

**ORDINANCE NO. 1180**

**An Ordinance of the City Council of the City of Cle Elum, adopting the Bullfrog UGA Subarea Plan, Planned Mixed Use Zoning Ordinance and Zoning Map pursuant to the authority of Chapter 35.13 RCW for the Property known as the Bullfrog UGA**

**WHEREAS**, The City of Cle Elum is a second class municipal corporation organized under the laws of the State of Washington, located in Kittitas County, Washington; and

**WHEREAS**, Chapter 35.13 RCW authorizes the City to adopted Preannexation planning and zoning to take effect when a property is annexed to the City; and

**WHEREAS**, the property commonly known as the Bullfrog UGA is located within the City of Cle Elum Urban Growth Area; and

**WHEREAS**, the Cle Elum Planning Commission has completed its review and recommended approval of the Bullfrog Subarea Plan, the Planned Mixed Use zoning district and the zoning map for the Bullfrog UGA; and

**WHEREAS**, pursuant to RCW 35.13.178, the City Council held its first public hearing on the proposed subarea plan and zoning on February 19, 2002, and its second public hearing on August 27, 2002, conducted deliberations on February 19, 2002, August 27, 2002, September 24, 2002, and October 8, 2002; and

**WHEREAS**, the City Council has considered all of the public comments, the Planning Commission recommendation, and the information contained in the staff reports; and finds that the proposed subarea plan and zoning reflect the best interests of the public health, safety and welfare of the citizens of the City of Cle Elum and are consistent with the adopted City of Cle Elum Comprehensive Plan; and

**WHEREAS**, the City Council finds that on January 8, 2002, Kittitas County approved one-acre residential zoning for the Peare, et al. Property, and therefore, the zoning proposed for the Peare, et al. Property is consistent with the existing County zoning; and

**WHEREAS**, the City Council finds that the Puget Sound Energy substation property is currently developed as a power substation and as such, the proposed Public Reserve zoning best fits the property's existing use; and

**WHEREAS**, Puget Sound Energy has indicated support for the proposed zoning annexation.

**NOW, THEREFORE, BE IT ORDAINED** as follows:


1. The City Council hereby adopts the Bullfrog Subarea Plan, (June 18, 2002 revision), a copy of which is attached to this Ordinance as Attachment 1 as a subarea plan to the City of Cle Elum Comprehensive Plan, to take effect upon annexation of all or any portion of the property into the City of Cle Elum.

2. The City Council hereby adopts the zoning map attached to this Ordinance as Attachment 2 as the official zoning map for the Bullfrog UGA, to take effect upon annexation of all or any portion of the property into the City of Cle Elum.

3. The City Council hereby adopts the PMU zoning district text attached to this Ordinance as Attachment 3 as an amendment to the City of Cle Elum Zoning Code, CEMC Title 17, to take effect five days after publication of this ordinance.

4. The City Council adopts the findings and conclusion of the Planning Commission, inclusive of the staff report findings referenced therein as well as staff reports dated August 27, 2002 and September 24, 2002, the findings and conclusions of the City Council in support of this Ordinance, in addition to the recitals contained in this Ordinance.

**PASSED** by the City Council and signed by the Mayor of this 8<sup>th</sup> day of October, 2002.

  
\_\_\_\_\_  
Gary Berndt, Mayor

ATTESTATION:

  
\_\_\_\_\_  
Toni Fields, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Erin L. Anderson, City Attorney

#### ATTACHMENTS

1. Bullfrog Subarea Plan, June 18, 2002 revision
2. Bullfrog Subarea Zoning Map, August 27, 2002
3. Planned Mixed Use Zone

**ORDINANCE 1180**

**ATTACHMENT 1**

**Bullfrog Subarea Plan**

**CITY OF CLE ELUM  
COMPREHENSIVE PLAN  
BULLFROG SUBAREA PLAN**

Adopted by the Cle Elum City Council, October 2002

## **INTRODUCTION**

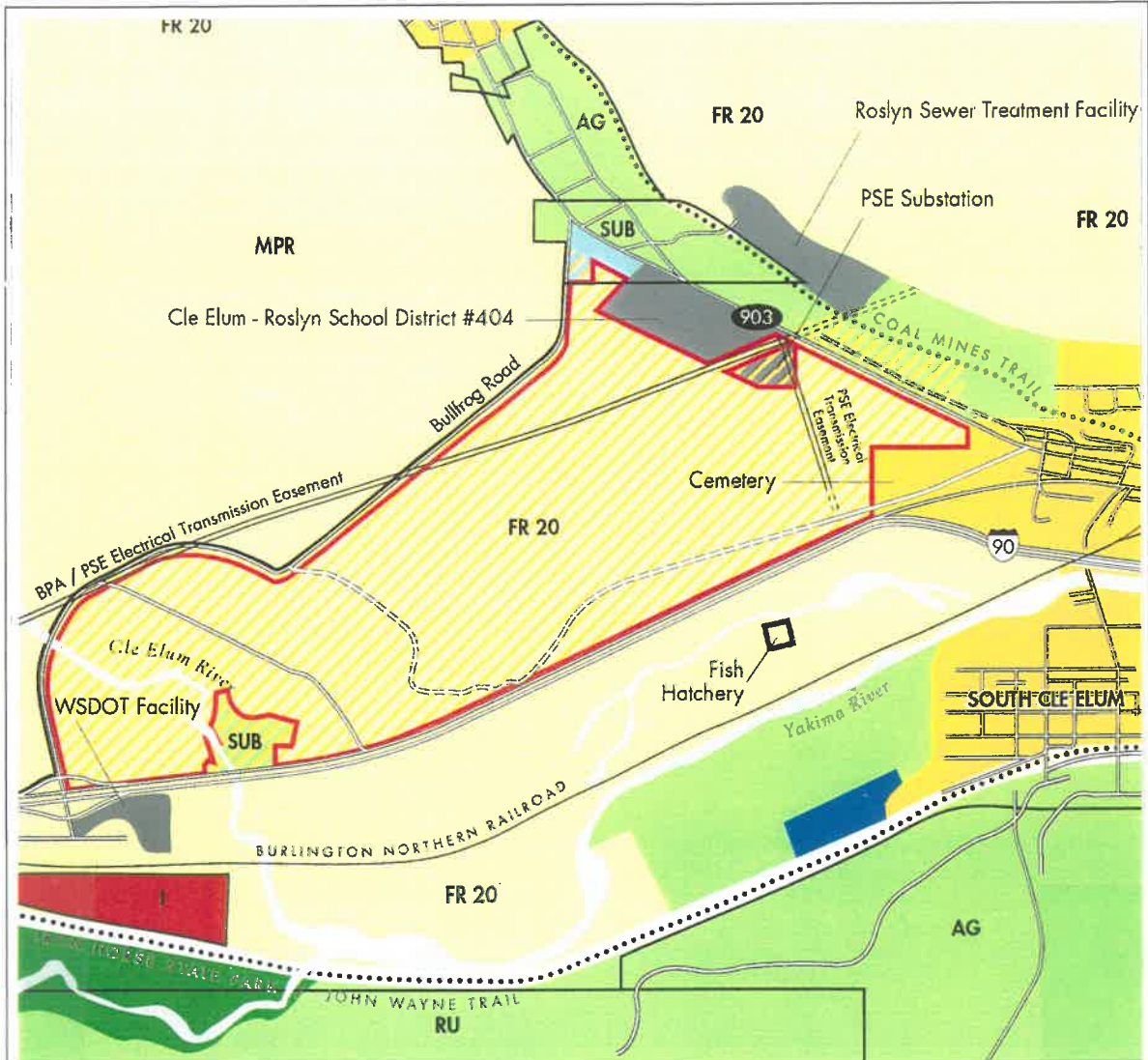
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This Subarea plan provides background information and presents the goals and policies for development in the Bullfrog Subarea of the City Cle Elum. Subarea Plans complement the overall Comprehensive Plan policies as applicable to a specific geographic area that is a subset of the city as a whole. The boundaries of the Bullfrog Subarea coincide with the boundaries of the Bullfrog UGA.

The City Council intends that development in the Bullfrog Subarea preserve and enhance the natural environment of the Cle Elum River corridor and Bullfrog Flats as well as enhance the SR903 corridor as the public service spine connecting Cle Elum and Roslyn. The subarea also should provide opportunities for a wide variety of new housing (single family and multiple family), community and neighborhood recreation, and employment opportunities that are fully integrated with the present City. It provides a focus for the City's efforts to strengthen existing businesses and the City's historic downtown, to develop positive new business opportunities and to enhance the quality of life not only for local residents but also for new residents and visitors. Development within the Subarea will provide opportunities for the City to meet its projected population growth and economic development needs. In addition, the existing vacant land in the Bullfrog Subarea will provide sites for developing a new community recreation center;; playgrounds, and sports fields; and expansion of other public facilities such as the Cle Elum - Roslyn school campus, Cle Elum cemetery, water treatment plant, and potential construction of a golf course with a clubhouse and small lodge and of the Washington State Horse Park.. A conceptual plan for on-site trails will be defined as part of the Master Plan approval and may should provide connections to the regional trail system.

Adjacent to the Bullfrog Subarea, on the north side of Bullfrog Road is planned a Master Planned Resort (MPR) known as the MountainStar Resort that is being developed by Trendwest Resorts. With careful coordination, this resort will enhance the Upper Kittitas Valley economy. Some of the uses anticipated in the Bullfrog Subarea such as housing, office/business park and the potential horse park will complement the MPR.

Figure 1 on the following page shows the Bullfrog Subarea in relation to the City of Cle Elum.



Sources: City of Cle Elum 2000; City of Roslyn 2000; Kittitas County 2000 and 2001; Town of South Cle Elum 2000

**ZONING KEY**

-  Cle Elum Urban Growth Area
- I** Industrial
- FR 20** Forest and Range
- AG** Agriculture
- UF** Urban Forest
- RU** Rural
- SUB** Suburban
- FC** Commercial Forestry
- MPR** Master Planned Resort

**LAND USE KEY**











-  Trendwest Properties Boundary
-  Public Park / Trail
-  Urban
-  Private Forest / Undeveloped Land
-  Rural Residential
-  Public Forest Land
-  Mining
-  Commercial
-  Public
-  Industrial



FIGURE 1: Bullfrog Subarea

## **History of Process**

### **Urban Growth Area**

Historically, the cities/towns of Cle Elum, South Cle Elum and Roslyn have cooperatively examined the expansion of their Urban Growth Areas. On June 23, 1998, the Cle Elum City Council adopted Resolution No. 6/23/98-1, which proposed its Urban Growth Area be amended to include the Bullfrog Study Area that was included in the City's adopted 1997 Comprehensive Plan. At the same time, the Town of Roslyn proposed extension of their Urban Growth Area to include the Cle Elum/Roslyn school district property adjacent to SR 903 and the land north of SR 903, west of the power line. These areas were also included in the proposed Cle Elum UGA.

In December 1998, Kittitas County designated the Bullfrog Subarea as an Urban Growth Area for the City of Cle Elum and also defined the growth area for Roslyn with the understanding that the Cle Elum / Roslyn School District campus, when expanded, would be placed in only one UGA. The following factors supported this designation:

- Population allocations in the City of Cle Elum's 1997 Comprehensive Plan were based partially on the City's water moratorium. Additional population growth is projected to occur because the moratorium was lifted in 1999. With the installation of water meters, the City concludes that water to serve up to 400 equivalent residential units will be available for allocation to both residential and commercial development.
- In June 1998, Cle Elum determined that the vacant lots (some buildable and some unbuildable) within its city limits were not sufficient to meet projected residential and business growth.
- Nineteen percent of the City's existing housing supply in 1989 was found to be in poor condition. The City's residential vacancy rate was 12%, but little housing was available for rent or sale.
- Only 5% of Kittitas County's 20-year growth was allocated to Cle Elum while the historical percentage has been closer to 7%. No specific allocation was made for the Bullfrog Urban Growth Area or to direct or indirect population growth anticipated as a result of the MountainStar MPR.
- A request to increase the population allocation was acted upon favorably by Kittitas County in December 1999 (Ord. 99-16) with the decision to utilize the high population projections from the Office of Fiscal Management (OFM) and to allocate 19% of that estimated population growth to Cle Elum and the Bullfrog UGA for planning purposes based on the lifting of the water moratorium and current and proposed development activity. This action increases the County 20-year population projection (2015) to 48,670 with 2,750 (approximately 1,200 dwelling units) allocated to the City and the future UGA.
- The 1997 Comprehensive Plan did not fully consider the number of Cle Elum residents who work outside of Kittitas County. Statistics show that 25 to 30% of Cle Elum-Roslyn School District parents commute outside of Kittitas County, primarily to Yakima and to the Seattle metropolitan area. Therefore, additional land with



appropriate infrastructure and municipal services is needed to enhance local future employment opportunities and to accommodate anticipated indirect population and employment impacts from the MPR.

In June 2000, the Town of Roslyn requested that Kittitas County remove the Roslyn UGA as requested and approved in 1998.

### **Proposal for Master Planned Community in the Bullfrog Subarea**

On January 5, 1999 a proposal for a master planned community in the Bullfrog Subarea, was submitted to Kittitas County and the City of Cle Elum on behalf of the major property owner, Trendwest Properties Investments. Major land uses included in the master plan are: residential uses (single family, multiple family and condominiums); an office / business park of up to 80 acres; community facilities, open space, and recreational uses as well as potential golf course with clubhouse; small inn / hotel with restaurant; and a 200-acre Washington State Horse Park on approximately 200 acres. This master plan is shown in Figure 2. The master plan will be refined and submitted for City review under the Planned Mixed Use ordinance.

### **Pre-annexation Agreement**

A pre-annexation agreement between Trendwest and the City of Cle Elum was signed on July 26, 2000. This agreement addresses potential uses within the Subarea and procedures for annexation and development.

### **State Environmental Policy Act (SEPA) Review**

(to be completed when SEPA process completed) On February 22, 1999, Kittitas County issued a Determination of Significance/Scoping Notice for preparation of an EIS on Trendwest's proposal for development in the Cle Elum UGA. In July 2000, Trendwest and the City of Cle Elum executed a Pre-Annexation Agreement for the UGA. In January 2001, Kittitas County and the City of Cle Elum agreed that the City should be the lead agency for preparation of the EIS.

The Draft EIS was issued for public review and comment on March 23, 2001. Two public hearings on the Draft EIS were held on April 18 and April 25, 2001 at the Walter Strom Middle School in Cle Elum. Comments on the Draft EIS were received until May 7, 2001. The Final EIS incorporated analysis of a fifth development alternative that was prepared in response to comments received on the DEIS. It also included extensive additional analysis on Water Quality, Water Supply and Employment-Induced Water Demand in response to comments from the Department of Ecology. A series of briefing sessions were held with the Cle Elum Planning Commission and City Council on the major technical reports and new analysis during the process of completing the FEIS. The Final EIS was published on March 18, 2002.



