

# PLANNING COMMISSION

## Agenda

May 17, 2022

6:00 p.m.



119 W FIRST STREET  
CLE ELUM, WA 98922

MAYOR  
JAY MCGOWAN

CITY ADMINISTRATOR  
ROBERT OMANS

DESIGNATED CITY PLANNER  
GREGG DOHRN with assistance  
from MEAGAN HAYES

CITY CLERK  
KATHI SWANSON

PLANNING COMMISSION  
GARY BERNDT  
VACANT  
MATT FLUEGGE  
LIZ KURTZ  
ELIZABETH TORREY

CITIZEN ALTERNATE  
VACANT

**Cle Elum Planning Commission meetings are held in a hybrid format, with attendance opportunities at City Hall and Zoom.**

*City Hall, 119 W. First Street, Cle Elum, WA 98922*

*Zoom connection information on next page; will change every meeting to ensure cybersecurity*

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1. **Call to Order & Roll Call**
  2. **Set Agenda**
  3. **Adoption of Minutes**
    - a. May 3, 2022
  4. **Staff Report**
    - a. Designated City Planner, Mr. Gregg Dohrn and/or Ms. Meagan Hayes
      - i. Update to City Planner position
      - ii. Update to Planning Commission vacancies
      - iii. Other updates
  5. **New Business**
    - a. Initiation of 2022 Docket Application Review:
      - i. Docket 2022-001
      - ii. Docket 2022-002
  6. **Unfinished Business**
    - a. Critical Areas Ordinance – status update & comments/feedback received (if applicable)
  7. **Next Meeting Agenda Development**
    - a. SCHEDULED: Public Hearing – Flood Damage Prevention Ordinance
  8. **Citizen Comments on Non-Agenda Items (limited to 5 minutes)**
  9. **Commissioner Comments and Discussion**
  10. **Adjournment**

*Next Regular Commission Meeting: Tuesday, June 7, 2022*

City of Cle Elum is inviting you to a scheduled Zoom meeting.

Topic: Regular Meeting of the Cle Elum Planning Commission (Hybrid)

Time: May 17, 2022 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84861145779?pwd=ZlkzSVpzb2dWd25PSGEwR3Q2bVJ0Zz09>

**Meeting ID: 848 6114 5779**

**Passcode: Planning**

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Passcode: 71559257

Find your local number: <https://us06web.zoom.us/u/kcRsxXSXM>

CITY OF CLE ELUM  
PLANNING COMMISSION MEETING  
DRAFT - Meeting Minutes

May 3, 2022 6:00pm Hybrid Meeting

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6 **1. Call to Order & Roll Call**

7 Chair Berndt called the meeting to order at 6:07pm.

8 Commission members present: Chair Berndt, Commissioner Torrey, and  
9 Commissioner Kurtz

10 Commission members absent: Commissioner Fluegge (excused)

11 Staff present: Planning Consultant Meagan Hayes

12 **2. Set Agenda**

13 A motion was made by Commissioner Torrey and seconded by Commissioner Kurtz to  
14 accept the agenda with revision to change the staff report from 'Gregg Dohrn' to  
15 'Meagan Hayes'; Motion carries and the meeting agenda is set.

16 **3. Adoption of Minutes**

17 A motion was made by Commissioner Torrey and seconded by Commissioner Kurtz to  
18 approve the April 19, 2022 meeting minutes as presented; none opposed. Minutes  
19 approved.

20 **4. Staff Report**

21 a. Meagan Hayes, Planning Consultant

22 i. Update to City Planner Position

- 23 o Ms. Hayes reported no new news on the efforts to fill the position of  
24 City Planner. Three applications have been received to date.  
25 o Commissioner Torrey posed varying questions regarding the interview  
26 process and current status. Ms. Hayes was unable to offer additional  
27 information to address those questions but will discuss this with staff  
28 and present an update at the next meeting.

29 ii. Update to Planning Commission Vacancies

- 30 o Ms. Hayes reported that the candidates that applied for appointment  
31 had not been selected. The Mayor will be sending notice soon to those  
32 applicants.  
33 o Additional applications for appointment will be sought. Commissioner  
34 Torrey suggested the City utilize Facebook to create a media  
35 advertisement to garner additional interest. Ms. Hayes will coordinate  
36 with City staff to discuss this opportunity.  
37 o Commissioner Torrey also suggested the City creating a booth for the  
38 farmers market to further outreach efforts.

39 iii. City Heights Development

- 40 o Ms. Hayes reported that the approval of the Phase 2 Preliminary Plat  
41 would be issued on May 5, 2022. Ms. Hayes noted this was due to the  
42 binding court order which required the quick turn around.  
43 o Ms. Hayes notified the Commission that all materials would be  
44 available online on May 5, 2022 and that appeals to this decision  
45 would be accepted until May 20, 2022.  
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3 **5. New Business**

- 4 a. None scheduled.  
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6 **6. Unfinished Business**

- 7 a. Review of the 2022 Planning Commission work plan

8 i. Ms. Hayes re-introduced the draft 2022 work plan as developed by staff with  
9 strict guidance and oversight by the Mayor.

10 ii. Ms. Hayes shared that the work plan requires some flexibility, as schedules  
11 may change pending influx of current planning efforts. However, Ms. Hayes  
12 shared that the proposed work plan is manageable given the shared duties of  
13 the two consultants on staff.

