old Town Commercial **WALKING FIELD TRIP**
7. **Next Meeting Agenda Development**
   a. 17.24 Old Town Commercial Discusion Continued
8. **Commissioner Comments and Discussion**
9. **Adjournment**

Planning Commission Agenda
September 17, 2024

119 W FIRST STREET
CLE ELUM, WA 98922

Upcoming Meetings:
Planning Commission Meeting: October 1, 2024 @ 6:00 p.m.
Regular Council Meeting: September 24, 2024 @ 6:00 p.m.
General Government Committee Meeting: September 25, 2024 @ 8:30 a.m.
Public Safety & Health Committee Meeting: October 15, 2024 @ 1:00 p.m.
Public Works & Community Development Committee Meeting: October 3, 2024 @ 12:00 p.m.
Lodging Tax & Event Committee Meeting: October 14, 2024 @ 8:30 a.m.
Coal Mines Trail Commission Meeting: October 7, 2024 @ 6:00 p.m.

City of Cle Elum
Planning Commission (CEPC) Meeting Minutes
City Council Chambers
August 20, 2024 | 6:00 PM

Call to Order
Chair Berndt called the meeting to order at 6:00 PM

Roll Call
CEPC Members Present: Chair Gary Berndt, Ian Steele, Marc Kirkpatrick, Matt Fluegge, Paul Kantwill and Jon Corneilus
CEPC Members Absent: Colin Brissey. Commissioner Cornelius made a motion to excuse Commissioner Brissey. Commissioner Fluegge seconded. Motion carries.
Staff Present: Colleda Monick

Citizen Comments on Non-Agenda Items
None

Adoption of Minutes
Commissioner Kantwill motioned to accept the July 16, 2024 minutes as presented. Commissioner Corneilus seconded. Motion passed.

Public Hearing- City Planning
None Scheduled

Staff Report
Chair Gary Berndt
- Kantwill and Berndt are part of a Rotary group that is interested in adopting Flag Pole Park.
- Berndt to provide a proposal from the Fire Advisory Committee to Council endorsing the concept of Community Wildfire Protection Planning through the Climate Advisory Committee.

Commissioner Cornelius, Climate Advisory Committee
- Climate Policy Advisory Team (CPAT) lead by Joseph Calhoun, a consultant with HLA. Proposal now is to conduct a public hearing to gather feedback from the community to determine what elements of climate that the community would like to focus on. The first public hearing will be September 24th, 2024 at the Cle Elum Senior Center. The team has landed on 9 different areas of focus, including evacuation planning.

Colleda Monick
- City held their first public hearing with the Hearing Examiner on August 7, 2024 to consider the Kittitas County Public Works Search and Rescue Facility. A decision will be forthcoming.
- Public Hearing for a Conditional Use permit will be held on September 4th, 2024 at 2 PM in council chambers and via zoom to consider a garage addition in the General Commercial zoning district.
- Blue Fern submitted applications for the Bullfrog Flats Development, the applications are being reviewed for completeness.

New Business

1. Continuation of Multi-Family Residential (17.20) zoning amendments discussion.
   The planning commission discussed and made the following additional recommendations/clarifications:
   - Discussion regarding ADU's size. Commission elected to proceed with example language from Kenmore to meet updated state law requirements.
   - Discussion regarding density. Would this section benefit from further explanation of density calculations? Commissioners requested an update on whether the city defines "multiple unit dwellings", it does:
     The city defines "multiple unit dwellings" as "*a residential building arranged or designed to be occupied by three or more families, with the number of families in residence not exceeding the number of units provided.*"
   - Finalized remaining amendments
2. 17.24, (Downtown Commercial) Old Town Commercial code amendments – LID discussion and interest. Questions regarding Design Standards lead to a proposed field trip of the district to review existing buildings in the area and see which conform to the existing design standards and which do not.
3. Discuss nuisances, public complaint (trash can, bush, traffic)

Citizen Comments on Agenda Items

None

Next Meeting Agenda Development

1. Finalize 17.20 (density)
2. Field Trip – consider downtown design standards, walking tour to look at buildings.
3. 17.24 continued discussion….

Commissioner Comments and Discussion

Adjournment

Chair Berndt called for a motion to adjourn. Commissioner Kantwill motioned and Commissioner Corneilius seconded to adjourn the meeting at 7:30 p.m. and to reconvene on September 3rd, 2024 at 6:00 p.m.

