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By Vamick at 11:01 AM, June 5, 2025

EXHIBIT 5 – TABLE OF PROPOSED STANDARDS

City of Cle Elum Municipal Code

CHAPTER 16. 12A SUBDIVISIONS	PROPOSED DESCRIPTION	JUSTIFICATION
Original 16. 12A. 060(A. 1) Development standards Blocks. Blocks shall not exceed eight hundred feet in length nor less than three hundred feet on any single side, unless terrain or property boundaries prevent compliance with this standard;	16. 12A. 060(A. 1) Proposed modified standards No block requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16. 12A. 060(A. 10) Development standards Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet;	16. 12A. 060(A. 10) Proposed modified standards Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet; if a shared driveway is proposed for a common wall unit, the adjoining properties can combine their street frontage total to meet the 20-foot street frontage connection minimum requirement.	This is necessary to accommodate common wall unit design and to achieve the allowable density.
Original 16. 12A. 060(C. 2) Development standards <i>Cul-de-sacs.</i> Dead end streets or cul-de-sacs are not permitted unless terrain and parcel conditions result in greater impacts than connected streets. Where permitted, dead end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. In no case shall a cul-de-sac exceed four hundred feet in length. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet;	Cul-de-sacs. Dead end street or cul-de-sac is permitted as proposed by this development. Where permitted, dead end streets shall be constructed with a turnaround located within the right-of-way or in a temporary easement. Cul-de-sacs shall be located within a minimum right-of-way radius of fifty feet and shall have a minimum paved radius of forty-five feet;	Proposed development is on the fringe of City limits where there is no connection to future alleys or through streets other than Third Street and First Street.
Original 16. 12A. 060(C. 3) Development standards Alley. Paved alleys with a minimum width of sixteen feet within a twenty feet of right-of-way shall be provided unless prohibited by physical limitations that are not caused by the proposed street layout or the design of the project;	16. 12A. 060(C. 3) Proposed modified standards No alley requirements for this project.	The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets.
Original 16. 12A. 060(C. 9-Note 4) Development standards In residential areas, sidewalks shall be separated from the curb by a minimum four feet planting strip or filter strip.	16. 12A. 060(C. 9-Note 4) Proposed modified standards In residential areas, sidewalks may be separated from the curb by a minimum four feet planting strip or filter strip.	Allow creativity in the design for a more modern development and variety of street scape.
Original 16. 12A. 060(C) (11) Development standards Vehicular access to single-family residential lots shall be limited to the alley unless otherwise approved through an alternative access plan as part of an approved subdivision by the city;	Original 16. 12A. 060(C) (11) Proposed Development standards Vehicular access to single-family residential lots shall be limited to either alley or public street access.	Allow creativity in the design for a more modern development and variety of street scape.
Original 16. 30. 040(E) Final plat procedures Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The director shall have the final plat recorded with county auditor.	16. 30. 040(E) Proposed final plat procedures Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The developer shall have the final plat recorded with county auditor.	Common practice is to have the developer record the final plat.

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CHAPTER 17.20 RM – MULTI FAMILY	PROPOSED DESCRIPTIONS	JUSTIFICATION
Original 17.20.010(A) Permitted uses Single-family dwellings, multiple-unit dwellings and townhouses;	17.20.010(A) Proposed Permitted uses Single-family dwellings, common wall units , multiple-unit dwellings and townhouses;	Update to current practices and allow more variety of housing options.
Original 17.20.030 Front yard There shall be a front yard having a minimum depth of ten feet.	17.20.030 Proposed Front yard There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.	To insure additional off-site parking availability.
Original 17.20.050 Side yard There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.	17.20.050 Proposed Side yard There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots(common-wall unit) will be covered by a proposed buildings(s), the required applicable interior setbacks shall not apply along the common-wall property line.	To avoid any conflicting setback requirements in common wall situations.
Original 17.20.080 Lot coverage The lot area covered by structures shall not exceed forty-five percent of the lot area.	17.20.080 Proposed Lot coverage The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.	To meet state wide development trends and help achieve underlying density.
Original 17.20.090(G) Design review and design guidelines <i>Parking and Access.</i> If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. When access is provided from the street, the driveway width and location shall be approved by the city engineer. <i>Parking may be located in or under the structure, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family residences. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a view obscuring facade or fence along the side of the structure.</i>	17.20.090(G) Proposed Design review and design guidelines Parking and Acces a) The proposed development conforms to the Development Standards for Local Residential Access streets as set forth in CEMC 16.12A.060.C, excluding the following design requirements. b) Sidewalks. Sidewalks may not be separated from the curb by a planting or filler strip in order to provide efficient land use consistent with efficient urban use of property. c) Rolled Curbs. Owner shall have the option of either barrier or rolled curbs for the Development. d) Alley. An alley layout is not required within this development proposal. The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets. In lieu of alleys, emphasis was put on grouping private open space together adjacent to existing development that will serve as private open space between new development and neighboring parcels. e) Vehicular access to all lots will be from public streets. f) The vested standard for construction of roads and all other construction within the publicly owned right-of-way shall be based on the current (2024) published edition of the Standard Specifications for Road, Bridge and Municipal Construction and Standard Plans for Road and Bridge construction as published by Washington State Department of Transportation and American Public Works Association as modified by the citys construction standards.	The project site is located on the exterior limits of the City and not within the core residential area where alley access is more prominent. Modifying this code provides a variety of options and ability to meet the underlying density while keeping a nice curb appeal.

