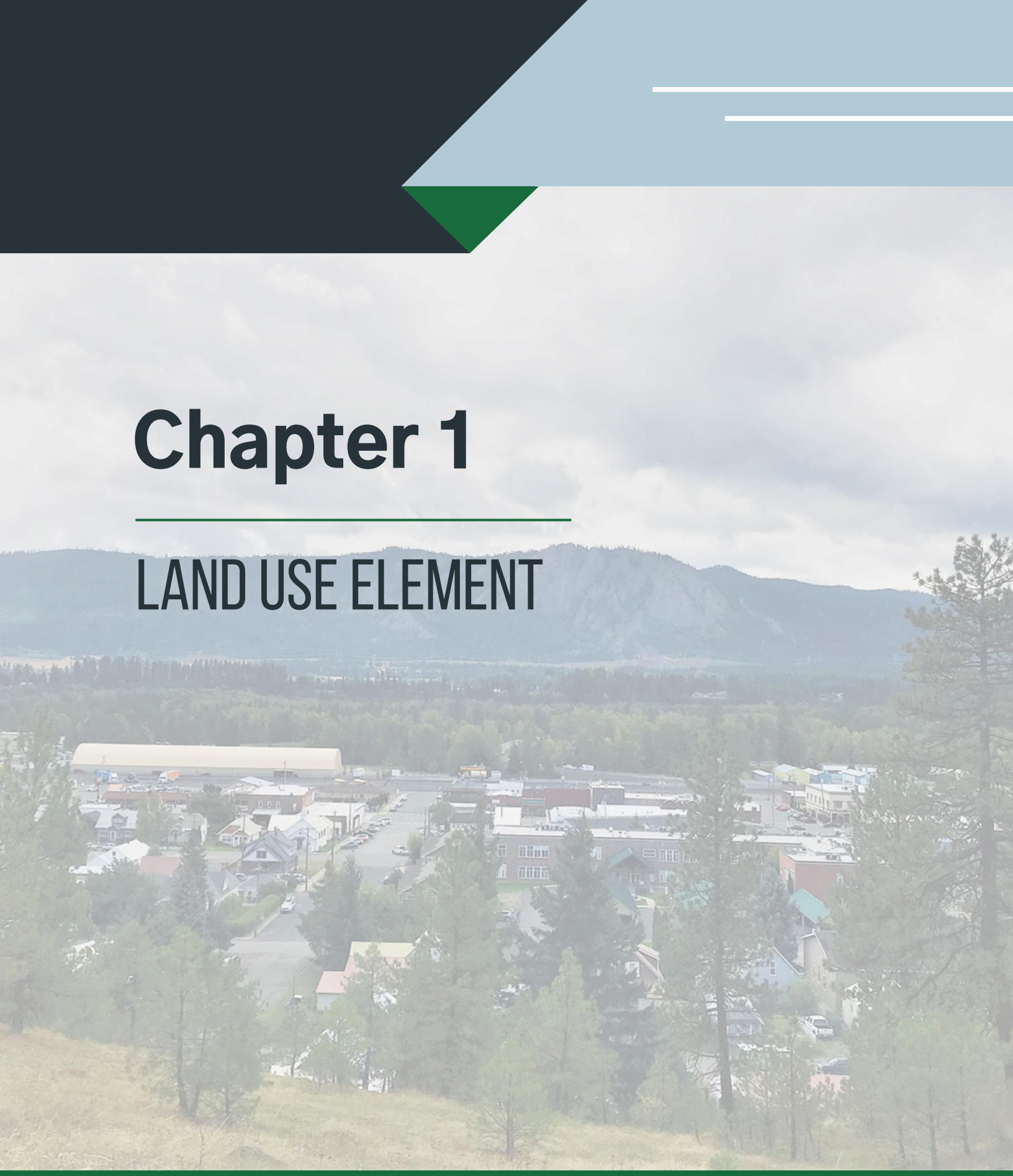


Chapter 1

LAND USE ELEMENT

City of Cle Elum

CITY OF CLE ELUM

Land Use Element

2026

I. Introduction

The Land Use Element describes current use and guides future use of land in the City of Cle Elum by evaluating development patterns early and consistently with criteria meant to support the City's vision for the future and encourage adherence to the City's goal of retaining a high quality of life for its citizens. This element includes goals and policies that promote community character, preserve and strengthen residential neighborhoods, foster downtown as a vibrant and mixed-use community place, describe land use designations, respect and protect the natural environment, local history, culture, and promote healthy living.

A. Purpose

The purpose of this chapter is to provide a framework for improving the health and livability of the City by accommodating careful planning to:

- Promote the efficient use of land through development of a strategic future land use map;
- Create safe and healthy neighborhoods with access to recreational opportunities, varied and affordable housing options, and multi-modal transportation choices;
- Stimulate a vibrant local economy supporting living wage jobs;
- Foster Cle Elum's sense of place by protecting and enhancing the character of existing neighborhoods, the natural environment, and important historic and cultural resources; and
- Build a community that is resilient to adverse events, including natural disasters and climate change.

B. Growth Management Act

The Washington State Growth Management Act (GMA) requires that the following be addressed by the Land Use Element (RCW 36.70A.070(1)):

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- A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, and green spaces, urban and community forests within the urban growth area general aviation airports, public utilities, public facilities, and other land uses.
- The land use element shall include population densities, building intensities, and estimates of future population growth.
- The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.
- The land use element must give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.
- Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.
- Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.
- The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to adoption of portions or all of the wildland urban interface code developed by the international code council or developing building and maintenance standards consistent with the firewise USA program or similar program designed to reduce wildfire risk, reducing wildfire risk to residential development in high risk areas and the wildland urban interface area. Separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaption measures. [RCW 36.70A.070(1)]

C. Countywide Planning Policies

Under the Growth Management Act, cities, towns and their associated UGAs have been identified as the primary areas where future urban levels of growth will be permitted. The Kittitas Countywide Planning Policies were last updated on July 5, 2016 (Kittitas County Ordinance 2016-013). To achieve the Act's goal of "inter-jurisdictional consistency," the existing Countywide Planning Policies are integrated with the Land Use Element of Cle Elum's Comprehensive Plan. The following 2016 Countywide Planning Policies apply to discussion of the Land Use Element.