### LAND USE SUMMARY

RESIDENTIAL USES	AREA (Acres)	Quantity Proposed
Single Family Residential	165	810 Units
Multi-Family Residential	56	524 Units
<b>Subtotal</b>	<b>221 (20.1%)</b>	<b>1334 Units</b>
<b>NON-RESIDENTIAL USES: Trendwest Facilities</b>		
Neighborhood Clubhouse & Lake	10	
Recreation Expansion	14	
Maintenance Area	2	
<b>Subtotal</b>	<b>34 (3.1%)</b>	
<b>OTHER USES</b>		
Community Recreation Center	12	
School Expansion	25	
Cemetery Expansion	10	
Business Park	80	950,000 SF
Water Treatment Plant	12	
Reserve	175	
<b>Subtotal</b>	<b>314 (28.5%)</b>	
<b>OPEN SPACE</b>		
Undeveloped Open Space	246	
Buffers / Steep Slope Areas	172	
Powerline R.O.W.	37	
Residential Buffers	76	
<b>Subtotal</b>	<b>531 (48.3%)</b>	
<b>Total</b>	<b>1100 (100%)</b>	<b>1334 Units</b>

### RESIDENTIAL USES

Housing Type	Gross Acreage (Acres)	Approximate Unit Yield	Density (Dwelling Units Per Acre)
Single Family			
Parcel P-1	30.1	120	2-5 DU/Acre
Parcel P-2	38.3	184	2-5 DU/Acre
Parcel P-3	19.4	118	3-7 DU/Acre
Parcel P-4	31.1	144	3-7 DU/Acre
Parcel S-1	17.7	96	3-7 DU/Acre
Parcel S-2	27.4	148	3-7 DU/Acre
Multi-Family			
Parcel B	17.5	150	8-15 DU/Acre
Parcel J	17.8	164	8-15 DU/Acre
Parcel M	21.1	210	8-15 DU/Acre
<b>Total</b>	<b>221.4</b>	<b>1334</b>	<b>2-15 DU/Acre</b>

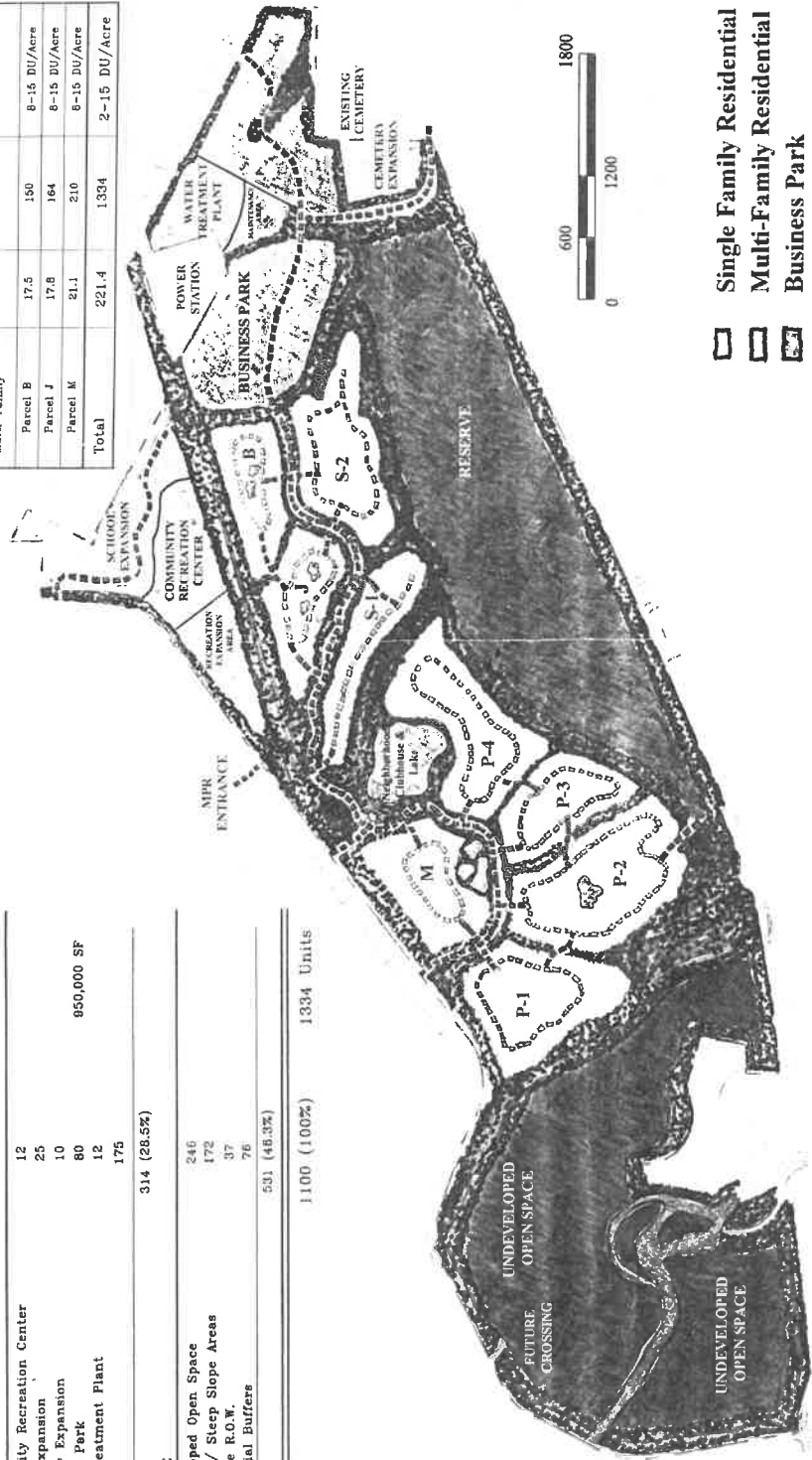


FIGURE 2: Trendwest Master Site Plan

## CHAPTER 1

### **BULLFROG SUBAREA - OVERVIEW**

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#### ***Size and Location***

The Bullfrog Subarea encompasses approximately 1,270 acres, 1,106 of which are owned by Trendwest [Properties Investments](#). The Subarea is generally located north of Interstate 90, south and east of Bullfrog Road, south of the Coal Mines Trail and Crystal Creek north of SR 903, and west of the City of Cle Elum cemetery and U.S. Forest Service Ranger Station.

#### ***Existing Land Use, Zoning and Ownership***

The Kittitas County Comprehensive Plan classifies the Bullfrog Subarea as having Rural Residential, Forest Multiple Use, and Public Recreation land uses. The area is zoned "Rural Residential-3" and "Forest and Range" under the Kittitas County Code. The area has not been designated as agricultural, forest or mineral lands of long-term commercial significance. There are about 20 parcels of various sizes, with a total of 1,106 acres under the ownership of Trendwest Properties. While most of the Bullfrog Subarea is under this single ownership, it also includes smaller parcels of privately owned land.

Puget Sound Energy also manages electric transmission facilities and a substation with transmission line easements through the Subarea.

### ***Existing Development***

Existing development is concentrated in the State Route 903 corridor. The corridor contains electrical utility systems, transportation infrastructure, portions of Cle Elum's water supply system, and a solid waste transfer site.

### ***Transportation***

Both regional and local roadways are currently available to the Subarea. The Subarea is served from Interstate 90 through the Bullfrog interchange to the west, and Cle Elum's west interchange at West First Street to the east.

State Route 903 extends from the ~~Oakes Street interchange in downtown Cle Elum westerly to Roslyn intersection of SR-970 and I-90 to just past the Lake Cle Elum dam,~~ and forms a portion of the northern boundary of the Subarea. Between Cle Elum and Roslyn, SR 903 is constructed as two 12-foot travel lanes with paved shoulders. No traffic signals are located within this portion of SR 903; a flashing yellow light serves the fire station located ~~between in Roslyn and Bullfrog Road.~~

Bullfrog Road, forms the Subarea boundary on the west and northwest,. This road has two- 12-foot lanes and 1- to 3- foot gravel shoulders, and connects SR-903 to I-90 at the Bullfrog interchange. Kittitas County maintains Bullfrog Road.

No formal internal road network ~~now~~ currently exists within the Subarea. An irregular network of private dirt and gravel roads traverse the property.

New roadways within the Subarea will access Bullfrog Road, SR-903 and West First Street / Ranger Station Road.

### ***Trails***

Crystal Creek and the Coal Mines Trail connecting Roslyn and Cle Elum are located on the north boundary of the UGA in the jointly owned former railroad right-of-way. This provides a connection via the street system through South Cle Elum to the John Wayne Trail.

### ***Cultural Resources***

The Bullfrog Subarea does not contain any places or objects listed on national, state, or local preservation registers. However, a cultural resources survey conducted during various periods in 1997 through 1999 identified several sites containing historic and pre-historic archeological resources. None of the historic sites within the Bullfrog Subarea is deemed eligible for inclusion in the National Register of Historic Places. There is a "cultural constraint area" within Bullfrog Flats that is likely to contain significant cultural

resources below the surface of the ground. Subsurface investigation would be required in this area prior to any ground disturbance for construction.

### ***Population Projections***

Under existing Kittitas County zoning, the amount of new housing developed within the Bullfrog Subarea could vary depending on the subdivision activity. Full development of the Subarea could result in up to 106 residential housing units through 2020. This equates to an additional 234 residents, based on a household size of 2.4 persons per household.

Based on preliminary analysis, the subarea plan provides for over up to approximately 1,400 dwelling units accommodating about up to 3,500 3,360 people by build out at year 30. These units will be phased over time depending on the availability of infrastructure and services and on demand in the housing market. The proposed Subarea Plan, provides for up to 600 permanent housing units accommodating 1,440 new residents by Year 5; approximately 1,000 permanent units accommodating 2,400 residents by Year 20; and approximately 1,300 permanent units accommodating 3,120 residents by Year 30.

### ***Visitor Projections***

Up to 530 seasonal housing units could be provided in condominiums, lodge units, and a possible RV Park. Use of these facilities will peak in summer months. Recreational day users and visitors to the potential Horse Park would result in additional day use. The number of visitors to the potential Horse Park could be significant depending on scheduled events, and would vary, with peaks on summer weekends. A peak weekend in August could attract up to 2,640 visitors per day. Further analysis of visitor impacts will be required at the time the final size and design of the Horse Park is determined a proposal for a Horse Park development is finalized and submitted to the City.

### ***Employment Projections***

Employment projections would vary depending on the amount of land allocated to a business park, the intensity of development allowed under the proposed zoning and the type of new businesses locating in the Subarea. Full development of an approximate 80-acre business/office park could add 122 new jobs by Year 5, 427 new jobs by Year 10, and 1,037 new jobs by Year 20. It is assumed that the new jobs would be filled primarily by Kittitas County residents, and would not result in significant in-migration.

The Trendwest-owned facilities within the Subarea would also generate both seasonal and year-round operational jobs. Again, it is assumed that Kittitas County residents will fill the majority of these jobs.

### ***Topography***

The Bullfrog Subarea is located in areas locally known as Bullfrog Flats, lying along the Cle Elum River, and Bullfrog Heights—consisting of two plateaus or benches above the river. The Subarea is comprised generally of rolling topography containing narrow bands of moderate to steep slopes, in some areas greater than 40 percent. Elevations range from 1,960 near the Cle Elum River to 2,160 in the Bullfrog Heights area.

## ***Soils***

Bullfrog Subarea soils consists primarily of alluvial deposits that are important for conveyance and storage of groundwater. Alluvial deposits are unconsolidated materials that are transported by water and glaciers. They are composed of silt, sand and gravel, which are in places several hundred feet in depth. Some portions of the subarea exhibit highly erosive soil conditions.

The major soil types within the Subarea are the Nard, Roslyn, and Racker soils, and two unnamed soils, a Xerochrept and Xerofluvent. These soil types are typically developed on glacial outwash and moraine deposits, and are generally developable, although some Racker soils are located within the Cle Elum River floodplain. The Roslyn and Nard soils are rated as highly susceptible to wind and water erosion, and Racker soils as moderately susceptible. Other soil types include Xerochrepts soils which are gravelly and cobbly in texture and form along the steep slopes resulting from the erosion of glacial deposits (very susceptible to potential erosion); and Xerofluvents soils which have a gravelly/loamy/sandy texture and blanket large portions of the Cle Elum River floodplain.

## ***Geologic Hazard Areas***

Areas of potential geologic hazard have been identified within the Subarea. Potential erosion and landslide hazard areas are located along the Cle Elum River, the West Ridge, the Central Ridge, and the East Ravine. The eastern portion of the Subarea is mapped as a coal mine hazard area, with abandoned mine workings located more than 200-feet below the surface of the ground. Generally, this is considered a "low" hazard for residential and commercial development. Based on the age of the mining operation, mining methods, depth below ground, low probability of groundwater withdrawal, lack of timber chutes and air shafts, and limited seismic activity, the potential for coal mine subsidence within the Subarea is considered low.

## ***Surface Water***

The Cle Elum River, a tributary to the Yakima River, flows through the westernmost portion of the Subarea. The 100-year floodplain includes the area between the Cle Elum River and Bullfrog Road on the west side of the river, as well as a smaller area east of the river. In this area, the Cle Elum River is subject to lateral channel migration due to flood events.

The Subarea also contains five wetlands. Three of the five small wetland areas identified within the Bullfrog Subarea, are located in association with the Cle Elum River; two isolated wetlands are located on a plateau in the center of the Subarea.

## ***Ground Water***

Groundwater is present at least occasionally in each geologic unit found within the Subarea. The primary aquifer beneath the Subarea occurs within glacial outwash deposits.

An Upper Aquifer extends beneath most of the UGA; groundwater in this aquifer exists under the water table or in generally unconfined conditions. The Upper Aquifer water table is close to the ground surface along the floodplains of the Cle Elum and Yakima Rivers, but is relatively deep within the higher upland areas.

Glacial lake sediments that underlie the Subarea act as a regional aquitard. This aquitard is present beneath all but the easternmost portion of the Subarea.

The Lower Aquifer occurs either directly below the glacial outwash deposit or is separated from it by the upper portion of the aquitard. The extent to which the Lower Aquifer in the Cle Elum River and Yakima River valleys are hydraulically interconnected is not known. The Upper Aquifer in the eastern one-quarter of the Subarea is likely in direct hydraulic connection with the Lower Aquifer, and the two system may behave as one unconfined aquifer.

Within the Subarea, groundwater is primarily recharged by underflow, with additional contributions from infiltration of precipitation. Recharge to the upper aquifer occurs from direct precipitation, and possibly from the Cle Elum River. Recharge to the Lower Aquifer also occurs from underflow and direct precipitation in the southeast portion of the Subarea where no aquitard is present and the Lower Aquifer is unconfined.

## ***Plants and Wildlife***

The Bullfrog Subarea contains stands of primarily mixed coniferous forest - Ponderosa Pine forest, early successional Ponderosa Pine forest, mixed deciduous/coniferous forest, deciduous forest, and managed shrub land and dry grassland.. Timber harvesting has occurred on most of the area, resulting in extensive stands of second and third growth coniferous forest, together with some open areas and clumps of deciduous aspen. Due in large part to disturbances from logging activity and from off-road vehicles, substantial portions of the site are dominated by exotic and noxious species of grasses and forbs such as quackgrass and knapweed.

With regard to Federal "Threatened and Endangered" species, the USFWS indicates the potential for Wenatchee Mountain checker-mallow (proposed endangered) and Ute ladies' tresses (threatened) to occur within wetland and riparian areas but neither species has been observed to date.

A variety of birds and mammals, including herons, raptors, game birds, squirrel, skunks, porcupines, deer, coyotes have been observed in the Subarea. In addition, a subherd of the Colockum elk herd use the area around the Cle Elum River as winter range, with the highest use between November and April.

State of Washington Department of Fish and Wildlife Priority Habitats found within the Subarea include; Edge Habitat, Snags and Downed Woody Material, and Instream,

Riparian, and Wetland Habitat. The City of Cle Elum critical areas within the Subarea include wetlands, riparian corridors, and fish and wildlife conservation areas.

Bald eagles and the northern spotted owl are federally listed threatened or endangered species identified as likely to occur within the general area.. No bald eagle nests or spotted owl breeding sites or management circles are known to be located within the Subarea at this time.

The Cle Elum River provides habitat for seasonal year-round game fish species. The extensive Cle Elum River floodplain provides wildlife habitat and it contributes to the overall ecological health of the river.

Prior to the construction of the Cle Elum dam, significant numbers of anadromous fish, particularly sockeye salmon migrated up the Cle Elum River. Now the Cle Elum River supports only one known run of anadromous fish, the spring chinook salmon. This run is classified as depressed. Spawning areas have been identified within the Subarea. In addition, the Cle Elum River system contains rainbow, cutthroat, bull, and eastern brook trout, mountain whitefish, sculpins, and dace. Bullfrog Pond (located outside the Subarea) contains trout as well as various small dace species. Fish species with special federal status that may use or have used the Cle Elum River include River lamprey (species of concern), Chinook salmon, Coho salmon, Sockeye salmon (extirpated), Steelhead trout (threatened), and Bull trout/Dolly Varden (threatened). Rainbow trout and westslope cutthroat trout are identified as species of Recreational, Commercial, and/or Tribal Importance by the State of Washington.