**Chair Berndt will not be at attendance on September 3rd, Vice Chair Kantwill will lead the meeting.*

_____ _____

Chair Berndt Date

Chapter 17.20

~~RM~~ MF MULTIPLE FAMILY RESIDENTIAL DISTRICT

Sections:

17.20.005 Purpose.
17.20.010 Permitted uses.
17.20.020 Conditional uses.
17.20.030 Front yard.
17.20.040 Rear yard.
17.20.050 Side yard.
17.20.060 Minimum lot size/density.
17.20.070 Height limit.
17.20.080 Lot coverage.
17.20.090 Design review and design guidelines.

17.20.005 Purpose.

The purpose and intent of the Multiple ~~-~~Family Residential district is to provide for and protect higher density urban residential areas where a mixture of ~~multi-family~~residential uses~~development~~ may occur. The Multiple ~~-~~F~~f~~amily Residential~~residences~~ zone may include ~~any~~ s~~S~~ingle ~~F~~family ~~Residential approved~~ dwellings, duplexes, townho~~m~~uses, zero-lot line, ~~unit-lot line~~common-wall or ~~apartment complexes,~~multiple-unit dwellings with a higher allowed density per acre than the s~~S~~ingle ~~f~~Family ~~r~~Residential zone. ~~The purpose of the multiple family residential district is to create and maintain stable and attractive residential neighborhoods, allowing apartments and townhouse dwellings.~~ The Multiple ~~f~~Family R~~r~~esidential district~~s~~ should also protect sensitive natural areas, provide for the efficient use of land and public services, reinforce more intense adjacent land uses such as retail, and provide appropriate vehicular and pedestrian access.

(Ord. 1163 § 1, 2001)

17.20.010 Permitted uses.

Commented [CM1]: Table of permitted uses to include several uses that are not currently spelled out in existing code, which could include: Group Home/Adult Home; Treatment Center; Congregate Living; Halfway House; and Mission.

The following uses are permitted in the multiple family district:

A. Single-family dwellings, duplexes, townhouses, zero lot line, common-wall, and multiple-unit dwellings ~~and townhouses~~;

B. Parks and playgrounds (including park buildings);

C. Accessory buildings, such as are ordinarily appurtenant to ~~multiple-unit~~ residential ~~dwellings~~uses, including, but not limited to, carports and garages;

~~D. Boardinghouses and lodginghouses;~~

E. Nursing homes;

F. Retirement residences;

G. Bed and breakfast guesthouse, when accessory to the permanent residence of the operator.

H. Accessory Dwelling Units on lots with an existing residential use, provided:

1. Up to two accessory dwelling units are allowable per lot;

2. Attached ADUs are limited to 1,000 square feet unless the ADU is proposed for preexisting floor area on a single level of the primary unit. For detached ADUs, maximums are based on lot size.

~~The accessory unit(s)~~ADU's floor area ~~shall not exceed on thousand square feet~~ shall not ~~be larger than the primary dwelling unit~~

3. One additional off-street parking space is provided, per accessory dwelling unit.

I. Home Occupations meeting the criteria in CEMC 17.16.100.

(Ord. 1163 § 1, 2001)

17.20.020 Conditional uses.

The following purposes and uses of buildings shall be allowed only upon approval a conditional use permit in accordance with the provisions of Chapter 17.80. Conditional uses shall also require design review either in conjunction with or after the approval of a conditional use permit.

A. Libraries;

B. Public or private schools and churches or other houses of religious assembly;

C. Hospitals and medical facilities ~~and sanitariums, except for inebriates and persons suffering from mental diseases~~;

D. ~~Telephone exchanges, electric substations and similar installations for public service;~~Utility Service and Substation*definition needed.

E. Day-care centers~~;~~

~~F. Private clubs, fraternities and lodges, except~~ing ~~those selling or furnishing beer, wine or intoxicating liquors, and also except~~ing ~~those where the chief activity of which is a service customarily carried on as a business;~~ ~~Examples (take it out/keep?)~~

G. Municipal buildings, senior centers and community centers.* definition(s)

H. Host Short Term Rental*definitions ~~consider name change~~updated

(Ord. 1163 § 1, 2001)

17.20.030 Front yard.

There shall be a front yard having a minimum depth of ten feet.