Urban Growth Areas – Objective: To cooperatively determine future Urban Growth Areas and provide opportunities for a broad range of needs and uses within such areas for the following twenty (20) years for each jurisdiction.

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Policy **LU-2.1** The County, in cooperation with the cities, will designate Urban Growth Areas (UGAs) for each jurisdiction that is expected for the next twenty (20) years as required by the Growth Management Act. Policies may consider potential growth anticipated for the subsequent fifty (50) years.

Policy **LU-2.2** The designation of UGAs beyond the existing limits of incorporation will be based on demonstration of necessity to meet population projections and a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.

Policy **LU-2.3** UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the KCCOG, taking into account current growth rates and the Office of Financial Management (OFM) anticipated population projections.

Policy **LU-2.4** The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis as needed at a regularly scheduled KCCOG meeting.

Policy **LU-2.5** Proposals for development, subdivisions, and public projects within the unincorporated UGAs shall be subject to joint review by the County and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The County shall enforce these standards as agreed upon in the joint permit review process or interlocal agreements.

Policy **LU-2.6** Subdivisions and development within the UGAs shall be orderly and coordinated between County and city governments and utility service purveyors.

Policy **LU-2.7** Within UGAs, the forming of unincorporated areas of suburban density shall be planned and coordinated.

Policy **LU-2.8** The County should consider the use of joint SEPA lead agency status with any incorporated area for projects within a UGA to ensure coordination of mitigation for potential environmental impacts.

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Policy **LU-2.9** Final development approval will continue to reside with the County for areas outside of City limits.

Policy **LU-2.10** Consistent development regulations and development standards including but not limited to: street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities should be adopted for areas within the identified twenty (20) year UGA boundaries for each jurisdiction within Kittitas County.

Policy **LU-2.11** To encourage logical expansions of municipal boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within UGAs.

Policy **LU-2.12** City services should not be extended outside 20-year UGAs; however municipal services may be extended to serve a Master Planned Resort approved pursuant to the Kittitas County Comprehensive Plan Master Planned Resort Policies and RCW 36.70A.360. Such services include, but are not limited to: central sewage collection and treatment, public water systems, urban street infrastructure, and storm water collection facilities.

Policy **LU-2.13** County adoption of city standards for development within corresponding UGAs shall be negotiated. These may include the following:

1. Street locations, both major and secondary; 2. Street right-of-way; 3. Street widths; 4. Curbs and gutters; 5. Sidewalks; 6. Road construction standards; 7. Cul-de-sacs, location and dimensions; 8. Storm drainage facilities, quantity, quality, and discharge locations; 9. Street lights, conduit, fixtures, locations; 10. Sewer, septic regulations, private sewer, dry sewer facilities; 11. Water, pipe sizes, locations, construction standards; 12. Electrical and natural gas distribution systems; 13. Communication utilities, telephone, cable TV, etc.; 14. Fire protection, station locations, fire flows, uniform codes; 15. School

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facilities; 16. All building requirements; 17. Subdivision and platting requirements; 18. Mobile homes and manufactured home regulations; 19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot; coverage, etc.; 20. Libraries; 21. Any other like services.

Policy **LU-2.14** The availability of the full range of government services will be subject to the annexation policy of the adjacent municipality. Utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

Policy **LU-2.16** All planning efforts within UGAs associated with an incorporated city shall be accomplished on a joint basis between the city and the County and include participation from residents of unincorporated areas to the satisfaction of the County.

Policy **LU-2.17** Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG. Amendments may only be proposed by a city or the County.

Policy **LU-2.18** Amendments to the UGA shall be mutually agreed upon between a city and the County. The KCCOG shall review and make recommendations regarding UGA amendments that have the potential to affect population allocations.

Policy **LU-2.19** An amendment to a UGA shall only be approved once the city or the County has demonstrated that the UGA designation criteria listed in policies 2.1 through 2.4 have been met.

D. Relationship to Other Elements

The GMA requires that other elements of the City of Cle Elum's Comprehensive Plan relate back to the Land Use Element. For example, the Act specifically requires both the Capital Facilities and Transportation Elements to be coordinated and consistent with the Land Use Element. The Act also states that the entire Comprehensive Plan shall be internally consistent, and that all elements shall be consistent with the Land Use Map presented in . Additionally, the GMA requires that planning efforts for regional growth centers, such as Urban Centers, be consistent with the Comprehensive Plan. Therefore, GMA places the Land Use Element in the central role of defining the direction of the Comprehensive Plan and thereby defining the vision of the community. The Land Use Element concludes with land use goals and policies.