### ***Development Constraints***

Natural constraints to development within the Bullfrog Subarea include steep slopes, landslide hazard areas, riparian areas, wetlands, and the Cle Elum River's geomorphic floodplain. Buffers to protect these natural features and to protect development from natural processes also limit development potential, as do easements, rights of way, and open space for aesthetic purposes and wildlife habitat. When taking into account environmentally sensitive areas, road/utility corridors and buffers/open space, a significant proportion of the Subarea will remain undeveloped. This land exempt from development helps maintain the small town character and natural forested setting which enhances the overall quality of life for Cle Elum residents. Significant environmental constraints are shown in Figure 3. The developable acreage calculations are as follows:



**TABLE 1****Estimated Developable Acreage Within Trendwest Ownership**

<b>Land Category</b>	<b>Acres</b>
<b>Environmentally sensitive areas</b>	<b>214</b>
Riparian areas including Cle Elum River floodplain	125 (Verify)
Steep slopes	86
Wetlands/buffers	3
<b>Road/utility corridors</b>	<b>106</b>
Power line easements	34
Road right of way	72
<b>Buffers/openspace/potential golf course</b>	<b>234</b>
Perimeter buffers	53
Potential Golf course	181
<b>Total Constrained Lands</b>	<b>554</b>
<b>Total <a href="#">Trendwest Properties in Bullfrog Subarea</a></b>	<b>1,106</b>
<b>Net Developable Acres</b>	<b>552</b>

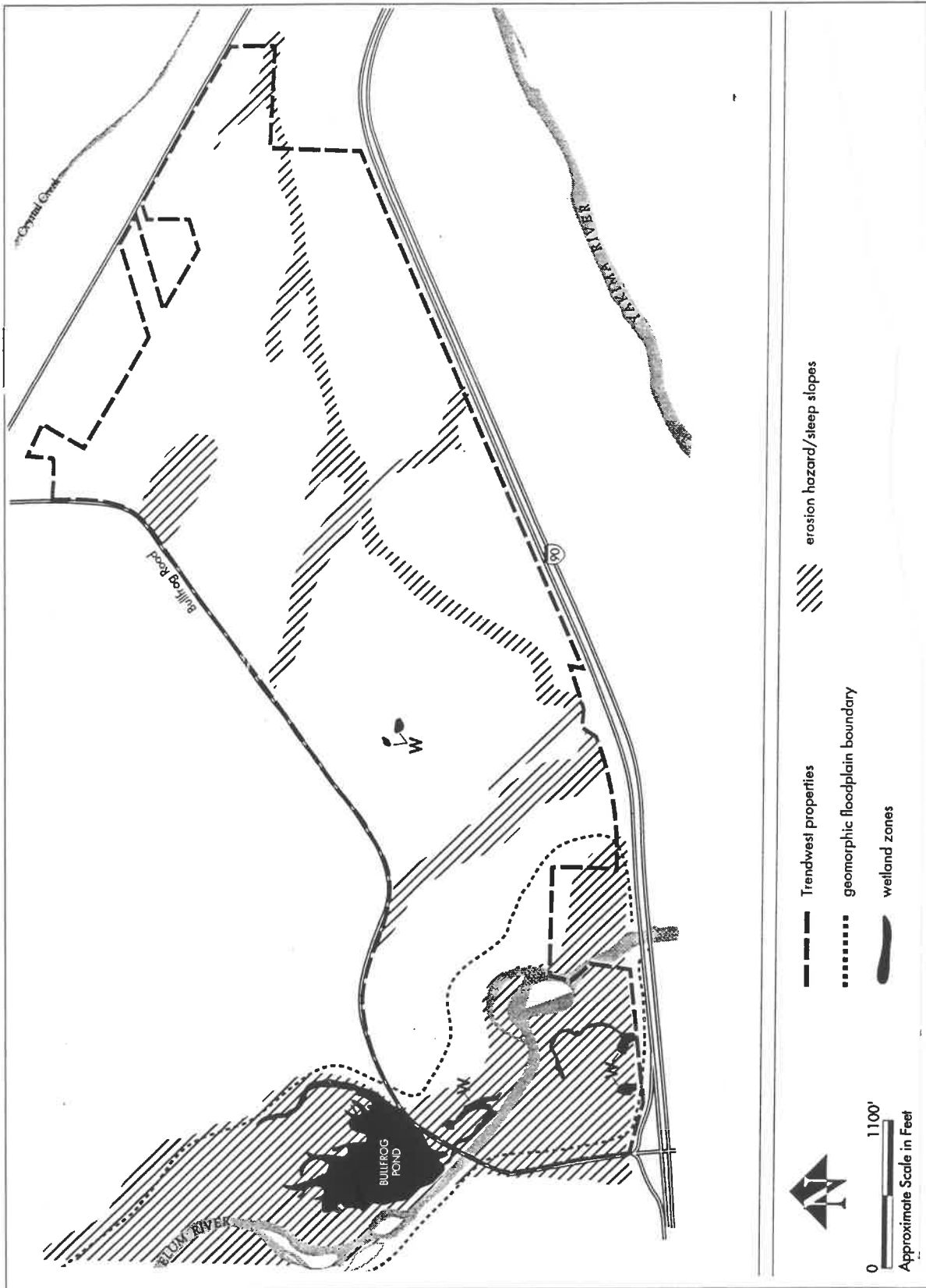


FIGURE 3: Bullfrog Subarea Development Constraints

## **CHAPTER 2**

### **BULLFROG SUBAREA GOALS AND POLICIES**

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The following Goals and Policies are intended to guide public and private decision-making regarding development and investment of resources within the Subarea.

#### ***General Goals:***

1. To create a complete and interdependent Cle Elum community containing a mix of land uses that provides for most of the daily needs of its residents and visitors including community recreation, employment, limited retail, housing affordable to all residents, and education facilities.
2. To assure coherent and predictable development of the Bullfrog Subarea according to the Planned Mixed Use zoning designation, development standards and specific development agreements between the property owner and the City.
3. To permit sufficient flexibility in the development to respond to changes such as housing and employment needs and markets, results of environmental monitoring, neighboring land uses, and city and county policies.

4. To create a built environment that is sensitive to the natural environment and to the existing character of the community.
5. To minimize the visual impact of new development, particularly on the I-90 corridor which is part of the Mountain to the Sound Greenway.
6. To develop and integrate new land use in a manner that is compatible with and sensitive to the existing small town character of Cle Elum and that encourages pedestrian access for many of the daily needs of residents and visitors.
7. To provide a mix of housing types within neighborhoods in a manner that accommodates diversity in household characteristics, as well as encourages a strong sense of community and neighborhood identity and cohesiveness.
8. To coordinate development in the Bullfrog Subarea with development on adjacent land to ensure compatibility of uses and coherence in the character of the community.
9. To coordinate future planning efforts with other jurisdictions (Roslyn, South Cle Elum, Kittitas County and the Cle Elum-Roslyn School District ) whose planning and development interests overlap those of the City of Cle Elum.

**General Policies:**

1. Development within the Bullfrog Subarea in conformance shall conform with the goals and policies of the Cle Elum Comprehensive Plan, the Planned Mixed Use zoning designation Cle Elum zoning code and the details of applicable public-private development agreements that may be established.
2. Locate and design the land uses, transportation systems and public facilities to be integrated with the community, compatible with each other, and sensitive to the natural environment of the Bullfrog Subarea and especially the Cle Elum River corridor.
3. Provide appropriate non-motorized transportation facilities such as sidewalks, trails, and bike paths for internal circulation and to connect to Cle Elum neighborhoods, schools and parks, to regional trail systems including Roslyn and South Cle Elum, and to the MountainStar Master Planned Resort as appropriate.
4. Build housing of sufficient number and variety including single-family homes, townhouses, apartments, and condominiums to meet the needs of anticipated population growth and in a timely manner to assure an adequate supply to reduce potential negative impacts on the existing residents in the area.
5. Provide adequate public facilities with development, including roads; utilities; schools; community recreation centers; and a system of public parks, trails, and open space as an extension of the City's park system.
6. Implement this Subarea Plan through the Cle Elum Zoning Code, particularly the Planned Mixed Use and other applicable zoning designation and other development regulations as they may be amended.

7. Apply development and design standards for the Bullfrog Subarea that meet or exceed all applicable City of Cle Elum standards.
8. Prepare and implement development standards, design guidelines; and covenants, conditions, and restrictions for the Bullfrog Subarea to assure compatibility of uses, compliance with existing community character and environment, and high quality site development and architecture.
9. Preserve and enhance as appropriate an open space buffer along transportation and utility corridors within or adjacent to the Bullfrog Subarea to retain the generally wooded appearance of the Subarea.
10. Protect environmentally sensitive areas, critical wildlife habitat, and important views of such natural features as the Cle Elum River floodplain, steep slopes, and ridgelines.
11. Prepare and ~~inact~~ enact interlocal planning agreements as needed between local jurisdictions, service and utility providers to resolve planning, service and development issues.
12. Incorporate an open space land development concept that first identifies important areas to protect such as wetlands and ridgelines, then design development to preserve open space and to benefit from its amenities.
13. Phase development related to the availability of adequate water, sewer and other related public services to meet concurrency requirements.
14. Mitigate the fiscal impact of the early years of development prior to taxes derived from development being adequate to support required services.
15. The City's existing citizens and ratepayers shall suffer no negative financial impacts as a result of dealing with Trendwest development activities within the Subarea.
16. Residential development within the Subarea shall generally be situated in open, ungated neighborhoods that allow unrestricted public traffic on roads and pedestrian circulation systems. The City may consider possible private access or other security measures for senior housing in limited circumstances and locations within the subarea where such restrictions do not interfere with the overall policy objective to create a single, integrated community and do not interfere with public access from existing, historic city limits to the majority of the UGA area and Bullfrog Road.
- ~~17. Impacts associated with development shall be monitored as development proceeds in order to more closely match the timing and type of mitigation with actual, experienced impacts. Impacts associated with the development shall be mitigated. Monitoring may be used to confirm the timing of mitigation but monitoring does not take the place of identifying appropriate mitigation to address the impacts.~~
18. Annexation to the City of Cle Elum is required prior to issuance of permits for development or extension of urban services to the Subarea. Annexation may occur in phases, subject to approval of such phased annexation by the City.

19. Level of Service (LOS) standards for the Subarea shall be consistent with City-wide standards or those specifically adopted as part of a Master Plan.
20. The area between Bullfrog Road, Interstate 90 and the Cle Elum River primarily shall be devoted to open space uses only. ~~adjacent to and visible from the Bullfrog/I-90 interchange shall not be developed with typical freeway interchange commercial uses.~~

## CHAPTER 3

### LAND USE

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The Bullfrog Subarea has been divided into 10 Planning Areas as shown on Figure 4 so that unique planning and development issues and opportunities may be identified. In addition, Figure 4 identifies other properties—such as the school, cemetery and Forest Service facilities. Each of the planning areas is defined by unique environmental constraints and/or the pattern of existing development.

The draft Environmental Impact Statement prepared in association with this Subarea Plan evaluates three alternatives in the Draft EIS and an additional alternative in the Final EIS with a range of land use scenarios. ~~After the environmental analysis is completed, the location of uses within the Subarea, and/or the size of the area devoted to certain land uses may change.~~ If the magnitude of any the proposed change in the location of uses within the subarea and/or the size of the area devoted to certain land uses is significant, additional environmental analyses may be required.



**Figure 4 - MAP WITH TEN DEVELOPMENT AREAS**

### ***Land Use Concept***

The overall land use philosophy for the Bullfrog Subarea is to build an integrated component of the Cle Elum community that incorporates the following concepts:

- Recognizes the importance of the character and community oriented function of the State Route 903 corridor connecting Cle Elum and Roslyn.
- Creates a unique environment that complements the existing small town community character of Cle Elum, South Cle Elum, Roslyn and upper Kittitas County.
- Provides for a variety of complementary land uses and concentrates community-oriented and commercial facilities in the eastern portion of the Subarea along SR-903 so that they are visible and accessible to the community as a whole.
- Maintains the wooded character of the Bullfrog Subarea by providing extensive buffers along roadways as well as between major uses and along bluffs and drainages.
- Utilizes a planned approach to development to assure that future uses have appropriate public facilities and services and meet City development standards.
- Maintains the Bullfrog Interchange in a natural wooded state so far as possible creating an entry to the community where commercial uses do not detract from the wooded scene or from the businesses in Roslyn and Cle Elum.

### ***Range of Uses***

There are a number of public and private land uses that are considered appropriate for the Bullfrog Subarea. These include:

- A variety of residential types and densities,
- Business / office park,
- Community facilities,
- Retail and commercial services limited to serving the residents or employees in their immediate area,
- Golf course, with club house
- Equestrian center,
- Open space and Greenbelts. And,
- Lodge.

The locations of appropriate uses by each of the Planning Areas are shown in Table 2. These locations were based on criteria such as land suitability, access, infrastructure requirements and land use compatibility. Alternative land development scenarios may shift land uses over time within the Subarea or replace them with currently unanticipated but compatible land uses. Those scenarios would be evaluated and any required plan changes made during the approval of each phase or project.

## ***Residential Uses***

Housing development in the Bullfrog Subarea would enhance Cle Elum's ability to provide a wider range of high-quality single family and multi-family housing, including housing that is affordable to anticipated future residents and employees; and housing that is available to seasonal visitors. Rather than implementing a typical suburban residential model where enclaves of single family housing types are segregated from multiple family compounds, a neighborhood with a mix of housing types using high quality design and development standards and incorporating abundant open space and recreation opportunities is preferred. These recreation opportunities will likely include a combination of both public and private facilities. This is consistent with development currently within the City.

- ***Single-Family Residential***

Single-family residential housing would be built at various densities. Golf course residential development would surround a potential 18-hole public golf course. Higher density clusters would be created with a range of densities and provision for open space and recreation amenities.

- ***Multi-Family Residential***

Multi-family residential housing including condominiums and apartments could consist of several different types and densities and would be located appropriately throughout the subarea. Open space and public recreational uses to serve condominium and apartment residents would be provided as well as pedestrian linkages to educational and community recreation facilities.

Net residential densities within residential portions of the Subarea will average four units per acre. Combining the residential densities in the Subarea with net densities in residential zones within the existing City limits results in an over-all density of 4.9 units per acre. Full build-out of residentially zoned properties within the existing city limits would increase the over-all net density to 5.4 units per acre. [In any aress](#)

## ***Business/Office Park***

Within the City of Cle Elum, no large, unconstrained tract of land is available for business/office development. Kittitas County's economic development organization, the Phoenix Group, has also noted a significant lack of suitable sites for business/office park development.

A business/office park of approximately 80-acres in size is considered necessary to provide for the future economic vitality of the entire Cle Elum community. The Bullfrog Subarea provides a unique opportunity to provide for this needed development in a location served by the appropriate infrastructure. The objective is to attract employment-generating firms and to provide adequate amenities such as small convenience retail, day care and service uses. Limited retail and commercial accessory

s may be allowed as a convenience for the employees and residents of this area. ~~at~~ they should not be of a size to conflict with the City's goal of re-establishing and maintaining the Old Town area as the city's commercial and business core. Design will be an important consideration in the development of the business/office park because of its proximity to I-90 and SR903 and the interchange at the west end of the historical City and due to its proximity to the residential uses on the plateau looking over the park.

Accessibility and land use compatibility are major determinates in locating a business/office park. Business/industrial development requires direct access to a major arterial and convenient access to the Interstate. Also, traffic from the business/office area should not travel through residential neighborhoods. To assure land use compatibility, the business/industrial area should abut non-residential uses unless stringent design, buffer and performance standards are in place.

The Subarea Plan proposes an 80-acre Business/Office Park in the eastern end of the Subarea, ~~(Planning Area F), adjacent to Ranger Station Road.~~ All business/office uses would be located in one large development bordered by the cemetery expansion on the east, a condominium village and potential Lodge on the north, and by the potential golf course and open space on the west. The westernmost portion of this area lies within the area identified in the DEIS as an aquifer protection zone. Adequate infrastructure would be available to serve the proposed development.

The business / office park will provide a number of sizes and types of buildings designed to be compatible with the forested setting and mindful of the views from residential buildings on the adjacent bluffs. The Business/office Park could provide up to 950,000 square feet of buildings to serve a variety of firms requiring office, research and development and accessory warehouse space. It is anticipated that demand for a business park will increase as development pressures from the Puget Sound area move eastward along the I-90 corridor.