(Ord. 1163 § 1, 2001)

Commented [CM2]: Hosted Short-Term Rental: A short-term rental where the host resides in the dwelling unit throughout the short-term renter's stay. ~~The host may rent out a private portion of the residential dwelling unit; however, renting out an entire dwelling unit does not qualify as a hosted short-term rental.~~

Non-Hosted Short-Term Rental: A short-term rental where the host does not reside in the dwelling unit during the renter's stay. This includes renting out the entire dwelling unit or property without the host being present on the property.

17.20.040 Rear yard.

There shall be a rear yard having a minimum depth of twenty feet. When a lot is served by an alley the parking, carport or garage ~~shall~~ may ~~have a rear yard having a minimum depth of five feet.~~be set back a minimum depth of five feet.

(Ord. 1163 § 1, 2001)

17.20.050 Side yard.

~~There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard.~~ A side street side yard shall have a minimum width of fifteen feet. In the MF zoning district, the standard setback requirement from the side property line ~~is~~ shall be 10 feet. However, the following uses may have a reduced setback of 5 feet from the side property line: single-family homes, duplexes, common-wall structures, and accessory structures. Side yard setbacks shall be measured from the drip line of the principal structure's eave to the property line.~~(Drip-line? Consistent with SF?)~~

(Ord. 1163 § 1, 2001)

17.20.060 Minimum lot size/density.

Within the multiple family residential district, ~~the minimum lot size for multiple unit dwellings shall be fifteen thousand square feet~~. ~~The~~ the minimum lot size for single-family dwellings, duplexes, zero lot line, common wall, and townho~~m~~uses shall be 5,000~~determined by the minimum density and the ability of the proposed lots to support a dwelling and the required setbacks and parking~~ . The minimum density shall be seven dwelling units per acre and the maximum density shall be ~~sixteen dwelling units per acre.~~ determined by the ability to meet the required development standards.

THE MAXIMUM NUMBER OF UNITS PERMITTED ON A SITE = (the total site area in acres) - (the area of streets, rights-of-way, and access easements, in acres) x (the maximum number of dwelling units permitted per net residential acre).

Commented [CM3]: After further consideration and review of the comprehensive plan, I would like to propose removing minimum lot size for multiple unit dwellings and adding a minimum lot size for single family dwellings, as well as removing maximum density requirements.
Additionally, I have added the calculation for maximum density and added further clarification for how to round up or down.

(Any fraction of a dwelling unit shall be rounded up to the next whole number if one-half or over or down to the next whole number if less than one-half.)

(Ord. 1163 § 1, 2001)

17.20.070 Height limit.

No building hereafter erected or structurally altered within or moved into the district shall exceed thirty-five feet.

(Ord. 1163 § 1, 2001)

17.20.080 Lot coverage.

The impervious surfaces on the lot or development site, including structures, sidewalks, and driveways, shall not cover more than eighty percent of the total lot area. ~~The lot area covered by structures shall not exceed forty-five percent of the lot area.~~

(Ord. 1163 § 1, 2001)

17.20.090 Design review and design guidelines.

All buildings except single-family dwellings,~~zero lot line, and~~ duplexes and their accessory structures shall be subject to the city's site and design review process (Chapter 14.30~~17.76~~). ~~Following~~ and the following ~~are~~ design guidelines for the ~~RM~~ MF district.

~~1. *Maximum Building Depth.* Sixty percent depth of lot.~~

2. *Front Facades.* Modulation shall be required if the width of the front facade exceeds thirty feet.

3. *Side Facades.* On corner lots, side facades that face the street shall be modulated if greater than forty feet in width.

4. *Modulation Standards.* Minimum depth of modulation shall be four feet. Minimum width of modulation shall be five feet. Maximum width of modulation shall be thirty feet.

5. *Landscaping.* A minimum landscaped area equal to fifteen percent of the lot area shall be provided. In addition, a landscaped area at least five feet in depth shall be provided along street property lines; property lines which abut a single-family zoning district; alleys across from single-family zoning district. Street trees will be required consistent with the landscape ordinance of the city.

6. *Light and Glare Standards.* Exterior lighting shall be shielded and directed downward, away from adjacent properties. Exterior lighting fixtures shall be consistent with the character of the structure.

7. *Parking and Access.* If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. When access is provided from the street, the driveway width and location shall be approved by the city engineer.

Parking may be located in or under the structure, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family dwellings, zero lot line, common wall, and duplexes ~~single-family residences~~. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a view obscuring facade or fence along the side of the structure.