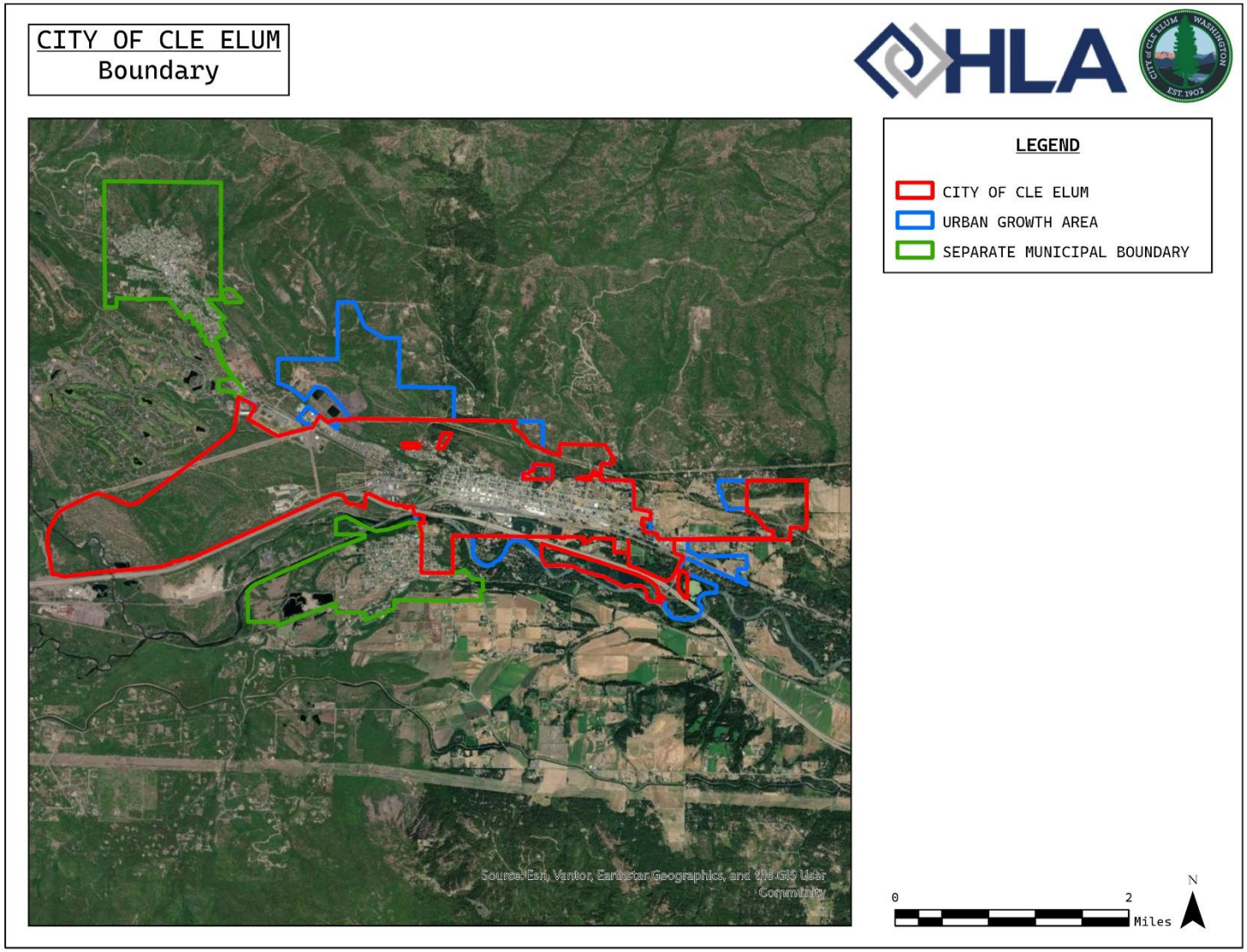
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E. Urban Growth Area

The GMA mandates that each county designate an Urban Growth Area (UGA) within which urban growth is to be encouraged, and outside of which urban growth annexations may not occur. The UGA must contain enough land to accommodate twenty (20) years of projected residential growth, as determined for each county by the State Office of Financial Management. The entire city limits of each city must be included in the UGA, and unincorporated areas also may be included. However, the GMA states that an urban growth area may include land outside of a city only if this land is "…already characterized by urban growth or is adjacent to territory already characterized by urban growth…" (RCW 36.70A.110). City of Cle Elum's City Limits and UGA are displayed on Figure 1-1.

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FIGURE 1-1. CITY OF CLE ELUM CITY LIMITS



II. Existing Conditions and Future Needs

A. Natural Environment

The City of Cle Elum is located in the foothills of the eastern slopes of the central Cascade Mountains. At an elevation of approximately 1,909 feet, the climate is both more temperate than the eastern neighbors in the Shrub Steppe landscape, and more arid than the western Puget Sound region, resulting in a desirable location in Central Washington. The vistas and scenic views of the surrounding ridges and mountains provide a unique setting and identity for the community. They also represent a natural resource which is now subject to intense residential development pressure.

Relationships between these environmental features, development, and natural processes impact Cle Elum's quality of life. These relationships are imperative to the continued success of this community and depend upon several factors, such as government, business, and individual community members working together to protect and enhance the area, history, and culture where we live, work, and play.

B. Parks

The Growth Management Act requires cities to identify open space corridors within and between urban growth areas (RCW 36.70A.160). These corridors shall include lands that are useful for recreation, wildlife habitat, trails, and the connection of critical areas. Open space corridors provide important linkages for wildlife habitat as well as providing multimodal trails and pathways. Currently within the City limits informal open space exists as trails throughout residential neighborhoods, the Cle Elum Ridge (north of Cle Elum), and the Yakima River floodplain. Additionally, City designated open space exists as the Coal Mines Trail that links Cle Elum and Roslyn, Progress Path the Yakima River Levy Trail, and the Hanson Ponds Trail. Cle Elum plans to provide a designated open space corridor, through the City, that would connect the Coal Mines Trail with the Palouse to Cascades State Park Trail (formerly the John Wayne Trail) and provide linkages to the community parks system (See Figure 1-2 – Parks). The City would like to see additional open space corridors along the Yakima River and its associated floodplain.

In addition to general open spaces and related policies, the Cle Elum community places great importance on tree preservation. The natural environment of our community has always been a priority, but the more formal recognition of Arbor Day started in the mid-1990s with the local Rotary Club working in concert with the City to host a short annual celebration. Trees have been planted during many Arbor Day events over the years.

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Critical Areas

Cle Elum's critical areas provide a variety of functions and values that are important to the sustainability of the area's quality of life through the use of critical areas regulations which establish a regulatory framework for critical areas and their buffers. Cle Elum's critical areas regulations (CEMC Title 18) extend protection to the following: wetlands, frequently flooded areas, fish and habitat conservation areas, critical aquifer recharge areas, and geologic hazard areas.

Critical areas provide valuable habitat, protect and enhance water quality, facilitate stormwater conveyance, enhance local aesthetics, and offer recreation, cultural resources, and education opportunities. Critical areas are highly valuable and it is extremely important to preserve and protect the functions and values of various environmental features. Once destroyed such critical area functions are difficult and expensive to replicate or replace.

Wetlands

Wetlands are transitional areas between upland and aquatic environments where water is present long enough to form distinct soils where specialized plant communities can grow and are integral to the local hydrologic cycle. Wetlands are typified by three physical characteristics; Hydric soils, hydrology, and hydrophilic plants. The National Wetlands Inventory (NWI) map prepared by the U.S. Fish and Wildlife Service indicated that Cle Elum has several wetlands, which should be protected and enhanced wherever possible, and all development should consider avoiding impacts to sensitive areas for them to properly function to reduce floods, contribute to stream flows, and improve water quality. Each of these beneficial functions are important to the overall environmental health of Cle Elum's environmental systems. Figure 1-4 displays City of Cle Elum's Wetland Areas.