### ***Golf Course***

~~An~~ championship style, 18-hole public golf course may be developed near the center of within the Subarea ~~(Planning Area C).~~ Supporting uses could include a clubhouse, lodge and restaurant. The clubhouse could accommodate a pro shop, snack bar, offices, rest rooms, and storage for golf carts and maintenance equipment. ~~During the winter, the golf course cart paths could be used for cross-country ski trails. Planned in association with the golf course is a recreation center open not to the general public, but to owners of the golf and condominium villages and their guests.~~ Single family and some higher density housing would may be developed around the golf course if built.

### ***Washington State Horse Park (Equestrian Center)***

The effort to locate the Washington State Horse Park in the Bullfrog Subarea is a high priority for the Kittitas County economic development program and Trendwest Properties has committed to providing land for the facility. The Washington Horse Park Authority is a private non-profit organization created by the Washington State

Legislature to design, develop, finance and manage the Horse Park. Proposed is a facility to serve the recreational, competitive, and educational needs of equestrian enthusiasts. Through education and example, the Horse Park would encourage responsible horse care and farm management. The Horse Park would receive the heaviest use on weekends between May and September, and could average 2,640 visitors per weekend day in August. Traffic management and parking will be significant issues in the operation of the Horse Park. Equine use of the site also would generate a considerable amount of manure that must be appropriately managed to prevent odors and water contamination.

Non-equestrian use of the site is appropriate for a range of activities; however these should be carefully selected so they do not adversely impact adjacent residents or habitat areas. Provision of limited permanent housing and / or a small recreation vehicle area may be appropriate depending on the site.

The architectural design and landscape treatment should conform to the wooded character of the site.

The ~~proposed~~ potential equestrian facility could range in size ~~from 80 acres~~ up to 200 acres. A 200-acre site in Planning Area D was proposed with the initial plan submittal. With further analysis it appears that a smaller facility (80 to 100 acres) may be feasible and that an alternate site would be found. One alternative evaluated in the Cle Elum Urban Growth Area EIS eliminates the Horse Park, assuming it would be located outside the Subarea.

Locating and constructing the Horse Park will be dependent upon the sponsoring body obtaining necessary funding, a source of water, and an analysis of environmental impacts through additional SEPA review as well as land use and design approvals by the City ~~and design approvals by Trendwest and the City.~~

### ***Upper Kittitas County Community Recreation Center***

A community recreation center is proposed within the eastern portion of the Subarea. A private, nonprofit corporation, the Upper Kittitas County Community Center Complex has been formed for the construction and operation of the center. The center would include facilities for both indoor and outdoor recreation activities. Preliminary ideas include structures to accommodate indoor recreation uses such as a teen center; auditorium, gym and a public swimming pool. Outdoor amenities could include soccer and baseball fields, tennis courts, sport courts, a skateboard court, horseshoe pits, basketball courts, and a covered picnic area. The design of these facilities should be coordinated with the school district's long-range plan as well as the parks and recreation programs of the adjacent communities.

A community recreation center could potentially share facilities such as a gym, swimming pool and auditorium with the Cle Elum/Roslyn School District. A site in Planning Area D adjacent to the expanded school site appears to be logical. The facility

should have a visual presence and possible access from SR-903. Other site options may become available as detailed site planning is done. Actual construction of a recreation center will require additional land use and SEPA review.

### ***Cemetery Expansion***

A cemetery expansion area of up to 10 acres in size is located on the west side of the existing Laurel Hill Cemetery, within Planning Area F. Attention must be paid to develop the site with adequate allowances for an east-west transportation corridor that creates a gateway to the Bullfrog Subarea.

The expansion area would provide buffering on the steep slope areas from adjacent uses and the power line easement.

### ***School Expansion***

Expansion of the existing joint Elementary/Middle School and High School located on SR 903 would occur within the Bullfrog Subarea (Planning Area D). The Cle Elum-Roslyn School District estimates a need for an additional 25 to 30 acres to accommodate a third school (separate middle or new high school), athletic fields and maintenance and garage facilities. ~~Both Cle Elum and Roslyn have agreed that the Cle Elum / Roslyn School District campus will be located in only one UGA.~~ Actual construction of the school expansion will require additional land use and SEPA review.

### ***Water Treatment Plant***

A new regional water treatment plant and other water infrastructure such as reservoirs pump stations and distribution lines will be developed in Planning Area G. The main treatment plant is now proposed adjacent to SR 903 and the Puget Sound Energy substation. Trendwest Properties has signed an agreement with the City of Cle Elum and the Town of South Cle Elum that provides a framework for regional cooperation on infrastructure and related issues involving the three parties.

### ***Regional Emergency Services / Maintenance Facilities / Other Public Facilities***

Regional emergency services could be located along or in the vicinity of SR 903 depending upon identified future need to serve the North Kittitas County community and the MountainStar Resort. Site needs for both City and County maintenance facilities have been identified.

### ***Open Space and Greenbelts***

Substantial greenbelts and open space areas will be provided for not only provide continuity of wildlife habitat but could also accommodate outdoor recreation uses such as trails for hiking, walking, bicycling, horseback riding, snow mobile riding, and cross

country skiing and to provide buffers from roads and incompatible uses.. Trails should provide for access within the Subarea, plus and connect with local and regional trail systems such as the Coal Mines Trail and the John Wayne Trail. Water features may also be created for recreation and open space enhancement. To maintain the wooded character and to retain environmentally critical areas for fish and wildlife habitat, at least ~~20% (VERIFY %)~~ 35% of the Bullfrog Subarea should be set-aside as buffers and open space. ~~Ridgelines and other highly visible areas will be retained.~~ The wooded steep slope areas that are highly visible separating the lower bench and the area adjacent to I-90 from the Bullfrog flats will be retained. Adjacent development will be done with acute sensitivity to scenic vistas and the overall natural, wooded character. One major element will be the provision of a buffer adjacent to the Interstate 90 corridor as part of the Mountain to the Sound Greenway system.

### **Range of Potentially Appropriate Uses**

Table 2 shows the existing land use/area description, gross acreage, critical area buffers and open spaces, a calculated net developable acreage, and a range of potentially appropriate land uses for each Bullfrog Planning Area.



**Table 2 - Range of Potentially Appropriate Land Uses**

Planning Area	Existing Land Use/Description	Gross Acreage	Buffer and Open Space	Net Developable	Range of Potentially Appropriate Land Uses (some acreage allocations overlap planning areas)
A	Vacant/wooded adjacent to Cle Elum River	118.0 ac	118.0 ac	0.0 ac	Entry Portal / small recreation center/picnic area Natural open space buffer Limited river access via integrated trail system Elk and other fauna habitat Protected river corridor and wetlands buffer Fisheries and cultural resource preservation
B	Vacant/wooded with potential of archeological sites, limited single family development	190.0 ac	73.0 ac	117.0 ac	Single-Family Residential at low densities of one unit per acre or greater. Integrated trails and open space Recreation and fishing activities
C	Vacant/wooded	265.0 ac	37.5 ac	227.5 ac	Single-family residential (81 acres) Golf course and clubhouse (6 acres) Multi-family residential (18 acres) Open space
D	Vacant/wooded	309.0 ac	33.5 ac	275.5 ac	Equestrian facility (80 to 200 acres) School expansion, (25 acres) with Community Recreation Multi-family residential Lodge (6 acres) Maintenance area (2 acres) City / County Maintenance Park & Open space
E	Vacant/wooded	104.0 ac	43.5 ac	61.5 ac	Single Family residential Golf course and open space
F	Vacant/wooded	142.5 ac	45.0 ac	97.5 ac	Business park (80 acres) Cemetery expansion (10 acres)  Multi-family residential Open space and Greenway Buffer
G	Utility facilities and vacant/wooded	63.5 ac	13.0 ac	50.5 ac	Multi-family residential w/ recreation amenities Open space with paths and trails Utility facilities (19 acres) Water Treatment Plant and other Public Facilities
H	Vacant/wooded	101.5 ac	27.5 ac	74.0 ac	Residential Open space/Utility Corridors
Total	Bullfrog Subarea Cemetery and Forest Service not in UGA	acres	acres	acres	
L / M					

## **LAND USE PLAN**

The land use map on the following page indicates the general locations of the principal land uses within the Bullfrog Subarea and is not intended to show rigid land use boundaries. The map shall be used in conjunction with the Cle Elum Comprehensive Plan policies, the Cle Elum Urban Growth Area EIS, and Planned Mixed Use Zone and Development Standards to guide specific future development. Development proposals for individual sites shall be evaluated by referring to this Subarea Plan and the provisions of the applicable development regulations, standards and design guidelines.

### **Community Character and Connections**

With a newly developing area such as the Bullfrog Subarea, the community has a unique opportunity to influence the character of that development and to define the relationship of that area to the rest of the City. Cle Elum residents have expressed a strong desire to maintain the existing character and small-town atmosphere and to integrate development in the Bullfrog Subarea with the rest of the community. It is important to the community to protect the environment, to create a development pattern that is open and accessible, and to make road and trail connections within the Subarea, to adjacent neighborhoods and to the MountainStar Master Planned Resort.

The Critical Areas Ordinance of the City of Cle Elum protects environmentally sensitive features such as steep slopes, the Cle Elum River corridor and Crystal Creek. These areas provide not only boundaries to confine various land uses, but also inhibit connections between land uses. The established land use pattern on the eastern edge of the Subarea further restricts the opportunities to connect the Bullfrog Subarea with the rest of the City. Therefore, no opportunities to create connections should be overlooked or squandered. Existing native forest vegetation can be used to provide buffers and wildlife habitat. Setbacks from ridgelines can help preserve scenic vistas and the overall wooded character. Landscaping that utilizes native vegetation is strongly encouraged. The Mountains to Sound Greenway Plan calls for a vegetated buffer along I-90 to retain the appearance of a sparsely developed corridor. Forest corridors can also be used to develop a public non-motorized transportation system that connects land uses.

Within the Subarea, the relationship of new development to the street and trail system will establish a key element of community character. In most circumstances, residential Residential areas should be developed with publicly accessible streets and sidewalks. Gated and walled residential areas that are common in some communities are not in keeping with the Cle Elum small town character. Senior housing Residential developments with private access or other security measures should only be considered in limited circumstances where such restrictions do not interfere with the overall policy objective to create a single, integrated community and do not interfere with public access from existing, historic city limits to the majority of the UGA area and Bullfrog Road, and then only after review, public comment and consideration by the City Council and part of an individual preliminary plat or binding site plan application. The City

Council may impose mitigation measures or other limitations on the access restrictions it deems appropriate to protect integrated community character.

Public parks to serve single family and multi-family neighborhoods should supplement larger community parks that are available to all residents of the Cle Elum area. Retaining substantial areas of open space that are integrated into the overall development pattern should be used to mitigate the impacts of higher density residential areas and business park development. Design concepts for residential, office and commercial buildings should include ~~pitched roofs,~~ non-reflective siding and glass, compatible roofing materials and treatments including pitched roofs for residential structures and significant landscaping compatible with the rural forested setting.

Internally, the street system should provide a structure which emphasizes connecting the various development areas within the Bullfrog Subarea with the two major streets connecting to Cle Elum - SR-903 and First Street near the cemetery. In addition there would be a connection to Bullfrog Road at or near the entry to the MountainStar Resort. A major east-west transportation corridor will be developed along the south side of the cemetery to connect the Bullfrog Subarea near the office / business park with the West First interchange and downtown Cle Elum.

## **GOALS**

1. To maintain and enhance the existing character of the City of Cle Elum and its surroundings in the development of the Bullfrog Subarea.
2. To create obvious visual and functional connections between downtown Cle Elum and the new development in the Bullfrog Subarea.
3. To arrange new development on the site so that it is open to the street system rather than secluded behind gates and walls.

## **POLICIES**

1. Provide suitable setbacks, buffers and landscaping for all new development to enhance the community character.
2. Emphasize the use of native vegetation in landscaping.
3. Prohibit the development of gated residential enclaves except for senior housing that is reviewed and approved to assure it does not detract from the overall goal of integrating this subarea into the entire community.
4. Create an interface between the Bullfrog Subarea and the established Cle Elum community along SR 903.
5. Provide publicly accessible streets, sidewalks, trails and parks throughout the Subarea.

- ~~6. Incorporate design guidelines in new development to create a significant gateway to Cle Elum near the I-90/West First Street interchange.~~
7. Provide a buffer along Interstate 90 consistent with the Mountains to Sound Greenway Plan.
8. Land uses in area B are limited to low density residential uses of one unit per acre or greater because of environmental constraints associated with the Cle Elum River.

### ***Major Land Uses***

This section discusses each of the major land uses anticipated within the Subarea and defines specific goals and polices applicable to their development.

### **Golf Course**

#### **GOALS:**

1. To encourage construction of an 18-hole public golf course with associated golf-related amenities and nearby residential development.
2. To adequately identify and mitigate the impacts associated with the construction and management for a golf course.
3. To preserve extensive amounts of significant existing vegetation within a golf course and particularly on the intervening steep slope areas.

#### **POLICIES:**

1. Allocate adequate acreage to any golf course development.
2. Implement the a golf course management plan to prevent pollution of surface and ground water.
3. If a golf course is proposed, assure that Allocate adequate land with a golf course for remains for residential development.
4. Provide opportunities, depending on location of a potential golf course for the business / office park to take advantage of it as a recreation and open space amenity.

### **Washington State Horse Park (Equestrian Center)**

#### **GOALS:**

1. To provide a potential site for a major equestrian facility that offers a wide range of recreational, competitive, and educational activities.

2. To protect archaeological sites, sensitive environmental features and water quality in the siting, development and management of the Horse Park.
3. To provide adequate transportation facilities including roadways, trails and parking for vehicles and horse trailers to accommodate the anticipated peak use of the facility.
4. Evaluate the development of supplementary residential uses in conjunction with the horse park and / or a small recreational vehicle park to accommodate visitors.

#### **POLICIES:**

1. Identify adequate acreage for the Washington State Horse Park while maintaining interconnections and integration between the Subarea and the remainder of the City.
2. Protect environmentally sensitive areas in the siting and development of the Washington State Horse Park.
3. Prepare and implement a maintenance plan for the Washington State Horse Park that addresses at a minimum: erosion control; management of manure; measures to prevent pollution of surface and ground water; protection of archeological sites and management of noise and odors.
4. Prepare and implement a Special Event Management Plan for the Washington State Horse Park, outlining traffic control, parking, vendor licensing, public safety, and sanitation measures for large events at the horse park
5. Provide needed on-site and off-site transportation facilities which may include parking, turn lanes on Bullfrog Road, shuttle service, trails, and other facilities to adequately serve the anticipated level of use of the equestrian center.
6. Design and program Horse Park facilities with sensitivity to potential noise and light spillover onto adjacent uses.
7. Depending on the site selected permanent housing and / or a small recreation vehicle park may be considered as part of the horse park.
8. Conduct adequate SEPA review prior to permitting construction of the horse park.

#### **Bullfrog Subarea Western Portal**

Planning Area A encompasses the western edge of the Bullfrog Subarea, adjacent to the Bullfrog Road/Interstate 90 interchange. The majority of this area lies within the 100-year floodplain of the Cle Elum River and will be retained as permanent open space. Because the Bullfrog interchange will be a major entrance to both the Subarea

and the MountainStar Resort, it is possible that a small visitors' center could be established adjacent to Bullfrog Road. No commercial or residential development is proposed for this area. The other quadrants of this interchange should also remain as open space and wooded to the extent possible.

**GOALS:**

1. Preserve the existing natural character of the western entrance to the UGA, both to further the objectives of the Mountains to Sound Greenway and to protect the sensitive areas associated with the Cle Elum River and its riparian habitat.

**Business / Office Park**

**GOALS:**

1. To develop a business park that has adequate infrastructure and that has convenient access to I-90 and downtown Cle Elum to provide development opportunities for new and expanding firms.
2. To provide a broad range of employment opportunities for residents of Cle Elum, the Bullfrog Subarea, and the Upper Kittitas Valley.
3. To promote an acceptable mix of jobs and housing within the community.
4. To retain and enhance the rural/open space character of the existing entrance to the city from the I-90 corridor.
5. To preserve downtown Cle Elum and the existing commercial property along First Street as the primary retail districts of the city as a whole.
6. To incorporate design and site planning elements that are compatible with the existing and intended community character.