- 14 ○ A motion was made by Commissioner Torrey and seconded by  
15 Commissioner Kurtz to approve the 2022 Cle Elum Planning  
16 Commission Work Plan as presented; none opposed. Motion carries  
17 and the work plan is approved.

- 18 b. Critical Areas Administrative Checklist

19 i. Ms. Hayes presented the most recent version of the critical areas checklist,  
20 which included revisions discussed at the last meeting.

- 21 ○ A motion was made by Commission Torrey and seconded by  
22 Commissioner Kurtz to approve the substantive content of the Critical  
23 Areas Checklist as presented with additional formatting or minor  
24 content modifications as deemed necessary by staff; none opposed.  
25 Motion carries and the checklist is approved.

- 26 ○ Staff will prepare this checklist for use following the adoption of the  
27 Critical Areas Ordinance, scheduled for August – September, 2022.

- 28 c. Flood Damage Prevention Ordinance

29 i. Ms. Hayes re-introduced the draft Flood Damage Prevention Ordinance.  
30 Generally, the Planning Commission worked on and reviewed the draft  
31 ordinance in 2021; however, strict time limitations allowed formal adoption of  
32 the ordinance.

33 ii. The City Council adopted the presented ordinance as an “interim zoning  
34 control measure”, and in order to ensure the provisions remain in effect and are  
35 adopted until repealed, the Planning Commission must conduct a public  
36 hearing and the City Council must re-adopt.

- 37 ○ A motion was made by Torrey and seconded by Kurtz to schedule a  
38 public hearing for the draft Flood Damage Prevention Ordinance for  
39 June 7, 2022 and for staff to initiate the public comment period as  
40 required by law; none opposed. Motion carries.  
41 ○ Staff will proceed with scheduling the public hearing and submitting  
42 the final draft for public comment via SEPA Threshold Determination  
43 and Notice to the Department of Commerce with intent to amend the  
44 adopted development regulations.  
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**7. Next Meeting Agenda Development**

- a. The next agenda will include:
  - i. Formal introduction to 2022 Comprehensive Plan Docket items
  - ii. Update to Critical Areas Ordinance (pending, depending on comments received since May 5, 2022)
  - iii. Staff report by Mr. Gregg Dohrn and/or Ms. Meagan Hayes

**8. Citizen Comments on Non-Agenda Items (limited to 5 minutes)**

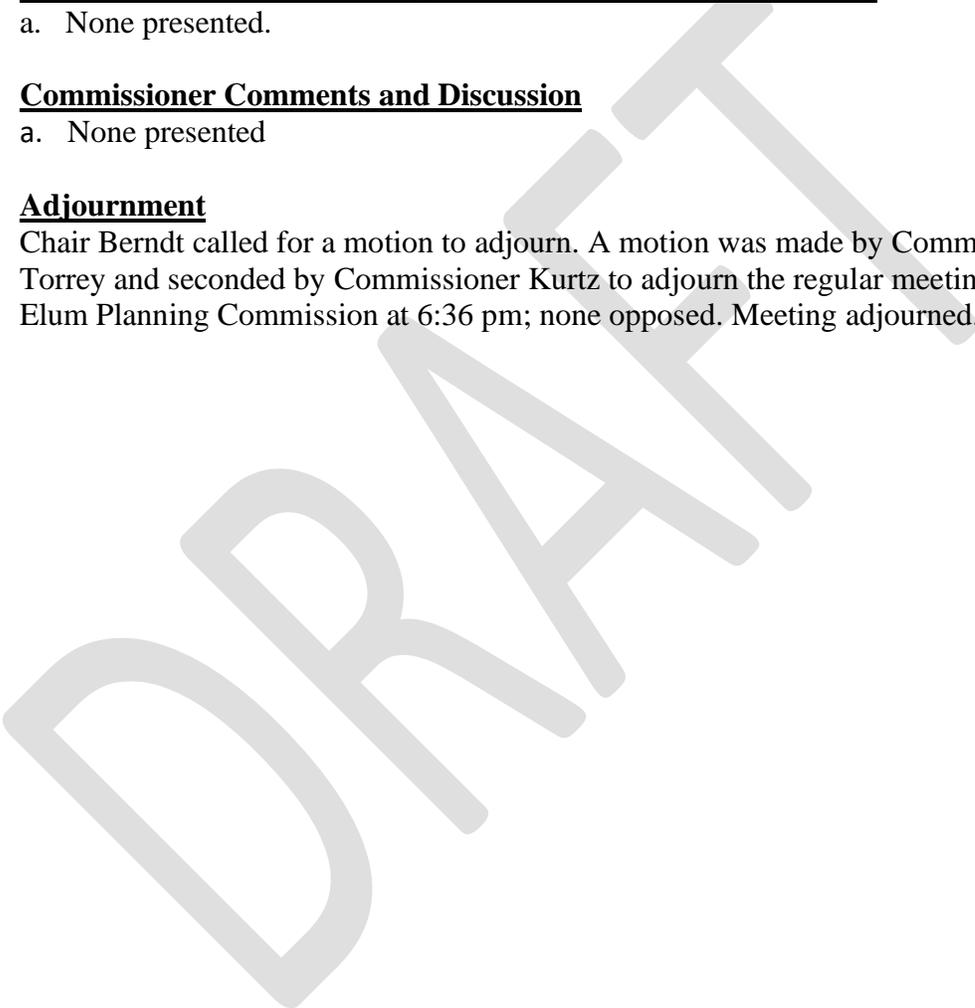
- a. None presented.