Frequently Flooded Areas

The Federal Emergency Management Agency (FEMA) has defined areas showing the extent of the 100-year floodplain to establish flood insurance rates and assist communities in efforts to promote sound floodplain management. The original platting of Cle Elum was located adjacent to the railroad mainline, which parallels Interstate 90 (I-90) and the Yakima River. In the mid 1960's, the Yakima River was moved to the south, away from Cle Elum to locate I-90, which bisected the river's floodplain and disrupted its natural functions. Although the Yakima River is now located on the south side of I-90, FEMA floodplain designations remain on both sides of the highway, which further complicates development patterns in city limits. Residential development on the south side of the river is limited due to floodplain and floodway constraints as well as geographic scope. Several other areas throughout the City are designated as FEMA floodplains or floodways, which are recognized

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to have the greatest risk of damage to property and to the loss of human life as displayed on Figure 1-5 – Frequently Flooded Areas.

Fish and wildlife habitat conservation areas

Fish and wildlife habitat conservation are important for the sustainability of fish and wildlife populations into the future. The management of land for habitat conservation is paramount within natural geographic distributions. Habitats identified in Cle Elum include the Cle Elum and Yakima Rivers and their associated floodplains, streams and riparian areas, ponds, and mature forested landscapes.

Much of the remaining native habitat in Cle Elum is generally limited to streams, wetlands, forest lands and steep slopes as presented on Figure 1-5 – Priority Habitat and Species Map, and Figure 1-6 – Streams Map. The only river frontage areas within the City are found along the two river corridors. Most of this riverfront property is planned to remain undeveloped or with limited managed dry camping and park property. The Cle Elum and Yakima River floodplain areas provide habitat linkages with other riparian habitats beyond the City of Cle Elum.

Critical aquifer recharge areas

Critical aquifer recharge areas are those areas that have a critical recharge effect on underground aquifers that are used for potable water. Because of the permeability of the different soils within the City there are some areas that are more at risk of being contaminated. There have been no specific aquifers identified in the City, however, to protect the City's drinking water the City has categorized all areas that the Washington State Department of Health designates as a Type A and B wellhead protection area as a high risk of contamination (See Figure 1-7 – Critical Aquifer Recharge Areas). Also, because of the high permeability of soil within the City and its UGA, the rest of the City is categorized as a moderate risk for contamination. These factors are the best available science that can be used to protect critical aquifer recharge areas within the City and its UGA and the City's drinking water. These environmentally sensitive areas must be considered for continued maintenance and future development within City limits to reduce potential impacts on Cle Elum's clean water resources.

Geologically hazardous areas

The Growth Management Act defines geologically hazardous areas as land that is not suited for commercial, residential, or industrial development because the lands are susceptible to erosion, sliding, earthquakes, or other geologic events. These areas are regulated primarily to protect public safety, as well as to eliminate risk to property.

The Northern portion of the City and most of its UGA north of the city limits can be categorized as geologically hazardous (See Figure 1-8 – Geologically Hazardous Areas –

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Hazardous Slopes). The soil within the City and its UGA also have a chance of liquefaction which can result in a landslide if an earthquake occurs (See Figure 1-9 – Geologically Hazardous Areas – Liquefaction). However, no previous landslides have been identified within the City limits or its UGA (See Figure 1-10 – Geologically Hazardous Areas – Landslides). Also, because of the City's coal mining past, hazardous gasses and chemicals could be transmitted into the air and water near the decommissioned mines within the City and its UGA (See Figure 1-11 – Geologically Hazardous Areas – Coal Mine Locations). There is also a risk of mine infrastructure collapsing during an earthquake or other geologic hazard event.

The steep slopes, areas at risk of liquefaction, and decommissioned coal mines are all considered known geologically hazardous sites. There could be other sites within the City, but there is no available science to identify those areas.

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FIGURE 1-2. PARKS AND SCHOOLS