(Ord. 1163 § 1, 2001)

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

City Website: cityofcleelum.com
City Telephone: (509) 674-2262

Hosted by Code Publishing Company, A General Code Company.

City of Cle Elum

119 West First Street

Cle Elum, WA 98922

Phone: (509) 674-2262

Fax: (509) 674-4097

www.cleelum.gov

Planning Commission
Walking field trip of Downtown Commercial area

Proposed Locations:

1. 208 W First Street, vacant lot
2. 105 – 121 E First Street, example of existing design standards in place
3. 200 E 2nd Street, Multi-Family housing
4. 112 W Railroad St, Bull Durham recent renovation

Existing Design Standards: CEMC 17.24.090

1. Building facades facing public streets and/or sidewalks shall create a continuous, interesting facade along the length of the facade. Buildings shall be constructed adjacent to the public sidewalk with no setbacks between the right-of-way and the structure permitted.
2. New structures on corner lots shall be designed to emphasize their prominent location. Primary building entrances shall be located at the street corner.
3. Service and delivery access shall be located away from the pedestrian streets with access from the alley where possible.
4. New structures and improvements shall incorporate design elements which will maintain the integrity of the existing historic structures and respect the historic character of the downtown area. The following design characteristics shall be included for new or remodeled structures:
    a. Reflect the cornice line of existing historic structures.
    b. Use windows, materials and details similar to the historic properties.
    c. Use similar building modulation and proportions.
    d. Large ground level display windows.
    e. Clearstory windows above the display windows should be used.
    f. Retractable fabric or self-supported awnings. Awnings and overhangs shall be supported by the building and not by supports placed in or upon the public right-of-way. No awning or overhang shall extend more than forty percent of the distance between the property line and the outside edge of the curb and shall maintain a minimum vertical clearance of ten feet.
    g. Flat roof with parapets.
    h. Constructed of brick or wood frame with brick or stone facades.
    i. Two story construction with retail on the bottom floor and office or residential uses above is encouraged.
    j. Second story windows should be double hung windows that are taller than they are wide.
5. Protect and preserve buildings of special historic significance and merit (see city list) by:

a. Retaining or restoring as many historic features as possible outside and inside, if appropriate.
b. Maintaining or restoring original proportions, dimensions or architectural elements.
c. Selecting paint and materials (often brick) which are historically accurate, coordinate the entire facade, and respecting adjacent buildings.
d. Consulting available historic resources for assistance and detailed information.
e. Incorporate historical photographs and information about the building, if available.

6. Off-street parking shall be located behind buildings and screened from streets by landscaping or structural elements.

Questions to consider:

1. Are there existing design standards that effectively contribute to the preservation of the historic character of the downtown area? If so, which ones should be prioritized for retention or even enhancement?

2. Do the current requirements for building facades and setbacks promote a pedestrian-friendly environment, or do they limit the potential for creative or varied architectural designs that could benefit the community?

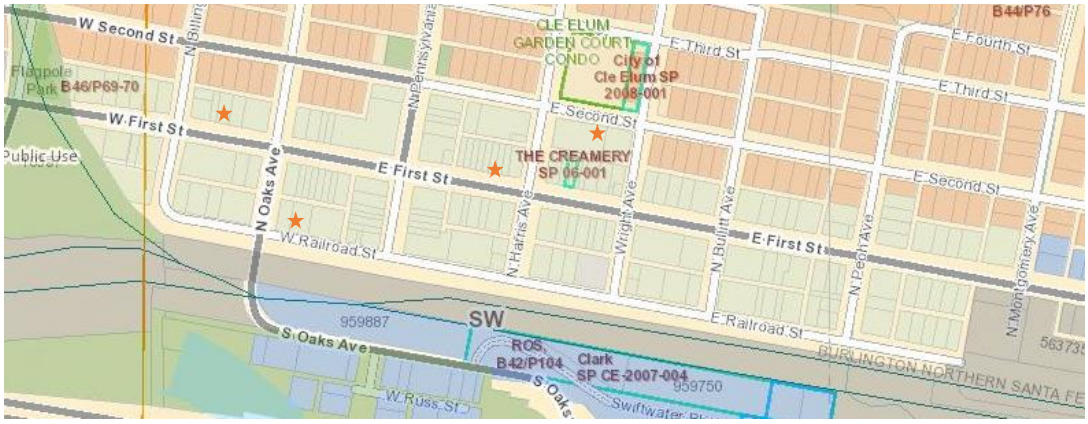
3. Is the requirement to locate off-street parking behind buildings with appropriate screening still relevant and effective in achieving the desired streetscape? Should there be consideration for alternative approaches that might better serve current and future development needs?