**9. Commissioner Comments and Discussion**

- a. None presented

**10. Adjournment**

Chair Berndt called for a motion to adjourn. A motion was made by Commissioner Torrey and seconded by Commissioner Kurtz to adjourn the regular meeting of the Cle Elum Planning Commission at 6:36 pm; none opposed. Meeting adjourned.



*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Phone: (509) 674-2262  
Fax: (509) 674-4097  
www.cityofcleelum.com

**Date:** April 5, 2022

**To:** Cle Elum Planning Commission

**From:** Gregg Dohrn

**With Copies To:** Mayor McGowan, Cle Elum City Council, Rob Omans, Kathi Swanson, Meagan Hayes, and Virgil Amick

**Subject:** 2022 Comprehensive Plan/Development Regulation Amendment Process

In response to the recent solicitation, the City has received two requests to amend the City's Comprehensive Plan and Development Regulations. The following is a summary of each request.

**2022 Amendment Request #1 – Firewise Amendments.**

The City's Fire Advisory Committee has requested that the Comprehensive Plan be amended to provide stronger policy direction to reduce the risk of wildfires and to improve emergency management plans. This will provide the foundation to review and update existing plans and to adopt more stringent regulations governing the use and development of forested properties in and near the city.

**2022 Amendment Request #2 – Affordable Housing.**

In 2021 the Washington State Growth Management Act was amended to require that cities and counties planning under the Act must "*Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*" The new legislation then identifies several new requirements that must be addressed when updating the housing element of a comprehensive plan. Mayor McGowan has requested that the City Staff and the Planning Commission initiate a process to review and update the housing element in the City's Comprehensive Plan starting with a review of the goals and policies and continuing with a review of the City's housing regulations.

The City Staff recommends that both of these requests be accepted and "docketed" for review during 2022. It is further recommended that the Commission start with a review of the Firewise Amendments and then as workloads permit initiate the review

of the City's housing policies with the understanding that the affordable housing review will require a significant amount of time and will extend into 2023.

At your next meeting we will provide a draft of an updated Planning Commission Work Program for the remainder of 2022. In addition, we will provide information to support the Firewise request including additional draft amendments prepared by City Staff intended to strengthen the Firewise proposal. In the interim, we have attached a copy of the Goals and Policies from the Comprehensive plan and from the County-wide Planning Policies.

**City of Cle Elum, Washington**  
**Comprehensive Plan Goals and Policies**  
**March 14, 2022**

The following Goals and Policies can be found in the City of Cle Elum Comprehensive Plan adopted in June 2019 and amended in December 2019 and October 2021.

**Goal LU-1: Management and Implementation**

**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** 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** 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 planning and coordination among local jurisdictions, including: Kittitas County, South Cle Elum and Roslyn.

**LU – 1.7** Annexation requests 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 – 1.8** 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** Seek to provide adequate and appropriate lands for development for all necessary uses to accommodate the City of Cle Elum 2025 Population Projections.

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

**LU - 2.6** 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.

**LU – 2.10** 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** 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** Encourage the development of affordable housing that is “Fee Simple”, either through development agreement [CEMC 17.140] or by code change.

**LU – 2.13** 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** 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** 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.

**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 – 3.2** 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.

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

**LU – 3.4** All planning area waterways and wetlands shall be preserved to the maximum extent practicable through the use of the Cle Elum Critical Areas Ordinance, SEPA, Shorelines Regulations, the Kittitas County Shorelines Master Program and applicable local, state and federal, and tribal laws.

**LU – 3.5** All new development must be in compliance with the provisions of the 2019 Stormwater Management Manual for Eastern Washington 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.

**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.

**LU – 3.10** 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** 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.

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

**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.

**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.

**LU – 4.8** Require 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.

**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.

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

**LU – 5.7** 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.

**LU – 5.9** Require the use of shared driveways and controlled ingress/egress for new development in commercial areas.

**LU – 5.10** Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.

**LU – 5.11** 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** Promote a vibrant, walkable Downtown Commercial Core by promoting the creation of public parking areas along the Railroad Street corridor.

**LU – 5.13** 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** Encourage safe pedestrian passage by including safe pedestrian crossings at and near busy intersections and trail entrances.

**LU – 5.15** 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** Encourage the rehabilitation and re-use of vacant 2nd story spaces in the downtown area 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.

**Goal LU-6: Open Space**

**Policies:**

**LU – 6.1** Discourage the disturbance of vegetation when not in conjunction with the actual development.

**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: 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 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.

**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.

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

**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.

**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.

**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 achieve open space, greenery, and reduce impact on 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** Review available best management practices which can be used to reduce erosion and sedimentation associated with development 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:**

**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-specific 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.

**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.

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

**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.

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

**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.

**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.

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

**Goal LU-17: Climate and Sustainability**

**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.

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

**LU – 18.6** Encourage the development of spaces that attract both residents and tourists, and promote social and community interaction.

**LU – 18.7** 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** 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.

**LU – 18.10** 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.

**LU – 18.12** Encourage architectural styles that reflect the City’s built and natural environment.

**LU – 18.13** Develop design guidelines for commercial, multi-family and high-density development outside of the historic district.