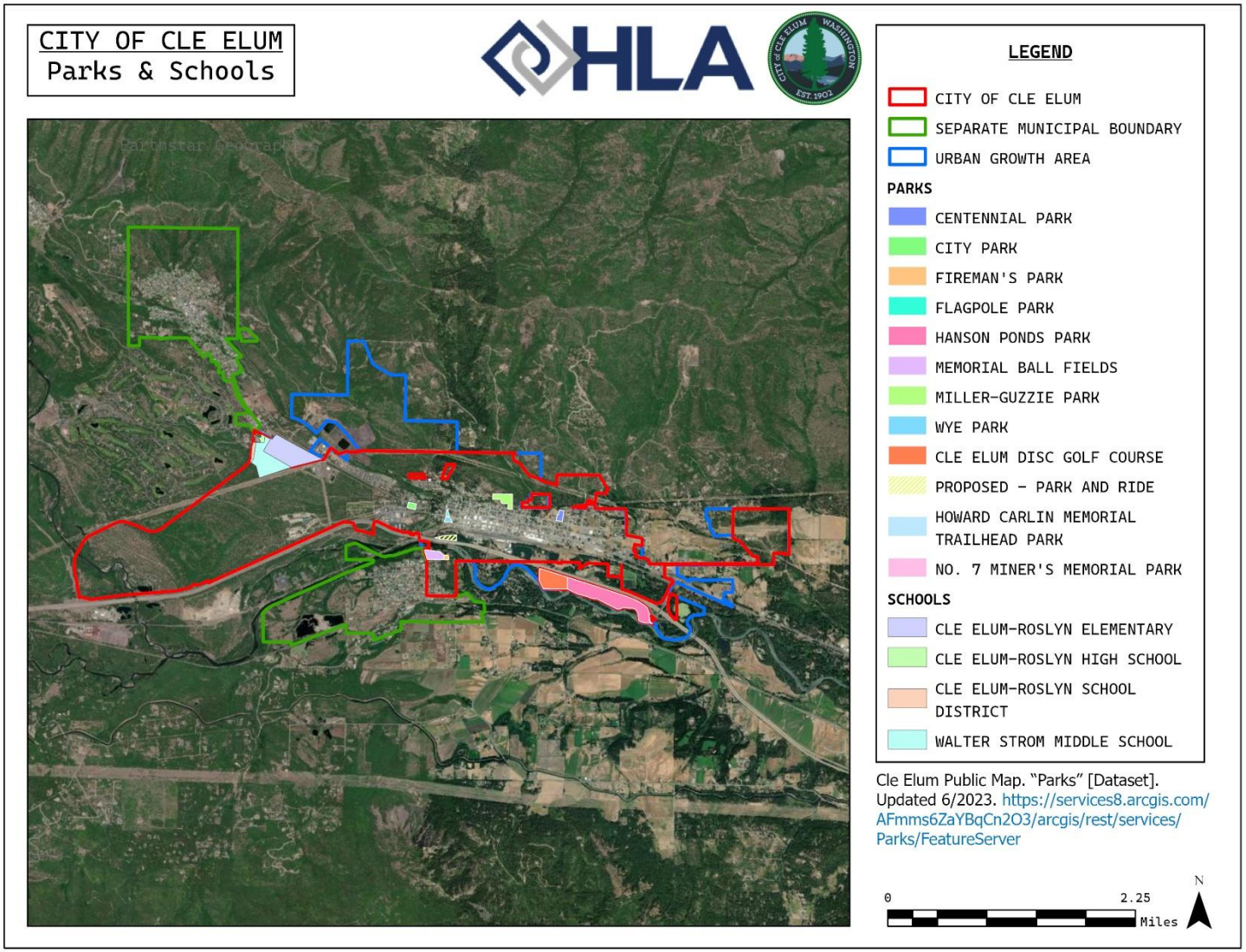


FIGURE 1-3. WETLANDS

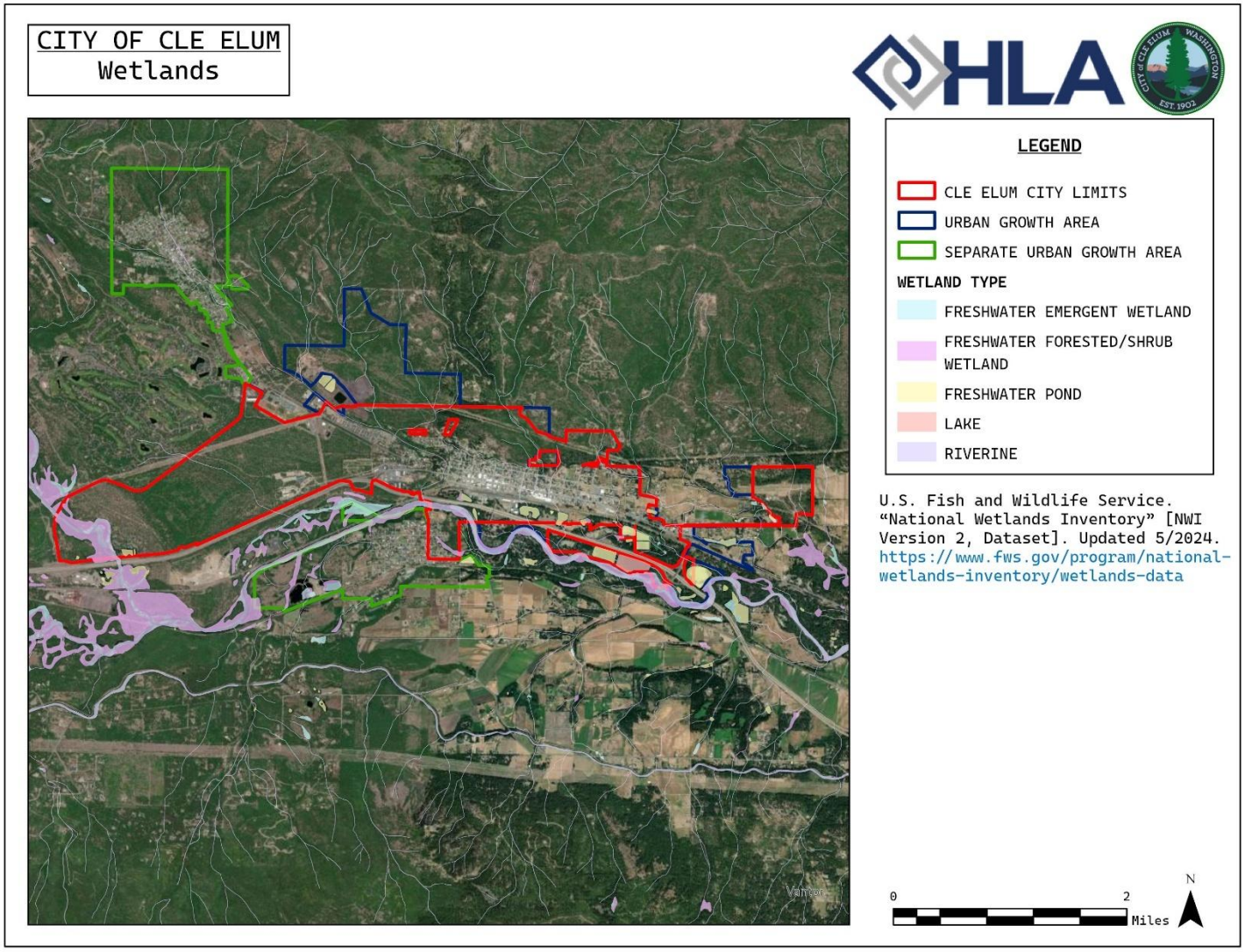


FIGURE 1-4. FREQUENTLY FLOODED AREAS

