

City of Cle Elum, WA
Ordinance 1620 Exhibit B
Comprehensive Plan Land Use Policies
Planning Commission Recommended Amendments
November 4, 2021

The Cle Elum Planning Commission has recommended that the following policies be included in the Cle Elum Comprehensive Plan to provide further guidance in implementing the updated Future Land Use Map.

Policy LU – 20.2: Establish a new Airport zoning or overlay district applicable to the City owned airport and adjoining privately properties in the Cle Elum UGA. This should include, but is not limited to:

- a. Consultation with affected property owners and airport stakeholders.*
- b. Identification of uses that are compatible with airport operations.*

Policy LU-20.3: The City should research, evaluate, select, and develop a new public access to the properties south of the BNSF tracks and north of I-90. This should include, but is not limited to:

- a. Consultation with affected property owners.*
- b. Consultation with BNSF.*
- c. Consultation with emergency service providers.*
- d. Establishing a new or relocating an existing crossing of the tracks.*
- e. Constructing road improvement to City standards.*

Policy LU – 20.4: Prepare and implement strategies to establish and maintain distinctive entry ways into the City. This may include, but is not limited to:

- a. Consultation with affected business and property owners.*
- b. Consultation with local tourism and economic development organizations.*
- c. Establishment of public and private design standards.*
- d. A review and potential revisions to update the provisions of the Entry Commercial zoning district.*
- e. Consideration of the maintenance costs associated with public improvements.*

Policy LU - 20.5: The City should execute an interlocal agreement with Kittitas County to ensure that new developments in and near the unincorporated portions of the Cle Elum Urban Growth Area are compatible with the Cle Elum Comprehensive Plan and City development standards.

Policy LU – 20.6: The City should, in consultation with Kittitas County, affected property owners, and service providers, evaluate the realistic potential that areas within the unincorporated Cle Elum UGA will annex to the City over the next 20-years, and make appropriate adjustments. This may include, but is not limited:

- a. Identifying priorities for future UGA adjustments (additions and deletions).*
- b. Establishing UGA Study Areas.*
- c. Preparation of sub-area plans to guide the annexation and development activities within the Urban Growth Area.*

Policy LU - 20.7: Priority consideration should be given to maintaining the areas north of Second Street for residential uses.

Policy LU 20-8: The City should prepare and implement a master plan to guide the use, development, and/or preservation of City-owned properties, including but not limited to:

- a. City parks and trails.*
- b. Open space and natural areas.*
- c. The City owned properties in the vicinity of E Fifth Street extended.*

Policy LU – 20.9: The City should identify and prioritize opportunities to acquire and/or develop properties to expand the network of trails and pedestrian walkways, enhance the park system, and to protect environmentally sensitive areas. Priorities may include, but are not limited to:

- a. The Crystal Creek floodway and floodplain.*
- b. High function and value streams, wetlands, habitats, and connectivity corridors.*
- c. Opportunities to improve access to and between trails, parks, and public places such as schools.*

Policy LU – 20.10: Areas designated as Residential on the Future Land Use Map may be rezoned Multi-Family Residential based on a finding that the proposed areas have adequate infrastructure capacity and that meet at least one or more of the following criteria:

- a. Frontage on a state highway or City arterial.*
- b. Includes or is adjacent to existing multi-family developments.*
- c. Serves as a transitional use between commercial and industrial uses and established neighborhoods characterized by single family residences.*
- d. Is compatible with neighboring uses.*

Policy LU – 20.11: At least 26.2 acres within the original Bullfrog UGA Master Site Plan fronting on SR 903 should be designated for Commercial development on the Future Land Use Map.

Policy LU – 20.12: Privately owned property designated as Public Use on the Future Land Use Map should be rezoned to be compatible with the zoning of neighboring properties.

Policy LU – 20.13: The historic character of Downtown Cle Elum should be preserved and enhanced through the implementation of a special zoning or overlay district. The general boundaries of the downtown area are as follows:

- a. Stafford Street.*
- b. Montgomery Street.*
- c. Railroad Street.*
- d. The alley between First and Second Street and including properties that front the south side of Second Street in the vicinity of Pennsylvania and Harris Streets.*

The location of the Downtown area shall be depicted on the Future Land Use and Official Zoning Maps.