**Goal LU-19: Emergency Management and Disaster Preparedness**

**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-20: Hazardous Materials and Sites**

**Policies:**

**LU – 20.1** Identify Brownfield sites within City limits and UGAs and consult with agencies such as Ecology to determine courses of remediation action.

**LU – 20.2** 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 – 20.3** 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.

**Goal CF-1: To assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.**

**Policies:**

**CF – 1.1** The City provides garbage services, police operation, animal control, library services, and some recreational services to the residents of the City, South Cle Elum, and areas of the unincorporated County. The City of Cle Elum should discuss and exchange population forecasts, development plans and technical data with the agencies identified in this plan for a regional approach to these services.

**CF – 1.2** The City shall coordinate its land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the capital facilities plan.

**CF – 1.3** The City shall continue to pursue further, and maintain existing, interlocal service agreements for the provision of water, sewer, fire, and police protection. These interlocal service agreements should set forth the terms and limitations.

**CF – 1.4** Surplus water shall not be sold outside of the city limits except in extraordinary circumstances (as determined by City Council, such as to solve immediate health or safety problems threatening existing residents).

**CF – 1.5** Interlocal service agreements with other districts which do supply water services outside their Urban Growth Area boundaries shall specify the limitation of the use of the surplus water consistent with countrywide land development pattern.

**CF – 1.6** The City shall upgrade, or cause to be upgraded, the city water system to reduce loss from leakage and excessive use.

**CF – 1.7** The City shall pursue funding sources for the proposed extensions of the wastewater treatment system, including local improvement district financing and state and federal grant programs.

**CF – 1.8** The City should pursue state funding for the further development and maintenance of the Chicago-Milwaukee Railroad right-of-way recreational link to the City of Roslyn through grant programs sponsored by the Department of Natural Resources and the Interagency Committee on Outdoor Recreation and others.

**CF – 1.9** The City shall adopt a Six-Year Capital Facilities Plan concurrent with the adoption of the 2007 Annual Budget and Capital Improvement Program [BCIP]. The Capital Facilities Plan [CFP] is an ongoing capital budget and facilities program addressing both revenue and

expenditures on projects affecting the City's level of service delivery. The Six-Year Capital Facilities Plan will be updated and amended as more current information becomes available, or as significant changes, or priority changes, occur.

**Goal CF-2: To ensure that the continued development and implementation of the Capital Facilities Plan reflects the policy priorities of the City.**

**Policies:**

**CF – 2.1** High priority of funding shall be accorded projects which are consistent with the adopted goals and policies of the Comprehensive Plan and City Council.

**CF – 2.2** Projects shall be funded only when incorporated into the City's budget, as adopted by the City Council (exception: Emergency Situations or Grant Funded Projects which may require matching funds and/or other Capital Expenditures).

**CF – 2.3** Capital projects that are not included in the Six-Year Capital Facilities Plan and which are inconsistent with the comprehensive plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the City's annual budget.

**CF – 2.4** The Six-Year Capital Facilities Plan shall be updated annually prior to the City's budget process, and as often as practicable for the addition and inclusion of new information.

**CF – 2.5** All City departments shall review changes to the CFP and shall participate in the annual review.

**Goal CF-3: To assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.**

**Policies:**

**CF – 3.1** Development shall be allowed only when and where all public facilities are adequate and only when such development can be adequately served by essential public services without reducing level of service standards else-where.

**CF – 3.2** If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

**CF – 3.3** A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in this plan, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy.

**CF – 3.4** Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, and fire departments, for available capacity to accommodate development and needed system improvements.

**CF – 3.5** New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment whenever practicable.

**CF – 3.6** City plans and land development regulations should identify and allow for the siting of essential public facilities. Cle Elum shall cooperatively work with surrounding municipalities and Kittitas County during the siting and development of facilities of regional significance.

**CF – 3.7** Development proposals within the City should incorporate construction designs which minimize water and energy consumption.

**Goal CF-4: To finance the City’s needed capital facilities in as economic, efficient, and equitable a manner as possible.**

**Policies:**

**CF – 4.1** The burden of financing capital improvements should be borne by the primary beneficiaries of the facility.

**CF – 4.2** General revenues should be used only to fund projects that provide a general benefit to the entire community or the general government functions of the City.

**CF – 4.3** Long-term borrowing for capital facilities should be considered as an appropriate method for financing large facilities that benefit more than one generation of users.

**CF – 4.4** Whenever possible, special assessments, revenue and other self-supporting bonds will be used instead of tax supported general obligation bonds.

**Goal CF-5: To review and update the regulations and zoning controls to protect the Cle Elum Municipal Airport, to promote compatible land uses, and promote economic development to sustain airport operations.**

**Policies:**

**CF – 5.1** Provide reliable and safe air service at a facility that is compatible with the community.

**CF – 5.2** The City will support efforts to update the airport master plan to ensure the airport's long-term vitality as an economic asset to the community.

**CF – 5.3** The airport shall be maintained in compliance with the Airport Master Plan, or as amended.

**CF – 5.4** The airport overlay will be amended as necessary to ensure the Cle Elum Municipal Airport's master plan succeeds, to identify compatible land uses surrounding the airport, and to protect surrounding land uses from airport impacts.

**CF – 5.5** The Airport Overlay Ordinance should prohibit buildings, structures, or other objects from being constructed or altered such that those buildings, structures, or other objects do not penetrate the imaginary surface airspace.