4. Are the standards related to the use of specific architectural elements (e.g., cornice lines, awnings, second-story windows) too restrictive, or do they successfully maintain the integrity of historic structures? Should any adjustments be made to encourage more diverse architectural elements while respecting the historic context?

5. Would it be beneficial to restrict the design standards to a specific area within the Downtown Commercial area? If so, which areas should be prioritized, and how might this impact the overall cohesion and character of downtown?

6. Should the design standards be maintained but allow for deviations through a Conditional Use review process? How might this flexibility encourage innovative designs while ensuring that the core objectives of the standards are met?

Downtown Commercial Area: Locations starred



Chapter 17.24

~~OTC OLD TOWN~~ DC DOWNTOWN COMMERCIAL DISTRICT

Sections:

17.24.010 Purpose and design objectives.
17.24.020 Permitted uses.
17.24.030 Conditional uses (not fronting on First Street).
17.24.040 Dimensional standards.
17.24.050 Parking and loading zones.
17.24.060 Landscaping.
17.24.080 Lighting.
17.24.090 Design standards.

17.24.010 Purpose and design objectives.

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. The Downtown Commercial district is as established by Ordinance 1620, adopted on November 22, 2021, and shall not be further expanded. ~~The three block area along First Street extending from Oaks Avenue through Wright Avenue and from Railroad Street to Second Street encompasses the historic downtown of Cle Elum and has a large number of existing historic structures. The purposes of this district are to acknowledge this historic area; to maintain and complement existing historic buildings; to keep the small retail shop feeling on the street level and to encourage complementary uses on upper floors; and to reinforce it as a pedestrian oriented area with a high level of pedestrian amenity; and to reestablish this area as the civic and retail core of the city. Over time it is the objective to restore the historic street facades to maintain the authentic small town feeling.~~

(Ord. 1163 § 1, 2001)

17.24.020 Permitted uses.

In the ~~OTC~~ DC district or ~~Old Town~~ Downtown ~~commercial~~ Commercial district the following uses are permitted:

A. Retail stores, specialty shops and personal services that are usually needed to serve residents and visitors to a small community. These uses shall have priority on the street frontage and include:

1. Specialty grocery stores;
2. Meat shops;
3. Retail bakeries, micro-breweries and other specialty food processing when associated with an on-site retail business;
4. Banks or similar financial institutions;
5. Galleries and antique shops;
6. Personal services such as barbershops, beauty parlors, and ~~dressmaking and~~ tailoring;
7. Clothing and general merchandising stores, general retail sales of goods and merchandise;
8. Locksmiths, shoe and other clothing repair shops;
9. Open air markets;
10. Copy shops;
11. Restaurants, cafeterias and catering;
12. Taverns and cocktail lounges;
13. Fraternal organizations;
14. Theaters;

Commented [CM1]: Definition: "Open air market" means an outdoor market that is seasonal in nature where local artisans or farmers sell products such as baked goods, artwork, crafts and produce.

15. Public offices and civic buildings;

16. Drive-through or drive-up facilities when associated with a permitted use and accessed from an alley;

17. Professional and business offices; and

18. Mobile food service unit.

B. Hotels and residential uses shall be located in the upper floors of a building with only necessary entrances and lobbies at the street level.

1. Hotel, motel and inns;

2. Studios for art, music, photography and other similar uses;

3. Apartments or single room occupancy.

C. Public facilities and public utility use.

(Ord. 1222 § 3 (Exh. C), 2004; Ord. 1163 § 1, 2001)

17.24.030 Conditional uses (not fronting on First Street).

1. Undertaking establishments and crematories.

2. Printing establishments and newspaper printing.

3. Parking garages accessed from an alley.

4. Wireless communication facilities when installed on existing buildings and screened from direct view of adjacent streets.

(Ord. 1163 § 1, 2001)

17.24.040 Dimensional standards.

1. *Height.* The height of structures shall be consistent with those of existing buildings and not over three stories or thirty-~~six~~ five feet in height. Design features consistent with the historic context of the area such as building names in the cornice or block corner turrets may exceed the height limit by ten percent if approved through design review.

