

3.10 Population

Existing population characteristics in the City of Cle Elum and Kittitas County are described based on information provided in the City and County Comprehensive Plans (versions adopted in 2007 and 2008, respectively) in which population trends and forecasted population growth are the basis for projecting housing needs, and in which population demographics were taken into account for projecting parks, recreation and open space needs. Population projections for the City Heights development are based on information provided by the applicant regarding the projected dwelling unit mix in each conceptual land use alternative, and population factors per household used in the City and County Comprehensive Plans and/or reviewed with and accepted by the City of Cle Elum Community Development Director.

AFFECTED ENVIRONMENT

The City of Cle Elum is primarily a residential community located in Upper Kittitas County. The total land area of the City and its Urban Growth Area is presently 3,581.3 acres (5.6 square miles). The U.S. Census conducted in the year 2000 reported the population of Kittitas County as 33,362 persons, and the population of Cle Elum as 1,755 persons in that same year. The median age of the City's general population was 40.5 years in 2000 (see Table 3.10-1). The average household size in Cle Elum in 2000 was 2.22 people, compared to a County-wide average of 2.33 persons.

Table 3.10-1. City of Cle Elum population demographics (by age) in the year 2000 (U.S. Census 2000).

Age Group	Number of Persons in the Year 2000	% of 2000 Population
Less than 5	106	6
5 to 9	116	6.6
10 to 14	110	6.3
15 to 19	114	6.5
20 to 24	95	5.4
25 to 34	195	11.1
35 to 44	273	15.6
45 to 54	256	14.6
55 to 59	98	5.6
60 to 64	78	4.4
65 to 74	139	7.9
75 to 84	118	6.7
85 +	57	3.2

Seven years later in 2007, the Washington State Office of Financial Management (OFM) reported the population of Kittitas County as 38,300 persons, and the population of the City of Cle Elum as 1,835 persons. The Kittitas County Conference of Governments (COG) formally adopted a revised formula for population allocation to all cities, Urban Growth Areas (UGAs) and Urban Growth Nodes (UGNs) within Kittitas County in April 2006. The revised formula was based on the OFM High Population Projection for the current 20-year planning period (2005–2025). This projection forecasts a total Kittitas County population of 52,810 persons by 2025, and a total City of Cle Elum population of 10,034 persons (19

percent of overall growth within Kittitas County) by that same year. Therefore, the population of the County is projected to grow by 14,510 persons during the current 20-year planning period (approximately 725 persons per year), and the population of the City of Cle Elum is forecast to grow by 8,199 persons during the same period (approximately 410 persons per year).¹

POTENTIAL IMPACTS DURING CONSTRUCTION

Jobs created by the City Heights development during construction may result in a temporary increase in the local population. Some of these workers may reside in the local area full-time; others may reside in the area on weekdays only and commute to their homes on weekends. The scenarios are too variable to project the number of construction workers who may choose to temporarily live in Cle Elum or the surrounding area during the 6- to 12-year construction period. It can be anticipated that between 10 and up to 150 construction workers may be employed on the site at any one time. Given the long-term nature of this project and other potential projects in the area that may be concurrently under construction (such as the Bullfrog UGA and Suncadia), most of these workers will likely be residents from nearby locations. Alternatively, some may commute from west of the mountains.

POTENTIAL DEVELOPED-CONDITION IMPACTS

The full build-out population of each conceptual land use alternative was calculated using a household size factor of 2.33 persons per single-family detached home, and 2.1 persons per attached dwelling unit (see Table 3.10-2).

Table 3.10-2. City Heights population projection by conceptual land use alternative.

	Single-Family Detached Homes (SFD)	Population Projection @ 2.3 persons per SFD	Attached Dwelling Units (DU)	Population Projection @ 2.1 persons per DU	Total Population Projection if Fully Occupied
Alternative 1	690 (70%)	1,587	295 (30%)	620	2,207
Alternative 2	525 (60%)	1,208	350 (40%)	735	1,943
Alternative 3A	525 (60%)	1,208	350 (40%)	735	1,943
Alternative 3B	500 (100%)	1,150	0	0	1,150
Alternative 4: No Action	0	0	0	0	0

The applicant projects some percentage of seasonal occupancy under any conceptual land use alternative:

- Alternative 1: 65 percent permanent occupancy, 35 percent seasonal occupancy
- Alternative 2: 50 percent permanent occupancy, 50 percent seasonal occupancy
- Alternative 3A: 50 percent permanent occupancy; 50 percent seasonal occupancy
- Alternative 3B: 50 percent permanent occupancy; 50 percent seasonal occupancy
- Alternative 4: No development, no on-site residents.

However, for the purpose of the impact analysis throughout this Environmental Impact Statement, it is assumed that all dwelling units constructed on the property under any alternative would be 90 percent occupied by permanent residents. This results in population projections as shown in Table 3.10-3.

¹ The EIS analysis of population projections is based on the City of Cle Elum (2007) and Kittitas County (2008) Comprehensive Plan context, which may have been affected by the 2008 national and global economic downturn.

Table 3.10-3. City Heights population projection for impact analysis: 90 percent occupancy assumed.

	Total Population Projection at 100% Occupancy	Population Projection based on 90% Permanent Occupancy
Alternative 1	2,207	1,987
Alternative 2	1,943	1,749
Alternative 3A	1,943	1,749
Alternative 3B	1,150	1,035
Alternative 4: No Action	0	0

Based on the projected 6- to 12-year build-out of the City Heights development, the resident population in Alternative 1 or 2 (at 90 percent permanent occupancy) would constitute approximately 21 percent to 24 percent of total projected population growth within the City of Cle Elum during the current 20-year planning period (i.e., by the year 2025). If Alternative 3A or 3B were selected for implementation, the resident population (at 90 percent permanent occupancy) would constitute 8 to 12 percent of total population growth projected within Kittitas County during the same period. If the No Action Alternative were selected, no resident population would be introduced on the City Heights site.

The applicant projects that the demographics of persons interested in buying primary or second homes within the City Heights development will include characteristics like:

- People making a choice regarding a place to live between Cle Elum and communities like Puyallup, Auburn, Marysville, Arlington, or North Bend, and who choose Cle Elum based on lifestyle, commute, and pricing.
- People who presently live primarily in east King County, east Pierce County, or the Seattle/Tacoma area.
- Predominantly in the age range of 30 to 55 years old.
- Primarily family-oriented people desiring a place to gather family and friends; likely have children.
- Independent; comfortable driving across the pass in winter; possibly inclined to participate in building their own home or working on their property.
- Blue-collar professionals and white-collar professionals who enjoy outdoor recreation like fly fishing, lake fishing, boating, mountain biking, hiking, snowmobiling, cross country skiing, snow shoeing, dirt bike/quad riding, and horseback riding.
- People who want a small place that is easy to access, to enjoy a change of pace and decompress from their life in more urban areas.
- People who want to create a hedge against inflation, and/or who want to create a legacy for their family to enjoy in the future (i.e., a place that would be passed down from generation to generation).

MITIGATION MEASURES

Applicable Regulations. The City Heights resident population projections are within the range of population growth anticipated in the City of Cle Elum Comprehensive Plan and the Kittitas County Comprehensive Plan; therefore, no adverse impacts are anticipated; therefore, no mitigation measures for such impacts have been identified.

Other Possible Mitigation Measures. Contractors could be encouraged to hire construction workers who reside within daily commuting distance of the project to minimize the increase in a temporary population of construction workers (and associated demand for temporary housing) within the community.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

From a long-range planning perspective, the project would result in no significant unavoidable adverse impact to the resident population of the City or County.