**CF – 5.6** The following uses will serve as examples of uses considered compatible with Cle Elum Municipal Airport operations: Air Freight Terminal, Air Cargo Forwarders, Aircraft/Parts Manufacturer, Aircraft Repair Shops, Aerial Survey Companies, Aviation Schools, Aviation Research and Testing, Trucking Terminals, Taxi/Bus Terminals, Parking Facilities and Auto Storage, Car Rental Agencies, Gas Stations, Restaurants, Picnic Areas, Forests, Landscape Nurseries, Arboretum, Farming, Cemeteries, Storage Facilities, Warehouses, Wholesale Distribution Center, and Factories. Compatibility will be determined on a case-by-case basis.

**CF – 5.7** The City should actively seek State and Federal funding to maintain planning, projects, and programs of the Cle Elum Municipal Airport in a state of good repair.

**Goal U1: Designate the general location, proposed location, and capacity of existing and proposed utility facilities in the City and Urban Growth Area (UGA).**

Policy U1.1: Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.

Policy U1.2: Appropriately place utilities within public rights-of-way.

Policy U1.3: Where safe and practical, use regional and local power, natural gas, and telecommunication corridors for the development of recreational trails, open spaces, parking lots, or other land uses that may provide multiple benefits to the local community or neighborhood.

Policy U1.4: Where practical and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm damage and aesthetic clutter.

Policy U1.5: Promote whenever feasible emerging and innovative technologies which can be used to broaden the types of alternative forms of energy in or for new public and private utility distribution facilities.

**GOAL U2: The City of Cle Elum's plan for utility improvements will be formulated, interpreted and applied in a manner consistent with and complementary to serving the utility's public service obligations.**

Policy U2.1: On an annual basis, provide all private utility companies copies of the City of Cle Elum's revised Six-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

**GOAL U3: Decisions made by the City of Cle Elum regarding utility services within the City will be made in a manner consistent with and complementary to regional demands and resources.**

Policy U3.1: Promote energy conservation measures in building codes including the use of insulated roof and siding material, window panes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient appliances, temperature maintenance levels, and other activities to reduce power and natural gas demands.

Policy U3.2: Site utilities away from critical areas, or site them in a manner that is compatible with critical areas.

Policy U3.3: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

**GOAL U4: Additions to and improvements of utility services will be allowed to occur at a time and in a manner sufficient to serve planned growth.**

Policy U4.1: Process permits and approvals for all utility facilities in a fair and timely manner, and in accordance with land development regulations that ensure predictability and project concurrency.

Policy U4.2: Develop right-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

**Goal U5: Planning by the City of Cle Elum for utility facilities development within the City and UGA will be coordinated with planning by other jurisdictions for utility development.**

Policy U5.1: The City shall coordinate the formulation and periodic update of the Utility Element and relevant development regulations with adjacent jurisdictions.

Policy U5.2: The City shall coordinate and seek to cooperate with other jurisdictions in the implementation of multi-jurisdictional utility facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provision of utilities.

Policy U5.3: Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways, or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

Policy U5.4: Promote whenever feasible co-location of new public and private utility distribution facilities in shared trenches and physical locations, and coordinate construction timing to minimize construction-related disruptions and reduce the cost of utility delivery.

Policy U5.5: Promote whenever feasible co-location of new public and private electric charging stations.

**Goal H-1: The City of Cle Elum includes a diverse mix of housing types that meets the needs and are affordable to all segments of its population, especially low and moderate income households. The range of housing types also reflect market conditions, the City’s rural setting, and small-town character.**

**Policies:**

**H – 1.1** Encourage the development of flexible lot sizes and single-family residential infill that is compatible in existing neighborhoods.

**H – 1.2** Promote the creation of housing options that are safe, affordable, and accessible for older residents.

**H – 1.3** Encourage smaller units such as one bedroom-units and studios that can meet the housing needs of a diversity of ages, household types, and household sizes.

**H – 1.4** Encourage housing strategies that allow older residents to remain in the community as their housing needs evolve.

**H – 1.5** Accommodate and encourage, where appropriate, moderate density residential developments such as townhouses, multifamily complexes, duplexes, and mixed-use residential buildings.

**H – 1.6** Promote the production of housing affordable for all incomes, through a mix of housing types, models, and densities throughout the City including: small lot single family detached, zero lot line, attached housing, accessory units, cluster housing, cottages, duplexes, townhouses, and apartments, as well as manufactured housing units, that are compatible with the neighborhoods in which they are located.

**H – 1.7** Create attractive incentives for developers and property owners to encourage the provision of various types of sustainable and affordable housing.

**H – 1.8** Consider financial tools such as levies, affordable housing sales tax, multi-family property tax exemption, Special Valuation for Historic Properties, or other programs that encourage the private sector to build housing that fulfills city goals.

**H – 1.9** Require new multi-family or mixed-use projects involving 20 dwelling units or more to provide affordable dwelling units as part of the project.

**H – 1.10** Encourage public/private partnerships to pursue housing development opportunities within the City that supply more affordable housing while providing a high quality residential living environment and preserve the character of historic housing.

**H - 1.11** Work with Kittitas County to develop more affordable housing opportunities throughout the Upper Kittitas County Region.