**POLICIES:**

1. Allocate approximately 80 acres within the Bullfrog Subarea for a business / office park.
2. Locate the business park in the eastern part of the Bullfrog Subarea to ensure convenient access to downtown Cle Elum and to I-90.
3. Provide adequate transportation and utility infrastructure to serve the anticipated tenants of the business park.

4. Phase in the development of the business park with necessary infrastructure.
5. Accommodate office, research, sales, and light manufacturing uses, and related warehousing space.
6. Allow small-scale retail and service uses within the business / office park buildings including but not limited to food services and small-scale food or convenience sales, pharmacies, printing services, day care and dry cleaning intended to serve the day-to-day needs of businesses and employees.
7. Provide a vegetated buffer between the business / office park and I-90 or other arterial connections, along the steeper slope areas and the residential on the upper flats and the cemetery expansion area of sufficient width to preserve the wooded/open space character of the area.
8. Develop multi-purpose public trails and sidewalks to connect the business park with open spaces and other areas within the Bullfrog Subarea and with the rest of the Cle Elum community.
9. Prepare and implement design guidelines to maintain and enhance community character.

### **Cemetery**

#### **GOALS:**

1. To provide adequate land area for the long-term needs of the cemetery to serve it's expanded population base.
- ~~2. To provide for east-west transportation corridors to connect the Bullfrog Subarea with downtown Cle Elum.~~

#### **POLICIES:**

1. Integrate a 10-acre cemetery expansion area into the existing cemetery.
2. Provide an adequate buffer from adjacent uses and roadways to maintain a tranquil atmosphere.
3. Provide a corridor for motorized and non-motorized transportation adjacent to the southern boundary of the cemetery;- the corridor should include a landscaped buffer.



## **Upper Kittitas County Community Center**

### **GOALS:**

1. To provide facilities and programs for indoor and outdoor recreation activities for residents and visitors of the Upper Kittitas Valley.
2. To develop a visible and integral public facility supplementing school district programs.

### **POLICIES:**

1. Coordinate with the Kittitas County Community Center Complex organization in the siting, development and programming of the community recreation center.
2. Site the community center in a visually prominent and accessible location.
3. Provide trail connections to the community center from throughout the Bullfrog Subarea and from the greater Cle Elum, South Cle Elum and Roslyn areas.
4. Develop the community center site with adequate, paved, and landscaped parking.
5. Incorporate landscaping that emphasizes native vegetation into the site development, including the parking area.

ORDINANCE NO. 1180 (Continued)

**An Ordinance of the City Council of the City of Cle Elum, adopting the Bullfrog UGA Subarea Plan, Planned Mixed Use Zoning Ordinance and Zoning Map pursuant to the authority of Chapter 35.13 RCW for the Property known as the Bullfrog UGA**

**WHEREAS**, The City of Cle Elum is a second class municipal corporation organized under the laws of the State of Washington, located in Kittitas County, Washington; and

**WHEREAS**, Chapter 35.13 RCW authorizes the City to adopted Preannexation planning and zoning to take effect when a property is annexed to the City; and

**WHEREAS**, the property commonly known as the Bullfrog UGA is located within the City of Cle Elum Urban Growth Area; and

**WHEREAS**, the Cle Elum Planning Commission has completed its review and recommended approval of the Bullfrog Subarea Plan, the Planned Mixed Use zoning district and the zoning map for the Bullfrog UGA; and

**WHEREAS**, pursuant to RCW 35.13.178, the City Council held its first public hearing on the proposed subarea plan and zoning on February 19, 2002, and its second public hearing on August 27, 2002, conducted deliberations on February 19, 2002, August 27, 2002, September 24, 2002, and October 8, 2002; and

**WHEREAS**, the City Council has considered all of the public comments, the Planning Commission recommendation, and the information contained in the staff reports; and finds that the proposed subarea plan and zoning reflect the best interests of the public health, safety and welfare of the citizens of the City of Cle Elum and are consistent with the adopted City of Cle Elum Comprehensive Plan; and

**WHEREAS**, the City Council finds that on January 8, 2002, Kittitas County approved one-acre residential zoning for the Peare, et al. Property, and therefore, the zoning proposed for the Peare, et al. Property is consistent with the existing County zoning; and

**WHEREAS**, the City Council finds that the Puget Sound Energy substation property is currently developed as a power substation and as such, the proposed Public Reserve zoning best fits the property's existing use; and

**WHEREAS**, Puget Sound Energy has indicated support for the proposed zoning annexation.

**NOW, THEREFORE, BE IT ORDAINED** as follows:


1. The City Council hereby adopts the Bullfrog Subarea Plan, (June 18, 2002 revision), a copy of which is attached to this Ordinance as Attachment 1 as a subarea plan to the City of Cle Elum Comprehensive Plan, to take effect upon annexation of all or any portion of the property into the City of Cle Elum.

2. The City Council hereby adopts the zoning map attached to this Ordinance as Attachment 2 as the official zoning map for the Bullfrog UGA, to take effect upon annexation of all or any portion of the property into the City of Cle Elum.

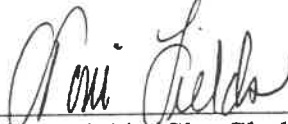
3. The City Council hereby adopts the PMU zoning district text attached to this Ordinance as Attachment 3 as an amendment to the City of Cle Elum Zoning Code, CEMC Title 17, to take effect five days after publication of this ordinance.

4. The City Council adopts the findings and conclusion of the Planning Commission, inclusive of the staff report findings referenced therein as well as staff reports dated August 27, 2002 and September 24, 2002, the findings and conclusions of the City Council in support of this Ordinance, in addition to the recitals contained in this Ordinance.

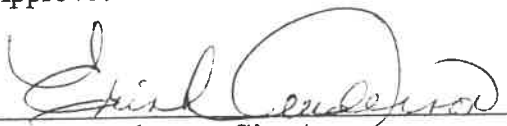
PASSED by the City Council and signed by the Mayor of this 8<sup>th</sup> day of October; 2002.

  
\_\_\_\_\_  
Gary Berndt, Mayor

ATTESTATION:

  
\_\_\_\_\_  
Toni Fields, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Erin L. Anderson, City Attorney

#### ATTACHMENTS

1. Bullfrog Subarea Plan, June 18, 2002 revision
2. Bullfrog Subarea Zoning Map, August 27, 2002
3. Planned Mixed Use Zone

## **CHAPTER 4**

### **HOUSING ELEMENT**

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Development within the Bullfrog Subarea will result in significant increases in both permanent and seasonal population. Housing development within the Subarea is intended primarily to accommodate the anticipated need for permanent, affordable and market-rate housing. There is a potential significant cumulative impact to the Cle Elum housing market from an expanding employment base associated with development of the business / office park and the MountainStar Resort. Future housing needs include rental housing and home-ownership opportunities suitable for all household sizes at prices affordable to market rate as well as low and moderate-income households.

The U.S. Department of Housing and Urban Development defines housing affordability according to the proportion of a household's income paid for rent or mortgage. Housing payments in excess of 30% of household gross (verify) income are considered an excess economic burden. Low-income households are considered to be 50% of the median household income for the County and moderate-income is 80% of the median household income. Income data for Upper Kittitas County is the appropriate measure by which to determine housing affordability for the Bullfrog Subarea.

Short-term impacts to population and housing demand are expected from construction workers employed in developing the Bullfrog Subarea and the nearby MountainStar Resort. During construction, non-local workers will likely be needed. While some non-local workers will commute, a significant percentage of workers will move temporarily to Upper Kittitas County - many desiring spaces for motor homes. Potential impacts include lower housing vacancy rates and increases in housing costs and property values. The local response to the changing housing market may include additional residential development, including multi-family housing.

Within the Bullfrog Subarea, four housing types for permanent occupancy are proposed: single-family, wholly owned condominiums, subsidized housing and multi-family rental apartments. At buildout, the total number of potential new housing units within the Trend West ownership would be approximately 1,300 - the final number will depend on the development alternative ultimately approved. Within the Trendwest development, the projected Year 20 population is 2,400, and at build-out, 3,120 (based on 2.4 persons per household). The Bullfrog Subarea will not provide all the new housing needed to accommodate the City's projected 20-year population growth - existing vacant residential land within the present City limits will also be needed for the projected 2,750 new residents.

Seasonal accommodations and the associated seasonal population within the Subarea would be in addition to the above numbers for permanent housing. Seasonal increases in housing demand would be associated with use of the potential Horse Park, golf course, and other recreation activities.

For all housing types, the intent is to create a community setting rather than walled and gated enclaves. New residential development will be integrated with the community as a whole in the arrangement of houses with respect to streets and public trails and open spaces. Prominent features such as monument signs, gateways, or kiosks are not appropriate as entrances to individual residential areas, although temporary marketing signs and neighborhood identification signs may be appropriate. Monument signs at the SR-903, Bullfrog Road and Ranger Station Road entrances may be permitted.

## **GOALS:**

1. To provide high quality residential development of various designs, densities, and costs that will accommodate part of the area's projected permanent and seasonal population growth.
2. To develop all new housing in a community or small town setting, with sensitivity to the natural environment.
3. To meet part of the demand for housing associated with projected employment in the vicinity and the Bullfrog Subarea's business park.
4. To provide affordable housing choices for households of all income levels.
5. To increase the range of housing opportunities in the greater Cle Elum community.
6. To prevent an unreasonable escalation of housing prices and rents in Cle Elum associated with the influx of construction workers associated with the proposed MountainStar Master Planned Resort development.

## **POLICIES**

- 1. Provide a range of housing types, sizes and costs including single-family homes, townhouses, apartments and condominiums, to meet a wide range of incomes and household types.**
- 2. Develop programs so that a proportion of the ownership and rental housing units are affordable to low and moderate-income households and to assure they are retained as affordable.**
- 3. Utilize household income data for Upper Kittitas County to determine housing affordability targets.**
- 4. Coordinate with local planning agencies including the Kittitas County Action Council to develop a housing needs assessment and a housing development plan to provide for low and moderate income households and special needs individuals.**
- 5. Encourage the clustering of residential development to conserve land, preserve significant environmental features, and permit densities necessary to support cost-effective provision of utilities and affordable housing.**
- 6. Design the subdivisions and neighborhoods to enhance pedestrian circulation so residents have access throughout the Bullfrog Subarea and to downtown Cle Elum without the need of automobiles.**
- 7. Integrate neighborhood recreational opportunities and public open space with residential developments.**
- 8. Develop design guidelines; and covenants, conditions, and restrictions to guide residential development in the Bullfrog Subarea consistent with the goals and policies of the Cle Elum Comprehensive Plan and the Bullfrog Subarea Plan.**
- 9. Insure and as necessary provide housing opportunities for construction workers employed in developing the Bullfrog Subarea and the proposed MountainStar Master Planned Resort.**

## **CHAPTER 5**

### **CAPITAL FACILITIES AND UTILITIES**

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New development in the Bullfrog Subarea will require major extensions, expansions, and upgrades of existing capital facilities and utilities in the greater Cle Elum area. The major property owner, Trendwest Investments, Inc. will play a major role in such improvements and will enter into developer agreements with local jurisdictions and utilities for utility/transportation corridors, parks and open space and schools.

#### ***GENERAL GOALS:***

1. To provide public utilities and services necessary to support the intended development in the Bullfrog Subarea while providing that the City's existing citizens and ratepayers suffer no negative financial impacts as a result of dealing with Trendwest development activities..
2. To coordinate the development of utilities, roads, and public facilities with the development of specific land uses.
3. To accommodate regional public facilities in the Bullfrog Subarea according to adopted plans.

#### ***GENERAL POLICIES:***

1. Encourage the development of sites for public facilities within the Bullfrog Subarea that may also serve the residents of the city as a whole, and the surrounding areas.
2. Ensure that all essential infrastructure and public facilities are installed concurrently with the development of specific land uses.

3. Level of Service standards for the Subarea shall be consistent with city-wide standards or standards adopted as part of the approved Master Plan.

### **Solid Waste**

The Kittitas County Solid Waste Management Plan (SWMP, 1997) established a coordinated regional approach to solid waste handling throughout the County. All municipalities in the County adopted the SWMP in 1998. Topics addressed in the SWMP include waste reduction and recycling, waste collection and disposal, and special wastes (contaminated soil, seepage, etc.). The SWMP Plan did not account for possible large development projects like the proposed business park or the MountainStar Resort. However, it does require that new developments incorporate solid waste disposal provisions within their plans, and that the County Solid Waste Advisory Committee review and approve those plans prior to adoption.

Refuse collection and recycling is provided on a county-wide basis by Waste Management of Ellensburg. Solid waste is hauled to the Greater Wenatchee Landfill via the Cle Elum Transfer Station. The City of Cle Elum has adopted a mandatory refuse collection policy for all its residents and businesses. The SWMP adopted the statewide waste reduction and recycling goal of 50%. Current (1999) estimates show an overall recycling rate in Kittitas County of 22% to 25%. Recycling programs to be developed for the Bullfrog Subarea will help achieve the Countywide recycling goal to be consistent with the recycling goal for the City of Cle Elum.

The Washington State Horse Park is likely to generate a significant amount of solid waste, primarily from horse bedding. The volume of material will vary depending on the amount of use and the type of bedding used. Proper techniques for on-site storage and transfer to a composting site are essential for the management of horse waste and will be incorporated into the Horse Park management plan.

### **POLICIES:**

1. Meet or exceed the statewide waste reduction and recycling goal as incorporated in the Kittitas County Solid Waste Management Plan.
2. Ensure consistency between the Solid Waste Management Plan for the City of Cle Elum and development components of the Bullfrog Subarea and, if needed, coordinate with the Solid Waste Advisory Committee to revise the Solid Waste Management Plan accordingly.
3. Ensure that the Cle Elum Transfer Station is expanded as needed to handle the anticipated solid waste stream from the Bullfrog Subarea. The expansion should be funded through a combination of tipping fees from new waste streams and developer mitigation payments if tipping fees are not sufficient.
4. Employ best management practices related to horse waste generated at the Washington State Horse Park.



## ***Energy and Communications***

Puget Sound Energy and Kittitas County Public Utility District, which must provide its facilities and services to those requesting connection, will supply electrical power in the Bullfrog Subarea. Two high voltage transmission lines traverse the Bullfrog Subarea and intersect at the Cascade and North Cle Elum substations. Extension of natural gas service to Cle Elum and to the Bullfrog Subarea by Puget Sound Energy is desirable.

Currently, telephone service is provided by Qwest and is obligated to anyone that requests such services. A fiber optic cable was recently installed to connect upper Kittitas County to Qwest's main office in Yakima. Charter Cable Company provides service to the Cle Elum area.

### **POLICIES:**

1. Encourage Puget Sound Energy to extend natural gas service to the Subarea in a timely manner through the planning and installation of appropriate infrastructure.
2. Install all utility extensions underground.
3. Provide appropriate telecommunications technology throughout the Subarea, and especially to the proposed business park.
4. Co-locate new utilities wherever possible with existing planned rights-of-way and utility corridors.

## ***Water Supply***

The City of Cle Elum will extend its water supply service to include the Bullfrog Subarea. The City is in the process of developing a water supply system to serve the needs of the City of Cle Elum, including the Bullfrog Subarea in its UGA and the Town of South Cle Elum, as well as to treat water for the MountainStar MPR. Existing and proposed domestic water supply is addressed in the City of Cle Elum and Town of South Cle Elum Comprehensive Water Plan (1997), the Draft Project Report for Water System Improvements Including Water Treatment (1998), and in the Cle Elum UGA Draft EIS Water Supply Analysis (2000). These plans identify significant water system improvements designed to improve existing facilities and to accommodate future domestic water demand. The City of Cle Elum partially lifted a voluntary moratorium on water hookups in 1999.

The City is partially served by a water pipeline that is old and in need of repair or replacement. It passes through the Bullfrog Subarea and carries water from the Cle Elum River into the City's distribution system. The present water treatment plant serving Cle Elum and South Cle Elum is located between the two communities on the Yakima River. The City has committed to building a new water treatment facility in the Bullfrog Subarea. The location for the water treatment facility is ~~within Planning Area D,~~ adjacent to the Puget Sound Energy substation on SR-903. New transmission mains will connect to the new treatment facility. The old water transmission pipeline would be decommissioned.