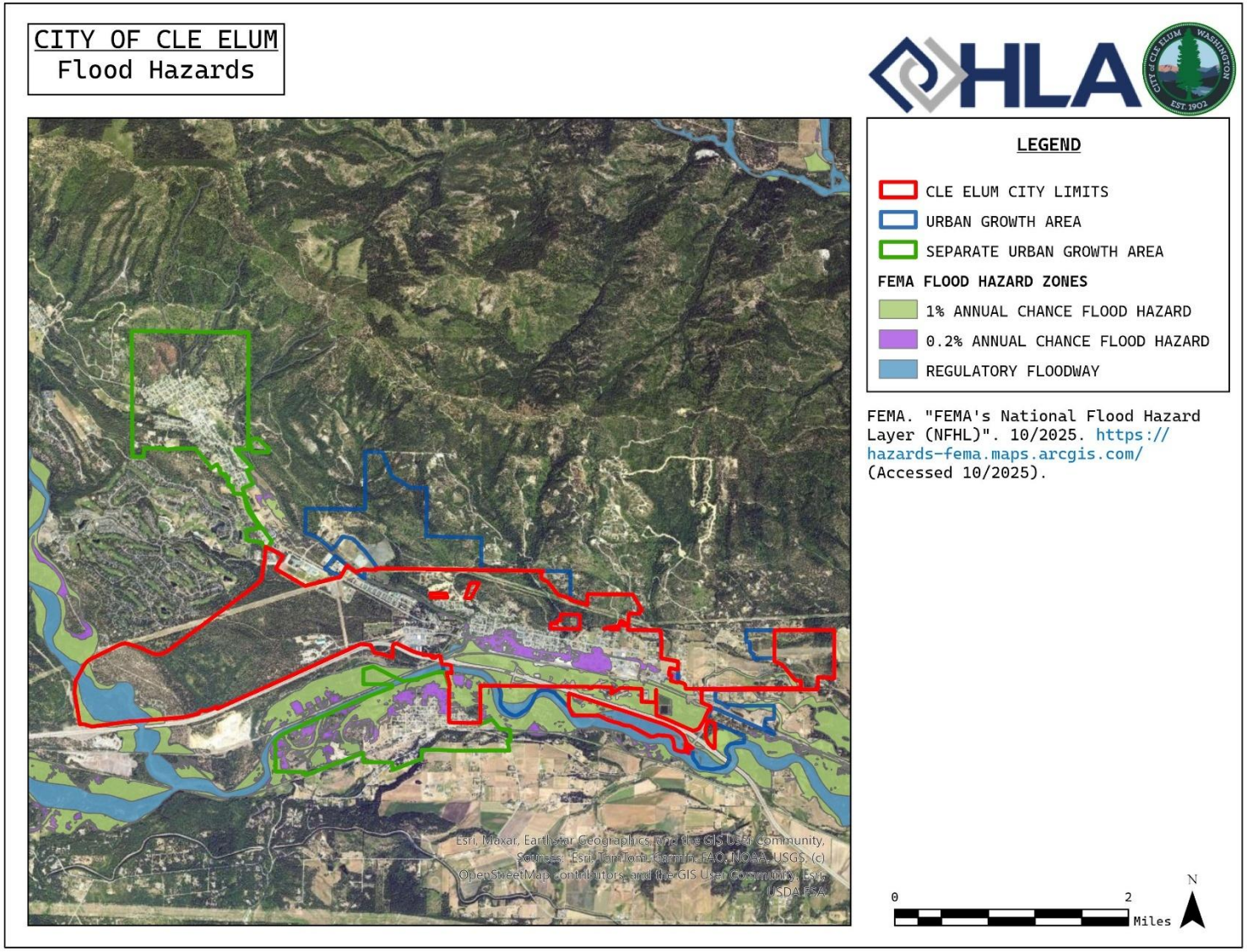


FIGURE 1-5. PRIORITY HABITAT AND SCPEICES

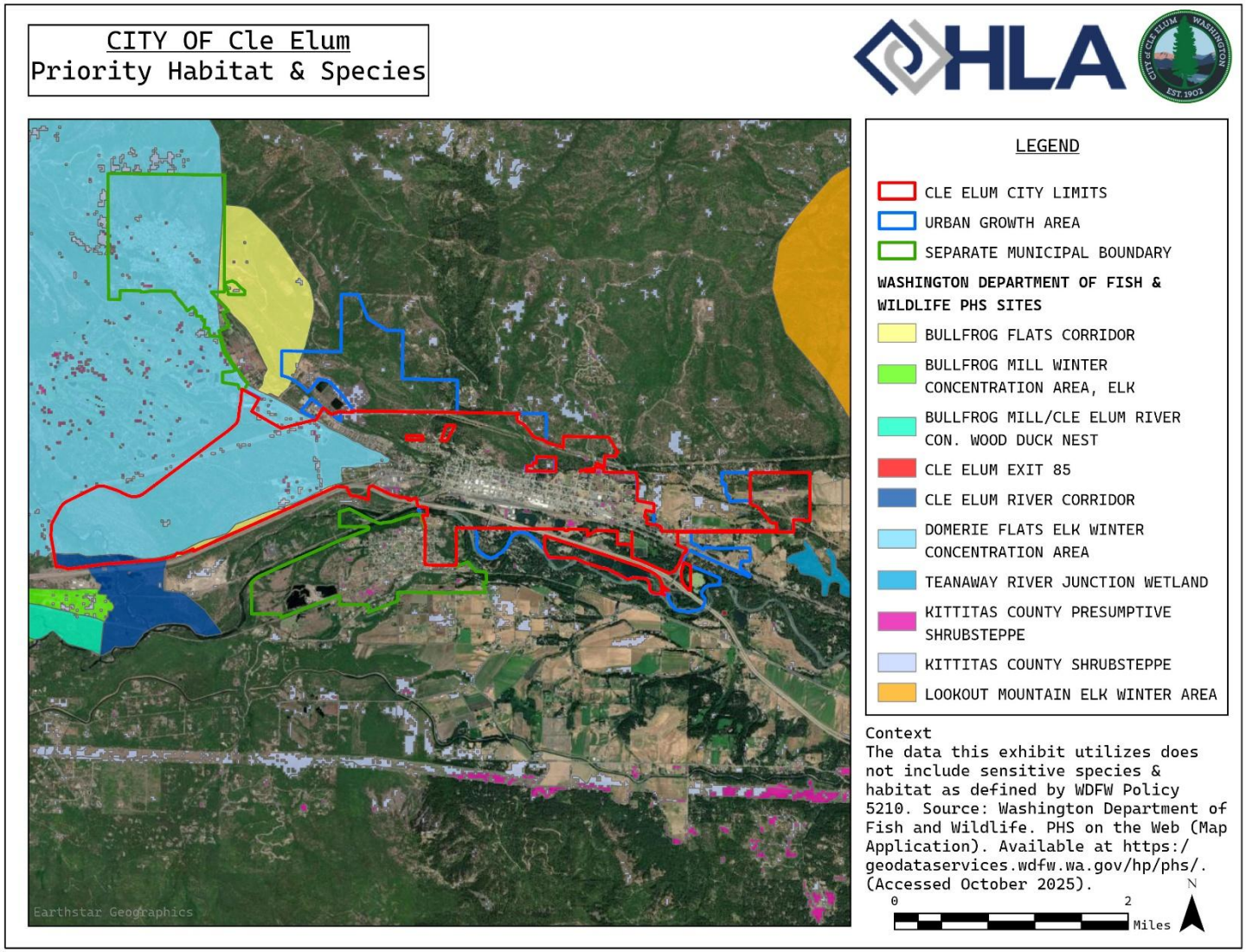