**H – 1.12** Develop a continuum of strategies to reduce fees and/or development standards (where practicable) to increase affordable housing opportunities.

**H – 1.13** Provide a sufficient amount of land zoned for current and projected residential needs.

**H – 1.14** Encourage a mix of housing types, including affordable housing types, to be dispersed throughout the City, rather than concentrated in a specific area(s).

**Goal H-2: A practical palette of options and incentives encourage sustainable and attractive affordable housing in new developments and historic property rehabilitations.**

**Policies:**

**H – 2.1** Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development.

**H – 2.2** Assist in and promote the development of innovative and affordable housing projects by exploring alternative design, land development, infrastructure, and construction techniques.

**H – 2.3** Help create and participate in local and/or regional resource, education, and lobbying regarding housing data, housing programs, design alternatives, and funding sources.

**H- 2.4** Provide density bonuses, transfer of development rights, and other incentives for the development of affordable housing.

**H – 2.5** Review and revise or remove building and development code requirements as needed to remove unnecessary constraints on new construction and/or rehabilitation or existing structures.

**H – 2.6** Use zoning and building codes, where practicable, to encourage home ownership opportunities.

**H - 2.7** Revise Zoning and Development standards to provide options that increase the supply of affordable home ownership opportunities, such as small lot sizes, zero lot lines, townhouses, condominiums, clustering, manufactured homes, cottages, and attached single family housing.

**Goal H-3: Residential neighborhoods contain necessary public amenities and support facilities that contribute to a high quality of life in Cle Elum.**

**Policies:**

**H – 3.1** Preserve and enhance the integrity and quality of existing residential neighborhoods.

**H – 3.2** Support housing with appropriate amenities for individuals, families, and children.

**H – 3.3** Require developments to contribute their fair share of on-site and off-site improvements needed as a result of the development.

**H – 3.4** Promote functional, well designed and integrated multi-modal transportation facilities to serve neighborhoods.

**H – 3.5** Develop neighborhood amenities such as parks, trails, connections and open space that encourage and foster community and promote recognition of the historic sense of place which is Cle Elum.

**H – 3.6** Establish designated residential “neighborhoods” or “neighborhood subareas” in the Comprehensive Plan.

**H – 3.7** Balance the economic benefits created by short-term rentals with the need for a supply of long-term rental housing stock by regulating short-term rentals.

**H – 3.8** Limit new short-term rental units to primary residences and a maximum of one additional dwelling unit.

**H – 3.9** Require a Short-term Rental Operator license or similar regulatory license to operate short-term rentals.

**H – 3.10** Require Short-term Rental Operators in residential zones to establish quiet hours, notify neighbors, limit signage, and meet parking requirements.

**H – 3.11** Restrict the duration of stay at RV parks to prevent the establishment of permanent housing in areas without neighborhood amenities or appropriate infrastructure.

**H – 3.12** Coordinate with the Historic Preservation Commission to identify opportunities where historic properties can be rehabilitated or converted for housing.

**Goal H-4: The City of Cle Elum has adequate land capacity for forecasted population and residential growth targets at urban densities in its City limits and UGA in order to promote stable housing prices, foster affordability and broaden housing choices.**

**Policies:**

**H – 4.1** Ensure ongoing review and coordination between Cle Elum and Kittitas County on population and residential growth targets to ensure that Cle Elum’s incorporated limits and UGA provide adequate developable land to accommodate those targets.

**H- 4.2** Allow density bonuses in residential districts when affordable housing is provided.

**H – 4.3** Work with Kittitas County to ensure appropriate density and amenity for residential developments in the City’s Urban Growth Area.

**H – 4.4** Promote infill development that is compatible in scale, design, materials, massing, and intensity that enhances/preserves the character of existing neighborhoods while creating new housing choices. Develop and adopt design guidelines that will help infill design be compatible with existing neighborhood character.

**H – 4.5** Continue to support mixed use development and housing in the City’s Downtown Core.

**Goal H-5: The City’s existing housing stock is preserved and rehabilitated as a means of increasing the supply of affordable housing, given that existing housing is typically more affordable than new construction.**

**Policies:**

**H – 5.1** Consistently enforce building maintenance, health and safety codes for the City’s housing stock.

**H – 5.2** Encourage the preservation and enhancement of older and historic housing stock through education, coordination with the HPC, and Community Development Block Grant and other funding opportunities.

**H – 5.2** Encourage programs that offer assistance with renovations, home improvements and maintenance efforts, so that residents can continue to stay in their homes even when their housing needs change.

**H – 5.3** Work with homeowners and the applicable providers of resources, such as Hope Source and community civic organizations, such as local churches, to provide rehabilitation funds, technical assistance, or services for the City’s existing housing stock.

**Goal H-6: Housing is available for residents of Cle Elum with special housing needs, with the exception of Secure Community Transition Facilities as defined in Washington State Law.**

**Policies:**

**H – 6.1** Support the preservation and development of special needs housing in Cle Elum.

**H – 6.2** Work in partnership with employers, for-profit, and not-for profit developers to encourage the provision of seasonal housing for local workers.

**H – 6.3** Evaluate and remove regulatory barriers, redundancies and inconsistencies to ensure that codes and ordinances are compliant with The Federal Fair Housing Act (Chapter 151B) which includes protections for all individuals with special needs and states that “no individual shall be denied the opportunity for safe and independent living”, and the Washington Housing Policy Act which states that “a decent home in a healthy, safe environment for every resident of the State shall be provided” (RCW 43.185B.009).