2. *Yards.*

   a. Buildings shall be built to the property line adjacent to a public sidewalk at the street.

   b. No yards are required except for lots the side lines of which are adjacent to any "R" – Residential or "RM" – Multiple Family Residential district, in which case the side yard setback shall be twenty feet or ten feet, respectively. The setback area shall be fenced and landscaped.

3. *Lot Coverage.* The entire lot (one hundred percent) may be covered subject to setback, stormwater retainage, and other requirements.

(Ord. 1163 § 1, 2001)

17.24.050 Parking and loading zones.

1. No on-site parking is required, except for residential uses when proposed with a new building; ~~however~~however, properties may be required to participate in programs to provide common parking through fees in lieu of parking, Local Improvement Districts (LID) or other programs adopted by the city.

EXISTING BUILDINGS	NEW BUILDINGS (NEW CONSTRUCTION)
No parking requirements	For residential uses, 1 space/ unit

2. When on-site parking is provided, it must be accessed only from an alley and meet the standards of Chapter 17.56. In the event that alley access is not available, ~~an entry~~entry from a side street (i.e., Oaks Street) or Railroad Street may be permitted.

(Ord. 1163 § 1, 2001)

17.24.060 Landscaping.

Landscaping is not required except for parking areas. Landscaping provided shall be consistent with Chapter 17.64.

(Ord. 1163 § 1, 2001)

17.24.080 Lighting.

1. Outdoor lighting shall be arranged so as not to produce direct light or glare on public roadways and/or neighboring properties; and

2. Outdoor lighting shall be directed downward and shielded to reduce unnecessary light and glare; and

3. Lighting should be used to accent key architectural elements of the buildings.

(Ord. 1163 § 1, 2001)

17.24.090 Design standards.

The objective of these design standards is to create a strong identity for the downtown ~~area, and~~area and create interesting streets which are visually attractive and easy to use by pedestrians. These standards will be applied to a particular development during the design review process. These design standards are mandatory unless the imposition of the standards will result in construction that is less consistent with the historical character of the area.

1. Building facades facing public streets and/or sidewalks shall create a continuous, interesting facade along the length of the facade. Buildings shall be constructed adjacent to the public sidewalk with no setbacks between the right-of-way and the structure permitted.

2. New structures on corner lots shall be designed to emphasize their prominent location. ~~Primary building entrances shall be located at the street corner.~~

3. Service and delivery access shall be located away from the pedestrian streets with access from the alley where possible.

4. New structures and improvements shall incorporate design elements which will maintain the integrity of the existing historic structures and respect the historic character of the downtown area. The following design characteristics shall be included for new or remodeled structures:

a. Reflect the cornice line of existing historic structures.

b. Use windows, materials and details similar to the historic properties.

c. Use similar building modulation and proportions.

d. Large ground level display windows.

e. Clearstory windows above the display windows should be used.

f. Retractable fabric or self-supported awnings. Awnings and overhangs shall be supported by the building and not by supports placed in or upon the public right-of-way. No awning or overhang shall extend more than forty percent of the distance between the property line and the outside edge of the curb and shall maintain a minimum vertical clearance of ten feet.

g. Flat roof with parapets.

h. Constructed of brick or wood frame with brick or stone facades.

i. Two story construction with retail on the bottom floor and office or residential uses above is encouraged.

j. Second story windows should be double hung windows that are taller than they are wide.

5. Protect and preserve buildings of special historic significance and merit (see city list) by:

   a. Retaining or restoring as many historic features as possible outside and inside, if appropriate.

   b. Maintaining or restoring original proportions, dimensions or architectural elements.

   c. Selecting paint and materials (often brick) which are historically accurate, coordinate the entire facade, and respecting adjacent buildings.

   d. Consulting available historic resources for assistance and detailed information.

   e. Incorporate historical photographs and information about the building, if available.

6. Off-street parking shall be located behind buildings and screened from streets by landscaping or structural elements.

(Ord. 1163 § 1, 2001)

The Cle Elum Municipal Code is current through Ordinance 1653, passed September 11, 2023.

Disclaimer: The city clerk's office has the official version of the Cle Elum Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited here.

City Website: cityofcleelum.com
City Telephone: (509) 674-2262

Hosted by Code Publishing Company, A General Code Company.