The City's ability to provide capacity for water is addressed in the City's Water Rights/Supply Policy and through development agreements and the Water Comprehensive Plan. Water supply for the Bullfrog Subarea relies on transfer of water rights secured by property owners. The City's UGA water supply policy requires that Trendwest provide the City with an amount of water equivalent to that needed for development of Trendwest property within the UGA. The City has agreed to provide water for the school expansion area, cemetery, community center and business / office park uses.

### **Sanitary Sewer**

Development in the Subarea will affect the City's wastewater management program. The City's sewerage system ultimately discharges water into the Yakima River, in compliance with all local and state standards and permits. The lagoons for Roslyn's Sewerage Treatment Facility are located north of Crystal Creek just outside the subarea. Cle Elum's ability to provide capacity for sewer facilities will be addressed through the preparation of the regional facilities plan now underway and development agreements. Developer agreements will ensure that adequate funding is available to construct and upgrade necessary infrastructure to accommodate additional demand from development in the Bullfrog Subarea. A new regional wastewater treatment plant is planned for construction, likely within or near the site of the existing City of Cle Elum plant.

### **POLICIES:**

1. Implement the City of Cle Elum and Town of South Cle Elum Comprehensive Water Plan (1997) and in the Draft Project Report for Water System Improvements Including Water Treatment (1998).
2. Design a municipal domestic water supply system to serve the Bullfrog Subarea that will also serve the City of Cle Elum, ~~and~~ the Town of South Cle Elum and the MPR.
3. Ensure that the new wastewater treatment facility has capacity to accommodate the potential development in the Bullfrog Subarea along with that of its entire regional service area as defined.
4. Implement domestic water conservation measures in all residential, commercial and lodging facilities.
5. Meter all domestic water users.
6. Avoid using domestic water for irrigation.
7. Explore the use of treated wastewater for irrigation.

## **Storm water**

The Bullfrog Subarea currently has no engineered stormwater drainage system. Precipitation drains naturally and is gradually absorbed into the ground. As impervious surfaces and sources of contamination increase with development, runoff will increase along with the potential for erosion and flooding ~~increases because runoff quickly enters streams rather than slowly soaking in to the ground.~~ Pollution of surface and ground water may also increase due to contaminated runoff from roads, parking lots, golf courses and equestrian facilities.

The "*Cle Elum Urban Growth Area Master Drainage Plan*" was prepared in 1999. A ~~grading analysis and Hydrologic modeling (Hydrologic Simulation Program - Fortran, Release 11) also have~~ has been completed to estimate the hydrologic impacts of development within the Subarea. A grading analysis has also been performed. From this information, the City has determined that it will be important to address stormwater runoff issues and develop mitigation through both a comprehensive stormwater management plan and through site planning for specific projects such as the office / business park, and potential golf course and horse park. The intent of the management plan would be to ensure that the quantity and quality of stormwater runoff from the site is substantially consistent with existing, pre-development conditions, and that the quality of the stormwater would not impair beneficial uses of surface waters or groundwater. The stormwater management plan should incorporate the use of ~~grassy swales, detention ponds and engineered wetlands~~ water quality treatment facilities to receive and cleanse runoff, and to allow it stormwater to slowly percolate into the ground through the use of infiltration facilities..

### **POLICIES:**

1. Provide storm water drainage control that will prevent any of the following unacceptable impacts to the area's natural hydrologic system:
  - Increases in flow rates and/or volumes that would result in flooding where none occurs under existing conditions, or that would aggravate existing flooding problems, either on-site or downstream; or
  - Increases of flow rates and/or volumes, both on- and off-site, that would increase the rate or frequency of stream bank erosion resulting in bank/slope failures along stream corridors and downstream sedimentation; or
  - Alteration of natural topography and/or native vegetation that would result in soil erosion or unstable slopes; or
  - Alteration of streams and wetlands that would reduce their natural ability to protect water quality and quantity and/or aquatic or riparian habitat values; or

- Alteration of ground water that would adversely change downstream base flows and/or impair existing water rights.
2. Implement the Master Drainage Plan for the Bullfrog Subarea with site drainage plans that are consistent with City of Cle Elum, Kittitas County, and Washington State policies and regulations. At a minimum, a site drainage plan shall include:
    - A discussion of the existing drainage basins and their characteristics; and
    - The basic design criteria for stormwater drainage systems; and
    - Special provisions for storm water management during periods of construction; and
    - Recommended measures to control erosion and sedimentation both during and after construction; and
    - Proposed storm water management plan for the specific development.
  3. Implement best management practices designed to mitigate the impacts of a potential golf course and horse park, and office and residential development on ground water and surface water.
  4. Minimize the amount of impervious surface in the Bullfrog Subarea.
  5. The city should consider the formation of a storm water utility or other mechanism to manage and maintain the storm water management system for the Bullfrog Subarea systems in the City.

### ***Schools***

Anticipated enrollment increases from new Bullfrog Subarea residential development, plus growth throughout the school district will create the need for new school facilities and programs. Development within the Subarea could generate up to 406 students in Year 5, 708 students in Year 20, and 794 students in Year 30. The Subarea Plan provides a 25 to 30 acre school campus expansion area for construction of ~~a~~ new facilities~~y~~.

### **GOALS:**

1. Make provisions for a full range of educational facilities in the Bullfrog Subarea to serve the residents of this area.

### **POLICIES:**

1. Provide a suitable site for adequate school facilities to accommodate the growth from the Bullfrog Subarea development, and from the entire school district.
2. Work with the Cle Elum – Roslyn School district to ensure that school facilities and programs accommodate the projected student population from the Bullfrog Subarea.

3. Provide direct vehicular and pedestrian connections from the residential areas of the UGA to existing and proposed school facilities.

### **Fire Protection and Emergency Medical Services**

The Subarea will be served by the City of Cle Elum/South Cle Elum Fire Department. Additional resources are available through Kittitas Fire District No.7, State of Washington Department of Natural Resources, and State of Washington Department of Transportation,

#### **GOAL:**

Provide fire protection and emergency medical services to people and property within the Bullfrog Subarea consistent with the City's level of service standards.

#### **POLICIES:**

1. Maintain the City's adopted level of service standards for fire services.
2. Include a Fire and Life Safety Plan in the comprehensive Construction Plan.
- 3.4. Require all construction activities to be consistent with WDNR Fire Protection Regulations, including development of a Fire Protection Plan.
- 4.5. Require development projects to emphasize and encourage membership in the volunteer fire department among employees and residents.
- 5.6. ~~Negotiate agreements to assure that the subarea is adequately served by a water tender and that the planned Cle Elum fire station is partial funded from development within the Subarea.~~ Development within the Subarea shall mitigate impacts to fire and medical services.
- 6.7. Require new development to provide new residents and employees with educational information regarding domestic and wildfires.

### **POLICE SERVICES**

The subarea will be served by the City of Cle Elum-Roslyn-South Cle Elum Police Department. Proposed development is anticipated to generate the need for up to four additional officers and supporting patrol cars and equipment by year 10

#### **GOAL:**

Provide police protection services to people and property within the Bullfrog Subarea consistent with the City's level of service standards.

**POLICIES:**

~~1. Require an on-site security presence during the initial construction phase.~~

21. Maintain the city's existing level of service standards for police services during and after construction.

## **CHAPTER 6**

### **TRANSPORTATION**

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The Bullfrog Subarea is currently served by two interchanges with Interstate 90 (Bullfrog Road on the west and West First Street on the east) and to a lesser degree by the half-diamond interchange (Oakes Avenue) serving downtown Cle Elum. The Subarea is also served by local roads including Bullfrog Road (County-maintained), and State Route 903.

A new internal circulation system will be built in the Bullfrog Subarea as new land uses develop. The street system will consist primarily of a network of interconnected streets rather than a disconnected system of cul de sacs. The proposed street network will be conducive to both motorized and non-motorized transportation. Early identification and mitigation of potential traffic hazards and increased traffic volumes should minimize future adverse impacts to traffic safety and road capacity.

Based on the future land use assumptions, the expected PM peak hour trips in Year 5 may range from 820 trips on weekdays, to approximately 1140 trips on weekend days. By Year 10, the PM peak hour trips would increase to 921 on weekdays, and approximately 1220 trips on weekend days. At build-out, weekday PM peak hour trips would total 1757, and weekend day trips, approximately 1350. This volume of traffic will result in additional trips on the main arterials within the City, and to a lesser extent on City local access streets, as well as on the primary roads serving the Subarea.



Kittitas County has adopted an intersection Level of Service standard (LOS) D for urban areas. Although the City of Cle Elum has not yet adopted its own transportation level of service standards, the City has determined that because the Subarea is proposed for urban development, LOS D is the appropriate level of service to be adopted with this Subarea Plan. The City anticipates adopting a city-wide intersection Level of Service standard of D in its updated Comprehensive Plan.

Traffic studies contained in the Draft EIS for the Trendwest development show three intersections (or intersection movements) within the existing City limits dropping below LOS D by Year 5. The decreased level of service would be attributable to increased traffic from the Subarea and other growth. By Year 5, the Bullfrog Road/Interstate 90 interchange would drop to LOS C on weekdays, and LOS D on weekends by Year 10. As noted in the DEIS, major events at the Horse Park and/or MountainStar Resort could result in additional traffic and additional delays.

Some of the transportation constraints affecting the Subarea include:

- The Bullfrog Interchange with Interstate 90 will be impacted by the expansion of the WSDOT Weigh Station. The lanes for trucks will start at the interchange and may restrict the movement of vehicles onto Interstate 90 from Bullfrog Road.
- The Cle Elum/West First Street Interchange is limited to exiting and entering from and to the west and is directly tied into First Street.
- The downtown Cle Elum/Oakes Avenue interchange is restricted to exiting and entering from and to the east. Note: WSDOT has indicated it has ~~plans to develop a full diamond interchange at this site at a time yet to be determined~~ a need for a full interchange but the project has not been designed or funded.
- State Route 903 provides the primary connection between Cle Elum and Roslyn. The connection goes through Cle Elum's residential areas and intersects at Oakes and Pennsylvania Avenues with First Street, Cle Elum's main commercial street.
- Topography limits opportunities for connections between internal sections of the Bullfrog Subarea.
- No direct access to Interstate 90 is permitted.
- SR 903 is a Class 4 Access Managed Highway within the Subarea.

Opportunities for the circulation system within the Bullfrog area include:

- Long-term improvements to the West Cle Elum/First Street Interchange to add connections to and from the East.
- Improving signage on I-90 to let people know about the Downtown/Oakes Avenue exit and possible future connection to the Bullfrog Subarea.



- Providing a more direct connection from State Route 903 to the Cle Elum/West First Street I-90 Interchange.
- Providing a direct and prominent access corridor between the Bullfrog Subarea and downtown Cle Elum in the vicinity of the cemetery.
- Possibly connecting State Route 903 to First Street in the vicinity of the Forest Service and the City Park. This would reduce traffic on 2nd Street through residential areas and increase traffic on the more commercial First Street. An alternative would be a connection into the Bullfrog Subarea which connects to the Business / Office Park and adjacent to the Cemetery to First Street.
- Incorporate publicly accessible non-motorized transportation on trails, all new streets and street improvement projects that provide access to or within the Bullfrog Subarea.
- Develop the segment of the Coal Mines Trail through the Bullfrog Subarea and provide connections from within the Subarea.



FIGURE 5: Street System

## GOALS:

1. To develop a safe and efficient circulation system, for vehicular and non-motorized traffic within Bullfrog Subarea and in areas affected by Bullfrog Subarea development.
2. To create a prominent transportation corridor between the Bullfrog Subarea and downtown Cle Elum.
3. To encourage non-motorized transportation throughout the Bullfrog Subarea connecting to recreation and educational facilities.
4. To minimize the traffic impacts on residential areas.
5. Ensure that new development within the Subarea pays its proportionate share of all required on-site improvements and a proportionate share of off-site street, intersection, interchange, and trail improvements. If required improvements are not caused by other growth, the entire cost of the improvement may be assigned to the development.

## POLICIES:

1. Design a network of roads and paths to provide efficient circulation within the Bullfrog Subarea and to provide safe access for residents, employees, and visitors.
2. Engineer roads and trails with sensitivity to natural landforms, vegetated buffers, and environmentally critical areas and in conformance to the City's development standards.
3. Dedicate public roads and easements to the city.
4. Pave new and existing streets that will serve the Bullfrog Subarea to minimize dust from vehicle traffic.
5. Enhance the transportation corridor between the Bullfrog Subarea and downtown Cle Elum including but not limited to providing a public street connection from Ranger Station Road and First Street between the I-90 ramps and Pine Street.
6. Provide multiple direct access routes into the Bullfrog Subarea to serve the Washington State Horse Park, residential areas, and the business park, ~~and to provide a connection to the entrance of the MountainStar Resort.~~
7. Provide a connection collector street from within the Bullfrog Subarea with direct access to SR-903 near the Cle Elum-Roslyn School District facilities for convenient access to the schools and to the proposed community recreation center. to reduce congestion on SR-903.

8. Develop non-motorized transportation routes in the Bullfrog Subarea, and in the greater Cle Elum/Roslyn area that will lessen dependence on the automobile and thereby reduce air pollution, noise, energy consumption, and traffic congestion.
9. Develop a trail system that follows open space corridors, roads, and utility rights-of-way, and allows safe and efficient bicycle, equestrian, and pedestrian travel that provides for internal circulation and connections to regional trail systems that including links to Roslyn and South Cle Elum.
10. Allow public use of all trails, parks, and open space that form segments of existing or planned city and regional trail systems.
11. Improve pedestrian amenities along First Street to provide for safe and comfortable access between downtown Cle Elum and the Bullfrog Subarea.
12. Develop a roadway connection between SR 903 and I-90 along a corridor near the cemetery and the Forest Service Ranger Station.
13. Improve SR 903 to include appropriate pedestrian, bicycle, and equestrian facilities.
14. Require the property owners to contribute to street and highway improvements necessary to maintain acceptable levels of service and safety on off-site roads and highways to mitigate the effects of development on the property.
15. With Kittitas County and WSDOT, develop a traffic-monitoring program to follow and document development within the Subarea.
16. Develop a Transportation Management Plan for special events with large traffic volumes. This Plan should adequately mitigate impacts to existing transportation routes and facilities from large-scale special events, such as golf tournaments or horse park events.
17. Road segments and intersections within the Bullfrog Subarea and the Cle Elum Urban Growth Area shall not be allowed to fall below a Level of Service D as defined in the version of the 1997 Federal Highway Capacity Manual used by Kittitas County for MPR mitigation.

## **CHAPTER 7**

### **ENVIRONMENTAL RESOURCES**

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The City of Cle Elum Critical Areas Ordinance, Title \_\_\_ classifies and designates environmentally sensitive areas within the City and establishes development standards. Critical areas should remain undeveloped and serve as open space. Fish and wildlife habitat and local character will be protected while opportunities for low-impact recreation will be provided. Protected critical areas enhance the overall quality of the built environment.

The portion of the Cle Elum River within the Bullfrog Subarea will have a building setback that corresponds to the river's geomorphic floodplain. A geomorphic floodplain is the area that a river has the potential to inundate with a flood or to migrate within as it changes course. Some passive recreation uses such as hiking and fishing may occur within the geomorphic floodplain.

Protection of existing groundwater resources within the Subarea is a significant issue for the community. Current levels of groundwater recharge should be maintained, and the potential for contamination minimized to the extent possible.

It is important to maintain wide buffers along roadways and around high activity areas to retain wildlife habitat and the wooded character of the area. I-90 is a designated National Scenic Byway and the I-90 corridor is part of the Mountains to Sound Greenway. A vegetated buffer will be established and maintained along I-90 to retain the scenic qualities of this corridor.

Potential air emissions from road dust, vehicle emissions, industrial emissions, and wood smoke will be addressed in the site plan development review process.