FIGURE 1-6. STREAMS

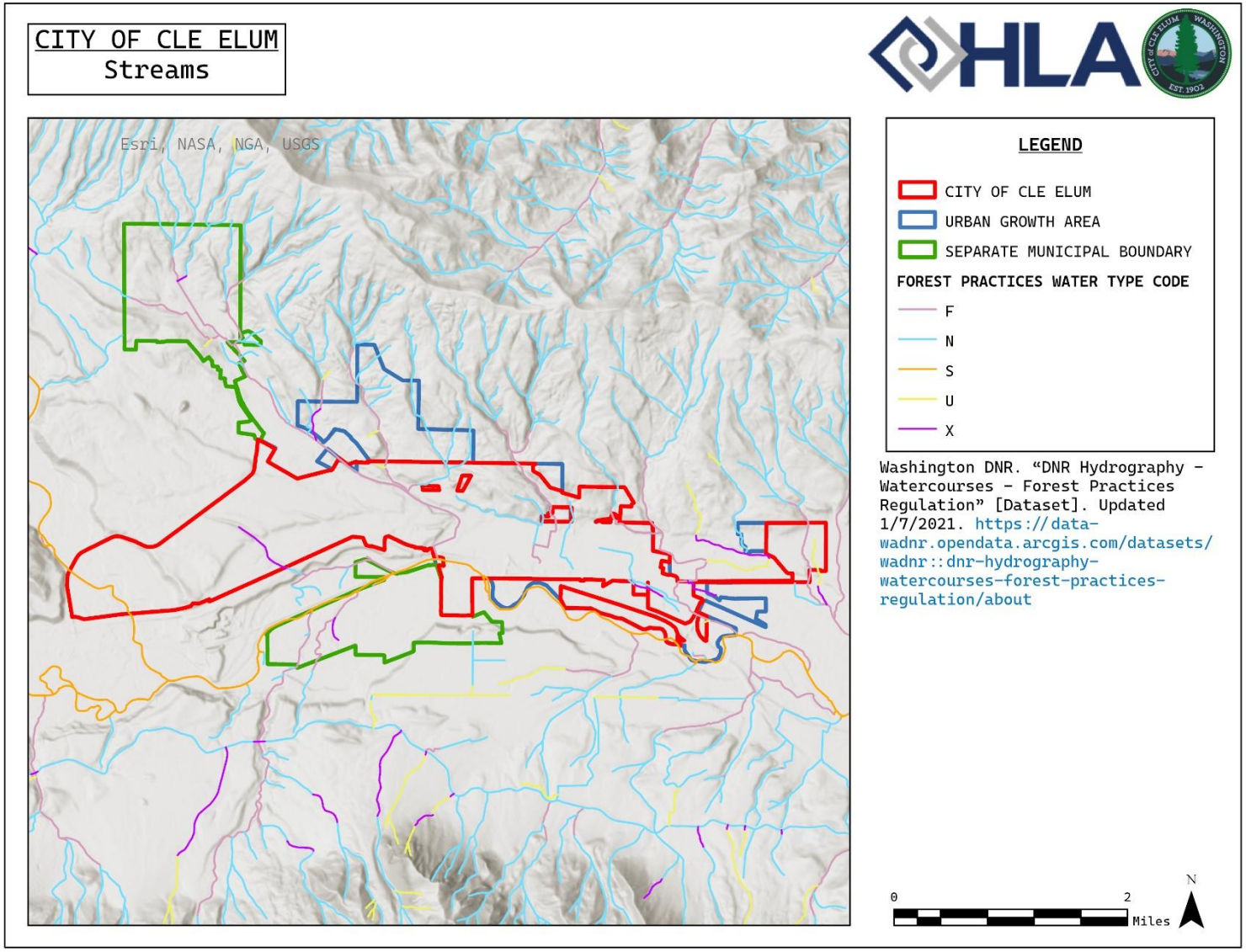


FIGURE 1-7. CRITICAL AQUIFER RECHARGE AREAS