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CHAPTER 17.16 R – RESIDENTIAL DISTRICT	PROPOSED DESCRIPTIONS	JUSTIFICATION
Original 17.16.010(A) Permitted uses	17.16.010(A) Proposed Permitted uses	
One single-family dwelling (including manufactured homes) or duplex per legal lot of record.	One single-family dwelling (including manufactured homes) or common-wall units.	To allow uniformity throughout the property with a mix of multi and single family units.
Original 17.16.040 Front yard	17.16.040 Proposed Front yard	
A front yard having a minimum depth of twenty feet is required. If on any given block, over fifty percent of the existing structures on the same street frontage are set back less than twenty feet, the required front yard shall be reduced to the average of the existing front yard setbacks along that street frontage.	There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.	To insure additional off-site parking availability.
Original 17.16.060 Side yard	17.16.060 Proposed Side yard	
There shall be a side yard of not less than five feet in width. A side yard adjacent to a public right-of-way, an alley or street shall have a minimum width of fifteen feet. Side yard setbacks shall be measured from the drip line of the principal structures eave to the property line.	There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.	To avoid any conflicting setback requirements in common wall situations.
Original 17.16.070 Site area	17.16.070 Proposed Site area	
For every building hereafter erected or structurally altered or moved into the district, there shall be provided a lot area of not less than five thousand square feet per unit for one-family dwellings, and not less than seven thousand square feet per unit for duplexes.	Within the residential district, the minimum lot size for multiple unit dwellings shall be fifteen thousand (15,000) square feet. The minimum lot size for single-family dwellings shall be determined by the minimum density and the ability of the proposed lots to support a dwelling and the required setbacks and parking. The minimum density shall be seven dwelling units per acre and the maximum density shall be sixteen dwelling units per acre.	To allow uniformity throughout the property with a mix of multi and single family units.
Original 17.16.090 Lot coverage and lot width	17.16.090 Proposed Lot coverage and lot width	
The lot area covered by single-family dwellings, duplexes, accessory structures, and paving/concrete for parking areas or walkways shall not exceed sixty percent of the lot area. No residential lot having a width of less than forty feet, a depth of less than seventy-five feet, nor less than twenty feet of street frontage shall be created.	The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.	To meet state wide development trends and help achieve underlying density.

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CHAPTER 17.70 ZERO LOT LINE AND COMMON WALL DEVELOPMENTS	PROPOSED DESCRIPTIONS	JUSTIFICATION
Original 17.70.050(B) Application procedure	Original 17.70.050(B) Proposed Application procedure	
A site plan of no less than one inch to one hundred feet, including the following information:	A site plan of no less than one inch to one hundred feet, including the following information shall be provided at final engineering and final plat submittal;	To allow flexibility to market changes over the next 15 years.
Original 17.70.050(C.3) Application procedure	Original 17.70.050(C.3) Proposed Application procedure	
Building heights and stories;	Building heights and stories shall be provided at final engineering and final plat submittal;	To allow flexibility to market changes over the next 15 years.
Original 17.70.050(C.4) Application procedure	Original 17.70.050(C.3) Proposed Application procedure	
Building coverage for each lot;	Building coverage for each lot shall be provided at final engineering and final plat submittal;	To allow flexibility to market changes over the next 15 years.
Original 17.70.050(C.5) Application procedure	Original 17.70.050(C.5) Proposed Application procedure	
Such other architectural and engineering data as may be required to evaluate the project.	Such other architectural and engineering data as may be required to evaluate the project shall be provided at final engineering and final plat submittal;	To allow flexibility to market changes over the next 15 years.