## **GOALS:**

1. To develop the Bullfrog Subarea on sites with minimal environmental constraints while exercising responsible stewardship over natural resources and features.
2. To protect from degradation by urban development, environmentally sensitive areas such as wetlands, flood plains, riparian corridors, aquifer recharge areas, and steep slopes.
3. To protect the existing high quality of air and water.

## **POLICIES:**

1. Comply with the City of Cle Elum Critical Areas Ordinance and mitigation measures identified in the Final EIS with regard to wetlands, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat.
2. Preserve environmentally sensitive areas in their natural state as part of an open space system, with the exception that certain uses that have minimal environmental impact may be permitted such as trails and passive recreation. Aquifer recharge areas shall be protected from degradation, but may not be required to be retained as natural open space.
3. Require open space easements or dedication within the Bullfrog Subarea to protect wildlife habitat and to retain corridors for wildlife to move through the site.
4. Locate trails away from sensitive habitat areas.
5. Establish a building setback line that corresponds to the Cle Elum River's geomorphic floodplain.
6. Ensure the proper management of horse manure in the Horse Park where rainfall infiltration could pollute surface or ground water.
7. Preserve and enhance existing riparian vegetation along the banks of streams.
8. Encourage the planting of native vegetation throughout the Bullfrog Subarea.
9. Reduce noxious weed infestation.
10. Prohibit construction of buildings that use wood-burning appliances as their sole heat source.
11. Pave roads and parking lots to minimize dust.
12. Avoid light and glare spillover onto surrounding properties and into the night sky.

13. Facilitate the proper preservation, use, and maintenance of the open space areas through public and private ownership and partnerships.
14. Provide landscaping around buildings, in parking lots and along streets.
15. Infiltration of storm water runoff and appropriate water quality treatment shall be required.
16. Minimize impacts on surface and groundwater from use of pesticides and fertilizers.
17. Prepare a Stormwater Pollution Prevention Plan for construction activities.
18. Use only uncontaminated fill during construction.
19. Require businesses that store or work with hazardous substances to develop a plan to prevent stormwater contact with the substance.
20. Support development of a regional household hazardous waste facility or program .

## CHAPTER 8

### PARKS AND RECREATION

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Upper Kittitas County's physical resources and climate lend themselves to a wide variety of outdoor recreation opportunities. The regional landscape of mountains, forests, rivers and lakes, coupled with the varied climate, allows for a multitude of recreation opportunities year-round. The Bullfrog Subarea has not been traditionally used extensively for outdoor recreation. However, the site is proximate to large areas of public and private land that are generally available for recreation such as hiking, hunting, fishing, horseback riding and camping. Future development in the Bullfrog Subarea will provide both indoor and outdoor recreation opportunities for new residents and for the community as a whole.

Public recreational facilities planned for the Bullfrog Subarea may include an equestrian center, golfing facilities, sports courts and fields, and trails for hiking, walking, bicycling, horseback riding, snow mobile riding, and cross country skiing.

~~Public recreational facilities planned for the Bullfrog Subarea include an equestrian center, golfing facilities, sports courts and fields, and trails for hiking, walking, bicycling, horseback riding, snow mobile riding, and cross country skiing.~~ In addition, it is important the City coordinate use of recreation facilities with the School District and other non-profit organizations who may be providing facilities or programs.

#### Parks and Recreation Standards

For purposes of the Bullfrog Subarea Plan the following Public Park and Open Space Standards will be used as goals to be achieved in this subarea. They are based on the 1983 National Recreation and Park Association (NRPA) service



standards; reviews of other community park plans and appear to reflect current community standards. While the NRPA publication was revised in 1995 to remove the LOS standards as a uniform recommendation, these 1983 standards are nonetheless deemed appropriate as a goal to guide parks and recreation development, even if they are not adopted as an absolute standard or requirement. Further, ~~These standards goals~~ do not include private recreation facilities that might be provided within a specific development; however, and those private facilities may be counted after review and approval by the City to meet a portion of the City's goal, but not more than half of any one category. It is assumed that these minimum standards goals will also be incorporated into the citywide comprehensive plan update.

A variety of types of parks should be provided to meet the needs of the overall community and individual developments. The types of parks, their size and location criteria are shown in the following chart.

<b>Public Park Designation</b>	<b>Size Range</b>	<b>Standard Goal</b>
<b>Pocket/Mini Park</b> Should be located within residential areas with a service area of about 1/4 mile. i.e. Flagpole area, small street end viewpoints, etc.	.25 to .5 acres	0.5 acres / 1000 people
<b>Neighborhood Park</b> Located to serve a neighborhood with a service area of about 1/2 to 1 mile. i.e. More passive activities, picnicking, informal family games/gatherings, multi-purpose court, and limited parking spaces (1-2 spaces per acre) on-site depending on the siting of the park and availability of on-street parking. It might include a ballfield depending on the size and accessibility.	3 to 6 acres	2.5 acres / 1000 people
<b>Community Park</b> Located on the community arterial road system for ease of access to serve the entire community. i.e. Organized sports fields such as softball, baseball, soccer, toilet facilities, parking (minimum 15 parking spaces per field) as well as recreation facilities normally found in a neighborhood park. If special indoor recreation facilities such as swimming pools or courts are developed, they should be located in a community park. Depending on the nature of each facility, it may be able to substitute for another outdoor facility.	10 to 20 acres	5 acres / 1000 people
<b>Regional / Open Space*</b> i.e. Larger facilities serving entire upper county, interconnecting trails, natural open space, etc. * Not including sensitive areas such as steep slope & flood plain or utility sites / ponds	Varies	25 acres / 1000 people

In order to accommodate recreation programs it is necessary to have specific types of facilities available at the various types of parks. The follow standards are utilized as

goals for development to assure that responsive programs can be instituted for all residents with the community.

**Recreation Facility StandardGoals**

**Facility Type** StandardGoal

**Courts (Multipurpose)** 1 / 1,250 people  
i.e. Basketball, Volleyball, Tennis

**Baseball / Softball Fields:** 1 / 750 people  
City of Cle Elum presently has 5 baseball / softball fields

**Soccer / Multipurpose Fields** 1 / 1,500 population  
City of Cle Elum presently has no Soccer Fields

**Football Fields** Assumed met by School Facilities

**Analysis Of Park and Recreation Facility Need In The Bullfrog Subarea**

Based on an estimated Bullfrog Subarea population at buildout of 3,360 the City has identified the following need for Park and Open Space facilities. The estimated population to be accommodated within the proposed Trendwest project is 3,120 or 93% of the total need.

<b>Park Type</b>	<b><u>StandardGoal</u> Per 1000</b>	<b>Needed Acreage Bullfrog UGA</b>	<b>Needed For Trendwest</b>
Pocket Park	0.5 ac	1.68 Acres	1.56 Acres
Neighborhood Park	2.5 ac.	8.40 Acres	7.80 Acres
Community Park	5.0 ac.	16.8 Acres	15.6 Acres
Regional / Open Space	25.0 ac.	84.0 Acres	78.0 Acres

<b>Recreation Facility</b>	<b><u>StandardGoal</u> Per Population</b>	<b>Needed Facilities Bullfrog UGA</b>	<b>Needed for Trendwest</b>
<b>Courts (Multipurpose)</b> <u>City has a deficit of Courts</u>	1 / 2,500 People	2.7 Courts	2.5 Courts

**Baseball / Softball Fields** 1 / 750 People 2.2 Fields 2.0 Fields  
City has Fields in excess of that StandardGoal, therefore these numbers have been adjusted

Soccer / Multipurpose      1 / 1,500      2.25 Fields      2.0 Fields

These facilities should be developed according to City construction standards in conjunction with adjacent residential development or possibly within office or business parks to serve employees.

## **GOALS**

1. To provide adequate publicly accessible recreation facilities within the Bullfrog Subarea.
2. To develop vehicular and non-motorized connections to on-site and off-site recreation facilities.
3. To minimize the adverse impact of new development in the Bullfrog Subarea on existing Cle Elum area public facilities.
4. To assure coordinated use of facilities provided by the school district and non-profits for recreation programs serving the City of Cle Elum and Upper Kittitas County.

## **POLICIES**

1. Incorporate publicly accessible park and recreation facilities into the neighborhoods and the business park, consistent with the City of Cle Elum standards.
2. Utilize as a goal, the [1983 National Recreation Park Association's Recreation, Park and Open Space level of service standards](#) for all classifications of parks, open space, and recreational facilities. It is recognized [in the 1995 NRPA](#) that these may be adjusted to meet specific development situations and the provision of private facilities serving some portion of the identified need. [These goals Standards](#) should be reviewed periodically in the process of updating the City's Comprehensive Plan to assure they are meeting the needs of a changing population..
3. Develop a community recreation center that contains facilities for indoor and outdoor recreation available to all members of the Upper Kittitas County community, adjacent to the school site, and coordinate with the Cle Elum – Roslyn School District to improve and expand school playgrounds and sports fields so that they may become integral parts of the community park and recreation system.
4. Connect the trail system within the Bullfrog Subarea with existing and planned trail systems in the City of Cle Elum and Kittitas County, including the John Wayne Trail in Iron Horse State Park and Coal Mines Trail between Cle Elum and Ronald.
5. Provide a system of walking, bicycling, skiing, and equestrian riding trails for active recreation, connections to public facilities, and enjoyment of natural open space.
6. Utilize utility rights-of-way for trails.

7. Minimize disturbance to environmentally sensitive areas in the siting, development and use of park and recreation facilities.

## **CHAPTER 9**

### **HISTORIC AND CULTURAL RESOURCES**

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Cultural resources surveys for the Bullfrog Subarea were conducted between 1997 and 1999. Several prehistoric cultural resources and historic sites were identified through the surveys. To ensure their continued protection, the location and description of the six prehistoric archeological resources is not publicly disclosed. All prehistoric sites are eligible for inclusion in the national register of Historic Places, although none are currently listed. Most of the historic sites are simply refuse scatters. One site known as the Cle Elum Waterline Chlorination Building was in use from 1906 to the 1930s. The concrete structure remains on the site. None of the historic sites is eligible for inclusion in the National Register of Historic Places.

#### **GOALS:**

1. To minimize the cumulative impacts of site development on cultural and historic resources.
2. To provide information to the public about significant cultural and historic resources.

#### **POLICIES:**

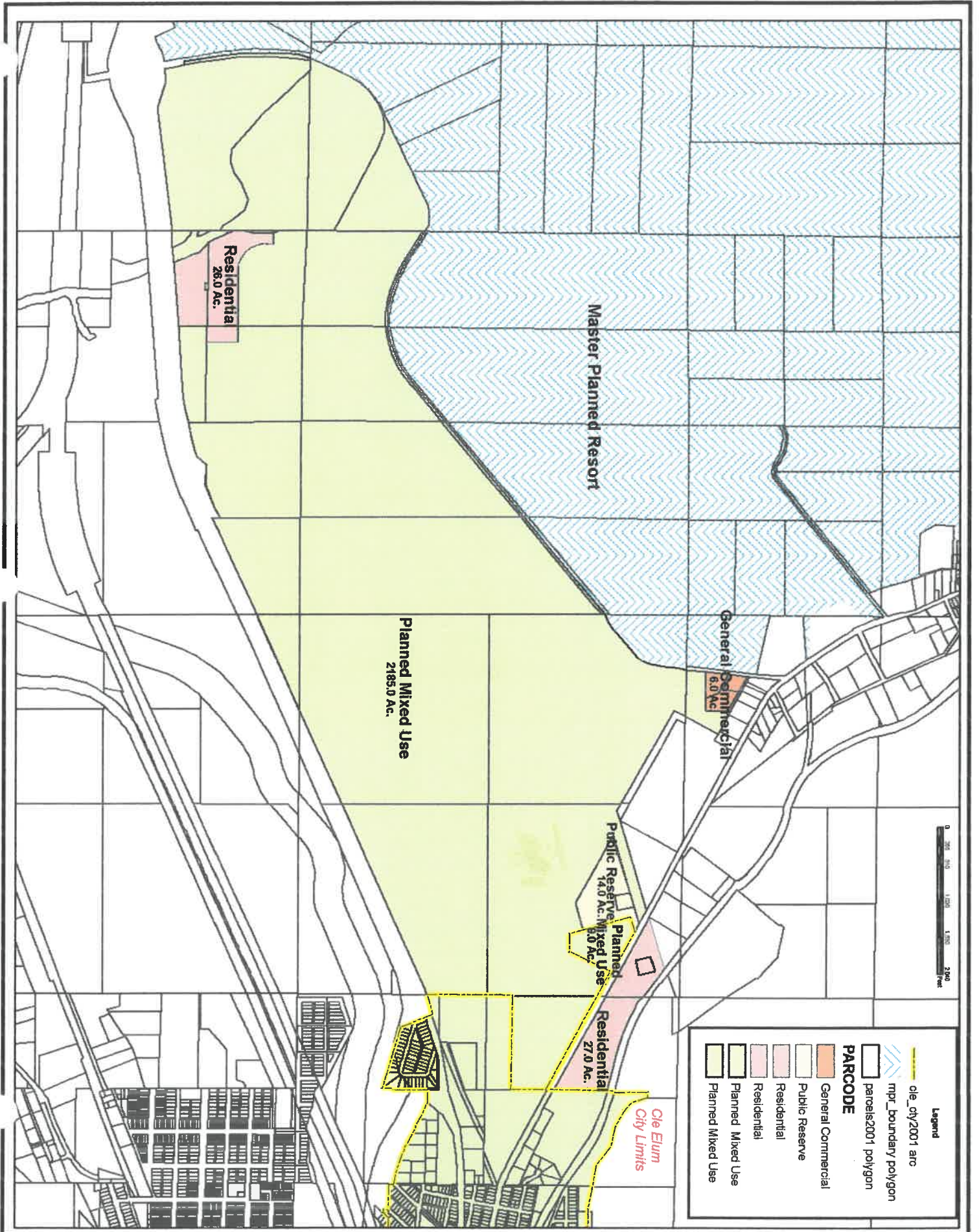
1. Protect significant historic and prehistoric cultural resources within the Bullfrog Subarea.
2. Incorporate cultural resources surveys and testing into the project development process.
3. Provide environmental and historical interpretive markers or signs in conjunction with the trail system.

**ORDINANCE 1180**

**ATTACHMENT 2**

**Zoning Map**





**ORDINANCE 1180**

**ATTACHMENT 3**

**Planned Mixed Use District**



**Chapter 17.45**

**PMU - PLANNED MIXED USE DISTRICT REGULATIONS**

- 17.45.010 Purposes and objectives.
- 17.45.020 Mixed use approval required.
- 17.45.030 Mixed use approval - exemptions.
- 17.45.040 Mix of uses encouraged.
- 17.45.050 Uses permitted.
- 17.45.060 Development standards.
- 17.45.070 Application procedures.
- 17.45.080 Application for mixed use approval.
- 17.45.090 Approval criteria.
- 17.45.100 The Mixed Use final plan.
- 17.45.110 Subsequent approvals and permits.
- 17.45.120 Concurrent processing of development proposal applications.
- 17.45.130 Sureties.
- 17.45.140 Expiration of mixed use approval.
- 17.45.150 Amendment of final plan.

**17.45.010 Purposes and objectives.**

A. The PMU district is established to apply to larger parcels of land with significant development potential and to achieve the following purposes:

1. To assure that large new development creates a complete and interdependent Cle Elum community that contains a mix of land uses that provides for most of the daily needs of its residents and visitors including recreation, employment, housing affordable to all residents and education.
2. To obtain development within the city with imaginative site planning in a compatible mixture of land uses that will encourage pedestrian rather than automotive access to employment opportunities and goods and services;
3. To encourage building design that is in keeping with the climate and the traditional rural, small town, mountain character of the Cle Elum area;
4. To ensure sensitivity in land use and design to adjacent land uses within the PMU district, and to avoid creating incompatible land uses;
5. To ensure that all development gives adequate consideration to and provides mitigation for the impacts it creates with respect to transportation, public utilities, open space, recreation and public facilities, and that circulation, solid waste disposal and recycling, water, sewer and storm water systems are designed to the extent feasible to be adequate to serve future adjacent development that can reasonably be expected; and

6. To ensure that development protects and preserves the natural environment to the maximum extent possible, including but not limited to protecting the water quality of the Cle Elum and Yakima Rivers, contributing to the long-term solution of flooding problems, protecting wetlands and sensitive areas, protecting views and providing a wooded background and ridge adjacent to the community.