**H – 6.4** Work in partnership with HopeSource, Housing Authority, Kittitas County, or others to facilitate the provision of housing for homeless residents and residents with special needs.

**H – 6.5** Ensure fair and equal access to housing in Cle Elum for all persons by encouraging the development of housing for all segments of the community in the City’s zoning and development regulations and by coordinating with public and private partners for special needs housing.

**Goal H-7: Actively participate in regional responses to affordable housing development needs and issues.**

**Policies:**

**H – 7.1** Participate in and promote the development of countywide resources and programs to promote a diversity of housing types.

**H – 7.2** Improve coordination among the county, other jurisdictions, housing providers, builders, developers, and the financial community to identify, promote, and implement local and regional strategies to increase housing opportunities.

**Goal PRO-1: Develop an outstanding parks, recreation and open space system in Cle Elum to meet the needs of a diverse community.**

**Policies:**

PRO-1.1 Preserve a wide variety of lands for park, recreation, and open space purposes including, but not limited to:

- a. Natural areas and natural features with scenic or recreational value.
- b. Land that may provide public access to water bodies, trails, natural areas and parks.
- c. Lands that visually or physically connect natural areas or provide important linkages for recreation and wildlife habitat.
- d. Environmentally sensitive areas, including steep slopes, floodways, wetlands, stream corridors, and habitat.

PRO-1.2 Locate facilities and resources where they are easily accessible to the public.

PRO-1.3 Strive to achieve adopted level of service standards and integrate capital expenditures with municipal budgeting and capital facilities planning.

PRO-1.4 Seek funding from multiple sources for parks, recreation, and open space acquisition and development.

PRO-1.5 Establish an annual parks maintenance program which includes tasks for City staff, volunteers, and community groups.

PRO-1.6 Continue to support, and where appropriate, sponsor community events.

PRO-1.7 Acquire and develop a system of parks, recreation, and open spaces that any resident can access by walking no more than 15-minutes from their home.

PRO-1.8 Where appropriate and practicable provide parks, recreation, and open space facilities that are accessible to all.

PRO-1.9 Develop a variety of parks, recreation, and open space facilities to encourage access by persons of all abilities, ages, or interest groups.

PRO-1.10 Prepare a master plan for each facility in the City to identify site specific future improvements and needs.

**Goal PRO-2: Acquire and develop a City-wide, integrated, multiple-use track, trail, and connection system that is functional, safe, and convenient.**

**Policies:**

PRO-2.1 Develop specific design and maintenance standards for tracks, trails, and connections.

PRO-2.2 Develop a network of open space corridors, tracks, trails, paths, and connections throughout the City. This network should provide links between developments and subdivisions and also provide links to parks, open spaces, other trails, shopping, and local government services.

PRO-2.3 Provide for the safe integration of bicycle, pedestrian, equestrian, and motorized multi-use networks where appropriate.

PRO-2.4 Encourage the development of pedestrian rights-of-way and well lighted trails which can provide safe passage between neighborhoods, schools, commercial, and recreational areas.

PRO-2.5 Upgrade existing trails and acquire new easements or lands to extend trails.

PRO-2.6 Create a comprehensive system of on-road trails to improve connectivity for the pedestrian and bicycle commuter, recreationalist, and touring enthusiast using local road rights-of-way and alignments.

PRO-2.7 Develop the Cle Elum Skyline Trail to connect Cle Elum's trail system with other trail systems, parks, and open space resources in Upper Kittitas County.

**Goal PRO-3: Work cooperatively with the State, Kittitas County, School District, Parks and Recreation District, and the community in parks planning, acquisition, and development.**

**Policies:**

PRO-3.1 Promote the provision and development of park and recreation facilities through public and private funding, including impact fees, other mitigation, and partnerships with other agencies.

PRO-3.2 Require all new developments to contribute their fair share to parks, recreation, and open space. Contributions could either include land dedication or fees in lieu of land.

PRO-3.3 Require all new development projects along trail routes to provide easements for trails and/or for connections to the City's existing trail system.

PRO-3.4 Encourage the preservation and dedication of lands for parks, recreation, and open space through density incentives, trades, purchases of land, easements, or transfer of development rights.

PRO-3.5 Proactively participate in regional parks and recreation planning activities, forums, and joint projects when appropriate.

**Goal PRO-4: Preserve and provide access to significant environmental features and lands where such access does not harm the functions associated with the feature.**

**Policies:**

PRO-4.1 Identify and conserve critical wildlife habitat, foraging areas, and migration corridors within or adjacent to natural areas, open spaces, and developable urban lands.

PRO-4.2 Enhance habitat within parks, recreation, and open space lands by maintaining our healthy urban forest that provides food, shelter, and cover to wildlife.

PRO-4.3 Enhance habitat within environmentally sensitive areas by maintaining native vegetation.

PRO-4.4 Preserve and protect significant environmental features including wetlands, open spaces, woodlands, shorelines, water fronts, and other features that support Cle Elum's wildlife and natural heritage.

PRO-4.5 PRO 4-4 Preserve and protect significant environmental features including wetlands, open spaces, woodlands, shorelines, and cultural/historic sites that support Cle Elum's wildlife and natural and cultural heritage.