B. Each proposal for development within the PMU district shall conform to the Cle Elum Comprehensive Plan, any applicable subarea plan and applicable annexation and / or development agreements, and will advance the achievement of the foregoing purposes of the PMU district as well as the following objectives:

1. To preserve or create open space for the enjoyment of the residents of the city, employees of businesses located within the city and the general public;
2. To create attractive, pedestrian-oriented neighborhoods with a range of housing types, densities, costs and ownership patterns;
3. To provide access to employment opportunities and goods and services in close proximity to residential uses;
4. To provide a balanced mix and range of land uses within and adjacent to the development that minimize the necessity for the use of automobiles on a daily basis;
5. To use the highest quality architectural design and a harmonious use of building materials;
6. To provide a variety of street sizes and designs, including narrow streets designed principally for the convenience of pedestrians as well as streets of greater width designed primarily for vehicular traffic;
7. To provide commons, greens, parks or civic buildings or spaces as places for social activity and assembly for the neighborhood and community; and
8. To provide clustered development to preserve open space within the corporate limits of the city while still achieving an appropriate overall density for the city.
9. To maintain Old Town as the principle retail center for the City of Cle Elum.

**17.45.020 Mixed use approval required.**

A. Subject to the provisions of CEMC 17.45.303, no land shall be used, subdivided, cleared, graded or filled and no building or structure shall be constructed, altered or enlarged within the PMU district except under the authority of an approved final plan pursuant to CEMC 17.45.140 issued through the process established in this chapter.

B. For purposes of this chapter, "development proposal" shall mean a proposal for any of the activities for which prior mixed use approval is required pursuant to subsection A of this section.

**17.45.030 Mixed use approval -. Exemptions**

A. Road and utility transmission corridors, including electric, telephone, natural gas, television cable, water and sewer, may be constructed in and across the PMU district without an approved final plan, when approved by the City Planner , as necessary to serve citywide or regional needs. All proposed road and utility transmission corridors in the PMU district intended solely to serve existing or future development in the PMU district shall be considered as part of an application for planned mixed-use approval, and may not be considered pursuant to the authority of this section.

B. Temporary uses and structures, including those for which a grading, clearing or building permit is required may be approved by the City Planner without an approved final plan upon a determination that structures can be removed and the area restored to its previous condition without altering the natural characteristics of the property or a significant feature thereof to an appreciable degree. Said temporary structures may be established as permanent features if included in the approved final plan.

C. All approvals under the provisions of this section may include conditions appropriate to ensure to the maximum extent possible that the use or structure approved does not create an impediment to the eventual development of the property to achieve the purposes and objectives of this chapter and do not impact any sensitive area (i.e. wetland, steep slope). Any proposal may be denied if it is found to create a significant impediment to the eventual development of the property or adversely impacts environmentally sensitive areas to achieve the purposes and objectives of this chapter that cannot be mitigated by appropriate conditions

**17.45.040 Mix of uses encouraged.**

The PMU district allows and encourages a mixture of land uses, both vertically and horizontally, on one parcel or several contiguous combined parcels, but does not require such a mixture of uses on-site, provided the development proposal when considered in relation to surrounding development achieves the purposes and objectives of this chapter.

**17.45.050 Uses permitted.**

A. All principally and conditionally permitted uses in this title may be allowed in the PMU district pursuant to an approved final plan provided that retail and service uses shall be limited to those convenience retail and service uses that are sized and designed to serve the residents or employees of the PMU Zone and provided further specific uses permitted only in Industrial districts pursuant to Chapter 17.24 CEMC, and indicated in subsection B, which shall be prohibited in the PMU district, unless a special finding has been made as described in subsection B of this section.

B. The following uses may be allowed in the PMU district only upon a special finding pursuant to subsection C of this section:

1. Manufacturing, rebuilding and/or repairing nonmetal or mineral products;
2. Welding and metal fabrication shops;
3. Vehicle and machinery repair and storage;
4. Transportation terminals;
5. Contractor's offices, shops and storage yards;
6. All chemical manufacture, mixing or refining;
7. Asphalt manufacture, mixing or refining;
8. Automobile dismantling, wrecking or junkyards;
9. Blast furnaces or coke ovens;
10. Cement, lime, gypsum, or plaster of paris manufacture;
11. Drop forge industries;
12. Explosives, storage or manufacture;
13. Reduction or disposal of garbage, offal or similar refuse;
14. Oil refining;
15. Rubber reclaiming;
16. Feed yards, livestock sales yards or slaughterhouses;
17. Smelting, reduction or refining of metallic ores;
18. Tanneries;
19. Manufacturing or industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;

C. The uses specified in subsection B of this section may be permitted in the PMU zone only upon a special finding by the city council that the proposal is for:

1. Public facilities deemed necessary by the city to protect or promote the public health, safety and welfare;
2. The proposed use:
  - a. Promotes the public health, safety and welfare,
  - b. Can be carried on within a development proposal without greater traffic, noise, glare, air or water pollution impacts or other environmental impacts than other uses not subject to the prohibition of this section, and
  - c. Does not materially hinder the achievement of the objectives of this chapter and provides a net benefit to the city.

#### **17.45.060 Development standards.**

A. It is the intention of this chapter to encourage development proposals not constrained by fixed development standards, and toward that end, deviation from the development standards set forth in subsection D of this section or other standards of this code, except those specified in subsection B of this section, may be authorized when the city council finds, with the advice

of the planning commission, that compared to such standards such deviation would advance the achievement of the stated purposes and objectives of the PMU district at the completion of the development.

B. The development standards in this section shall apply to all development proposals within the PMU district unless an adopted sub-area plan or annexation implementation agreement specifies different standards, in which case the standards specified in the subarea plan or development agreement shall apply.

1. All property in one ownership shall be included in a PMU Application.
2. The minimum acreage for a mixed-use final plan shall be of such size that the applicant can demonstrate the ability to incorporate the intent of this Chapter.
3. At least 35 percent of the total acreage within the proposed final plan must be dedicated to open space, natural areas, parks, recreation areas, or village greens, commons or public assembly areas, excluding streets and parking areas.
4. The tract or tracts of land included in a proposed mixed use final plan in a PMU district must be in one ownership or control, or be the subject of a joint application by the owners of all the property included.
5. Proposed circulation, solid waste disposal and recycling, water, sewer and storm water management systems shall be designed in such a manner to allow adequate and efficient future expansion to accommodate development which can reasonably be anticipated on adjacent or nearby lands within the City of Cle Elum or the UGA.
6. The siting of compatible land uses shall be encouraged to the greatest extent possible through the use of sensitive site planning, use of landscaping, buffering and open space.
7. A lighting plan that provides sufficient illumination without significantly diminishing the ambient darkness of the rural setting. Outdoor lighting shall be designed so as not to direct light and/or glare on public roadways and/or neighboring properties. All outdoor lighting shall be full cut off with the light fullyshielded to reduce unnecessary light and glare. No lighting shall exceed a level of 30 footcandles.
8. Average density for single family to be 4 dwelling units per acre. Minimum density for multi-family to be 8 units per acre; maximum density for multiple family to be 12 to 15 dwelling units per acre. Submittal of the final plan shall include sufficient information to determine that all proposed lots have adequate buildable area for the proposed use.
9. Maximum building height: three stories or 35 feet, whichever is lower; and
10. Include provisions for a Floor Area Ratio for Business Park; maximum amounts of impervious surface and building coverage for the various uses; refer to the City's zoning code.

11. All other requirements of the Cle Elum Municipal Code such as parking, landscaping street standards, etc., unless specifically modified by a sub-area plan or development agreement.

#### **17.45.070 Application Procedures.**

A. Planned Mixed Use Master Site Plan applications are considered a Type IV process pursuant to chapter 17.100. Applications shall be processed in accordance with the procedures established by Chapter 17.100. PROVIDED, that the time limits for decisions established by Section 17.100.120 are not applicable because of the complex nature of the applications and the large areas covered.

#### **17.45.080 Application for mixed-use approval.**

All applications for approval of a development proposal in the PMU district shall, at a minimum, include the following:

A. A statement about the objectives and character of the proposed development. It should outline the concept for the development with a summary of the uses, their density or intensity, the circulation system (vehicular, bike pedestrian and recreation), provision of public facilities, and relationship to adjacent jurisdictions or development. It should summarize how it meets the purposes and objectives of the Planned Mixed Use district and applicable plans.

B. A site plan, which includes one or more drawings at a scale prescribed by the planning director, showing the following:

1. The location of the site and its relationship to the surrounding areas, including the current land use, natural features, existing road and trail network and the zoning of both the site and the surrounding areas;

2. The existing site conditions, including topography at not less than ten -foot intervals, water bodies, soil types, geologic conditions, sensitive areas, easements, vegetative cover, historical or archaeological sites and other factors or constraints that may shape future use and development;

3. The approximate location and size of all existing and proposed uses, including notations of maximum heights; types and designs of dwelling units, buildings, structures and other improvements; density per type; affordable housing and renderings of a typical streetscape, character of multiple family, business park and other more intense uses and/or typical lot configuration;

4. The location and approximate size in acres or square feet of all areas to be conveyed, dedicated or reserved as open space, natural areas, parks, recreation areas, or greens, commons or public assembly areas or similar public uses;

5. The existing and proposed circulation system of arterial and collector streets, including if known, the approximate general location of local streets, off-street parking, service and loading areas, and major points of access to public rights-of-way, with notations of proposed public ownership;

6. The existing and proposed pedestrian / recreation circulation system, including approximate locations of bicycle lanes and other recreation trails, including internal connections to regional trails;

7. The existing and proposed major utility systems, including sanitary sewers, storm drainage pipes and detention facilities, sewers, gas, electric power, communications and water;

8. The existing and proposed public transportation services and facilities.

C. In addition to the graphic illustrations set forth above, the applicant shall submit the following in such form as the City Planner may specify:

1. A legal description of the subject property;

2. The program for development, including phasing or completion schedules, if any, and the anticipated project completion date;

3. Proposed design standards for minimum lot area, width, frontage, and yard requirements, street standards, building heights, and parking provisions, as applicable;

4. A list of the items, issues or subjects to be provided for by restrictive covenants and/or design and architectural guidelines;

5. Proposed provisions to assure the permanence and maintenance of common open space and recreational facilities;

6. Proposed landscape standards to apply to open space and yards, and the proposed treatment of required buffers between uses on site, if any, and around the perimeter of the development, including materials and techniques to be used, such as types of vegetation, screens, fences and walls;

7. The proposed method of street lighting and signing;

8. The proposed plan for solid waste disposal and recycling and a proposal for adequate maintenance of such facilities;

9. A detailed affordable housing program including numbers of units by price ranges, schedules with restrictions and monitoring to assure continuation as affordable units.

10. A statement identifying applicable policies of the Cle Elum Comprehensive Plan, any subarea plan and any annexation and/or development agreements, and demonstrating how the development proposal meets such policies and the purposes and objectives of this chapter;

11. A list of applicable conditions or mitigations applicable to the development identified in the Environmental analysis, development agreements, final master plan approval or specific project approvals.

12. The signature of the applicant or agent authorized to act on behalf of the applicant, with evidence of the agent's authority.

13. Fees or deposits as provided for in CEMC 16.48.

D. The applicant shall include an assessment of the projected public revenues and expenditures that reflects the construction phases as defined in the Planned Mixed Use Master Plan.

E. The application shall include a SEPA checklist or a written request for a determination of significance, acknowledging that an environmental impact statement will be required, in lieu of such checklist. If an environmental impact statement has been completed which is applicable to the application, the applicable mitigation measures shall be identified as part of the application.

F. Such other information or studies shall be provided as the City Planner may deem necessary to fully evaluate the proposed mixed use final plan's compliance with this chapter, any applicable subarea plan or annexation / development agreement and other applicable ordinances and regulations of the city.

#### **17.45.090 Approval Criteria**

Approval of the PMU district shall require the following findings:

A. The development proposal substantially complies with the Cle Elum Comprehensive Plan, the policies of any applicable subarea plan, the requirements of any applicable annexation implementation agreement and the purposes and objectives of this chapter, and including but not limited to the following:

1. The purposes and objectives of CEMC 17.45.010 and 17.45.020 specifically advanced by the proposal;

2. Adequacy of the provisions for each of the following, where applicable:

- a. Water supply,
- b. Wastewater treatment facilities,
- c. Storm water management,
- d. Power supply,
- e. Schools,



- f. Affordable housing,
- g. Open space, natural areas, parks, recreation areas, or greens, commons or public assembly areas,
- h. Municipal services and facilities,
- i. Fiscal impact guarantees, and
- j. Transportation systems management.

3. Environmental impacts and mitigation, including but not limited to the following, where applicable:

- a. Wetlands protection,
- b. Sensitive areas protection,
- c. Habitat Protection,
- d. Quiet and dark night sky;
- d. Water quality protection, and
- e. Air quality protection.

#### **17.45.100 The Mixed Use Final Plan.**

A. The site plan and conditions, as approved by city council, shall constitute the "final plan" for purposes of this chapter. Approval of the final plan does not of itself authorize development, but provides the standards against which applications for subsequent approvals and permits for development proposals are to be reviewed. The final plan is intended to provide a framework within which future discretionary review, including but not limited to subdivisions, binding site improvement plans and design review, will be conducted.

B. Approval of the final plan constitutes mixed-use approval.

C. The final plan shall be recorded with the Kittitas County Auditors Office.

D. The City Planner shall maintain a true, accurate and complete copy of the final plan.

#### **17.45.110 Subsequent approvals and permits.**

A. Applications for subsequent permits and approvals shall be approved only when substantially in conformance with the approved final plan.

B. The City Planner shall determine within 45 days after receipt whether any application subsequent to approval of the final plan is substantially in conformance therewith. All applications will be reviewed consistent with the requirements of CEMC 17. 100, Procedures.

C. The subsequent application shall be considered substantially in conformance with the approved final plan when the proposal:

- 1. Is within the scope and intent of the final plan;

2. Is of a similar size and scale and does not present appreciably different environmental effects from those identified during the final plan review process;
3. Does not reduce overall acreage identified as dedicated public areas, open space or buffering areas;
4. Does not materially change the balance of uses; and
5. Does not exceed the limitations of any development standards approved pursuant to CEMC 17.45.060

D. Notice of the City Planner's determination as to whether a subsequent application is substantially in conformance with the approved final plan shall be mailed to the applicant and published, and such determination shall be final unless appeal is taken to the city council within 15 days after the date of publication.

E. Applications for subsequent subdivisions or permits for construction shall include the proposed covenants, conditions and restrictions, and any other matter required as a condition of the final plan.

F. A determination of consistency with the final plan shall not exempt the subsequent application from the necessity of obtaining any other required local, state or federal permits or compliance with any other applicable requirements.

#### **17.45.120 Concurrent processing of development proposal applications.**

Applications for development approvals, including but not limited to subdivisions, may be submitted with applications for mixed-use approval and may, to the extent practicable, be processed concurrently.

#### **17.45.130 Sureties.**

When the final plan approves phased development, conditions shall be established for sureties or other performance guarantees acceptable to the city for infrastructure, open space, landscaping and any other performance required as a condition of mixed-use approval.

#### **17.45.140 Expiration of mixed use approval.**

A mixed use approval shall expire and become void unless substantial construction is commenced within two years of the date of approval of the final plan, or within a longer period if specifically authorized in the phasing or construction schedules approved in the final plan and is substantially completed within the approved phasing or construction schedules; provided, such time periods shall be tolled during the pendency of any litigation related to the mixed use project that prevents the applicant from commencing or completing such construction; and further provided, that prior to the expiration of the mixed use approval, an applicant may apply directly to city council for one or more extensions not to exceed one year

each. The city council shall approve such extension or extensions upon a finding of good cause.

**17.45.150 Amendment of final plan.**

All provisions of this chapter shall apply to applications for amendment of an approved final plan, except such application need only detail the proposed changes. All changes to the approved final plan, which are not determined to be in substantial conformance therewith pursuant to CEMC 17.45.110, including any request to materially alter the entire phasing schedule contained in a mixed-use approval, shall require amendment of the final plan.