**Goal PRO-5: Establish an open space pattern that will provide definition of and separation between developed lands, and provide open space linkages among parks and recreation resources.**

**Policies:**

PRO-5.1 Define and conserve a system of open space corridors as urban buffers to provide definition between natural areas and urban land uses within Cle Elum.

PRO-5.2 Increase linkages of trails, in-street bike lanes, trails, and other connections with developed areas.

**Goal PRO-6: Identify and protect significant recreation lands/opportunities before they are lost to development.**

**Policies:**

PRO-6.1 Cooperate with developers, public agencies, and private land owners to protect land and resources for high-quality parks, recreation, and open space facilities before the most suitable sites and appropriate connections are lost to development.

PRO-6.2 In future land developments, preserve unique environmental features or areas, and increase public use/access to those areas. Cooperate with public and private agencies and landowners to protect unique features, lands, and connections.

**Goal PRO-7: Preserve, enhance, and incorporate historic and cultural resources and interests into the parks, recreation, and open space system.**

**Policies:**

PRO-7.1 Identify, preserve, and enhance Cle Elum’s heritage, history, and traditions; including historic sites, views, landscapes, and archaeological resources.

PRO-7.2 Identify and incorporate significant historic and cultural resources lands, sites, artifacts, and facilities into the Cle Elum parks, recreation, and open space system.

PRO-7.3 Work with the local Historical Society and museums to incorporate community activities at the Carpenter House and the Telephone Museum.

**Goal PRO-8: Investigate and implement methods of financing parks, recreation, and open space acquisitions and improvements, such as grant funding and public-private partnerships.**

**Policies:**

PRO-8.1 Investigate innovative and available methods such as growth impact fees, other mitigation, land set-a-side, or fee-in-lieu-of-donation ordinances, and inter-local agreements, to finance facility development, maintenance, and operating needs in order to reduce costs, retain financial flexibility, match use benefits with interests, and increase services.

PRO-8.2 Where feasible and desirable, consider joint ventures with Kittitas County, South Cle Elum, Roslyn, the Cle Elum Roslyn School District, Kittitas County Parks and Recreation District, state, federal, other agencies, and private organizations to acquire and develop parks, recreation, and open space facilities.

**Goal PRO-9: Create a comprehensive system of multi-purpose tracks and trails that link parks and recreation resources with residential areas, public facilities, and commercial and employment centers within Cle Elum and the Upper Kittitas County Region.**

**Policies:**

PRO-9.1 Provide connections from residential neighborhoods to community facilities like the Carpenter Memorial Library, City Hall, and the Upper Kittitas County Primary Care Facility.

PRO-9.2 Create a comprehensive system of on-road trails to improve connectivity for the pedestrian and bicycle commuter, recreationalist, and touring enthusiast using local road rights-of-way and alignments.

9.3 With proposed vacation of right-of-way and street improvement plans, consider potential connectivity with existing or proposed trail corridors, parks, open spaces, and neighborhoods.

PRO-9.4 Continue to enhance and maintain the Progress Path from the Cle Elum Roslyn School District Campus to the Carpenter Memorial Library.

**Goal PRO-10: Furnish parks, recreation, and open space with convenient amenities and improvements.**

**Policies:**

PRO-10.1 Furnish trail systems with appropriate improvements including: directory and interpretative signage; rest stops; drinking fountains; restrooms, emergency call boxes; and other services.

PRO-10.2 Where appropriate, locate trailheads at or near park sites, schools, or other community facilities to increase local access to and reduce the duplication of supporting improvements and amenities.

PRO-10.2 Design and develop parks, recreation, and open space improvements to emphasize access and safety for all users.

For Cle Elum’s bicycle and pedestrian systems, overall goals may include:

1. Envision, build, and maintain one priority east-west corridor and one priority north-south corridor connecting major activity centers within the City.
2. Provide south and west bicycle and pedestrian connections from downtown Cle Elum to identified nearby John Wayne Pioneer Trail and Coal Mines Trail, respectively.
3. Support at least one community event a year that promotes education for bicycle and pedestrian safety.
4. Seek out state bicycle and pedestrian grants for projects identified in the transportation improvement program.

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Phone: (509) 674-2262  
Fax: (509) 674-4097  
[www.cityofcleelum.com](http://www.cityofcleelum.com)

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Cle Elum Planning Commission will hold a public hearing on Tuesday June 7, 2022, at 6:00 p.m. or soon thereafter to take testimony for or against the proposed ordinance amendments, titled “Flood Damage Prevention”. More information on the ordinance proposal, as well as the draft ordinance, is available online at [www.cityofcleelum.com](http://www.cityofcleelum.com) under “Public Notices”.

The hearing will be a hybrid meeting. Interested persons may attend at the Cle Elum City Hall, 119 West First Street, Cle Elum, WA. 98922, or via “Zoom”, with connection information available online at [www.cityofcleelum.com](http://www.cityofcleelum.com) under “Public Notices” or by emailing [planning@cleelum.gov](mailto:planning@cleelum.gov).

Interested persons may appear and be heard at said hearing, or written comments may be submitted to the City of Cle Elum, Attn: Planning Technician, 119 West First Street, Cle Elum, WA. 98922, and no later than 4:30 p.m. on June 7, 2022 at 4:30 pm. Additional information may be requested by emailing [planning@cleelum.gov](mailto:planning@cleelum.gov).