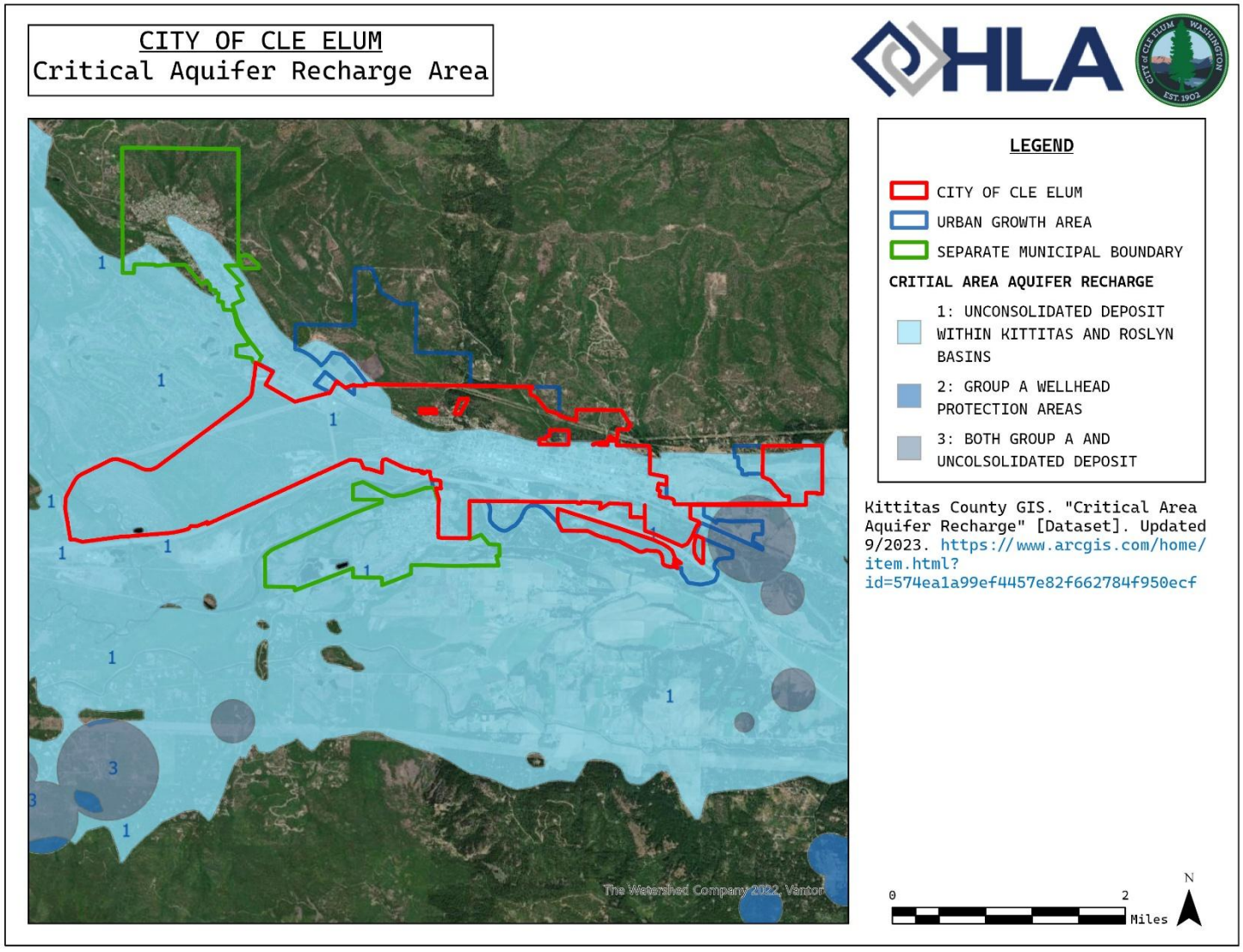


FIGURE 1-8. HAZARDOUS SLOPES

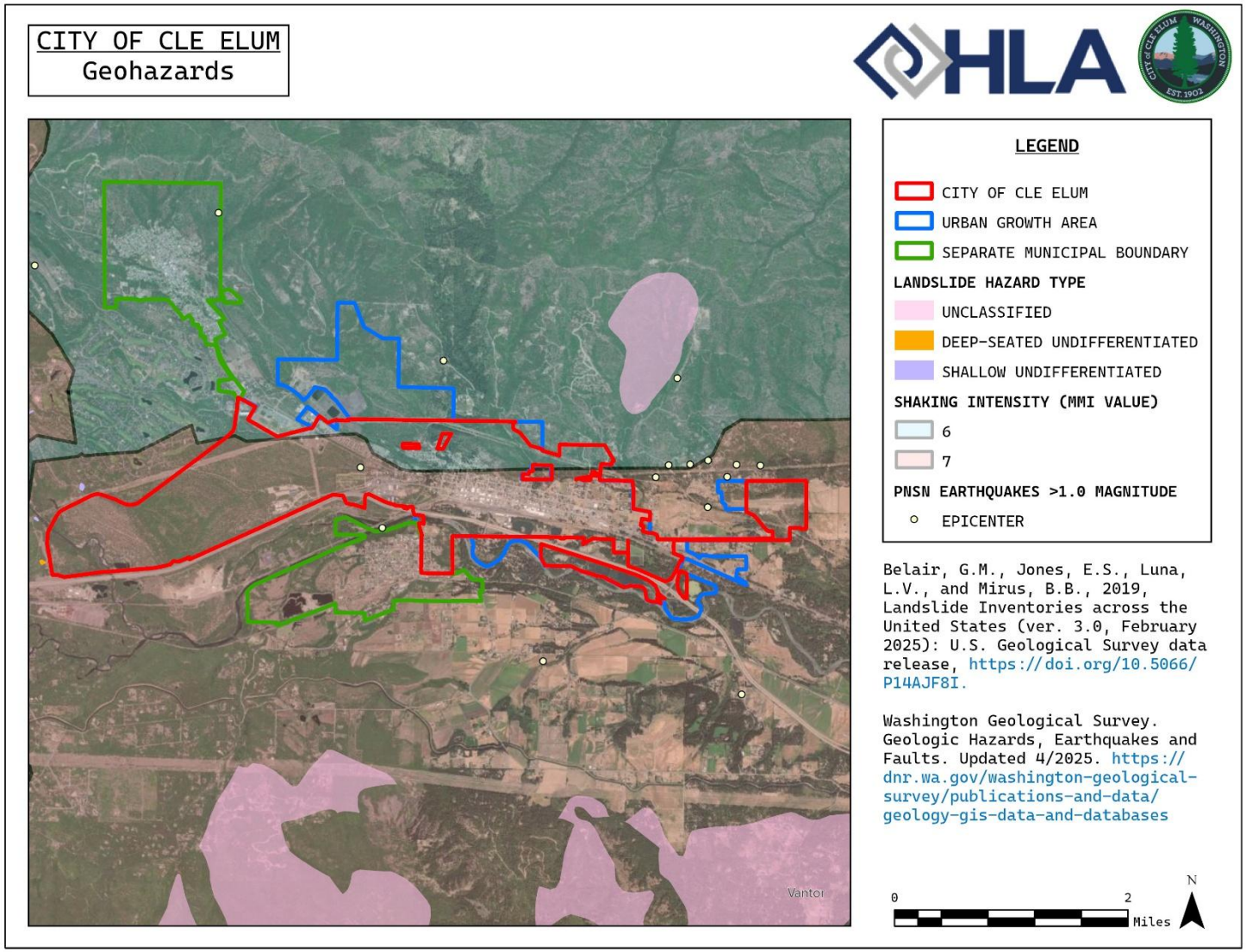


FIGURE 1-9. HISTORIC LANDSLIDES

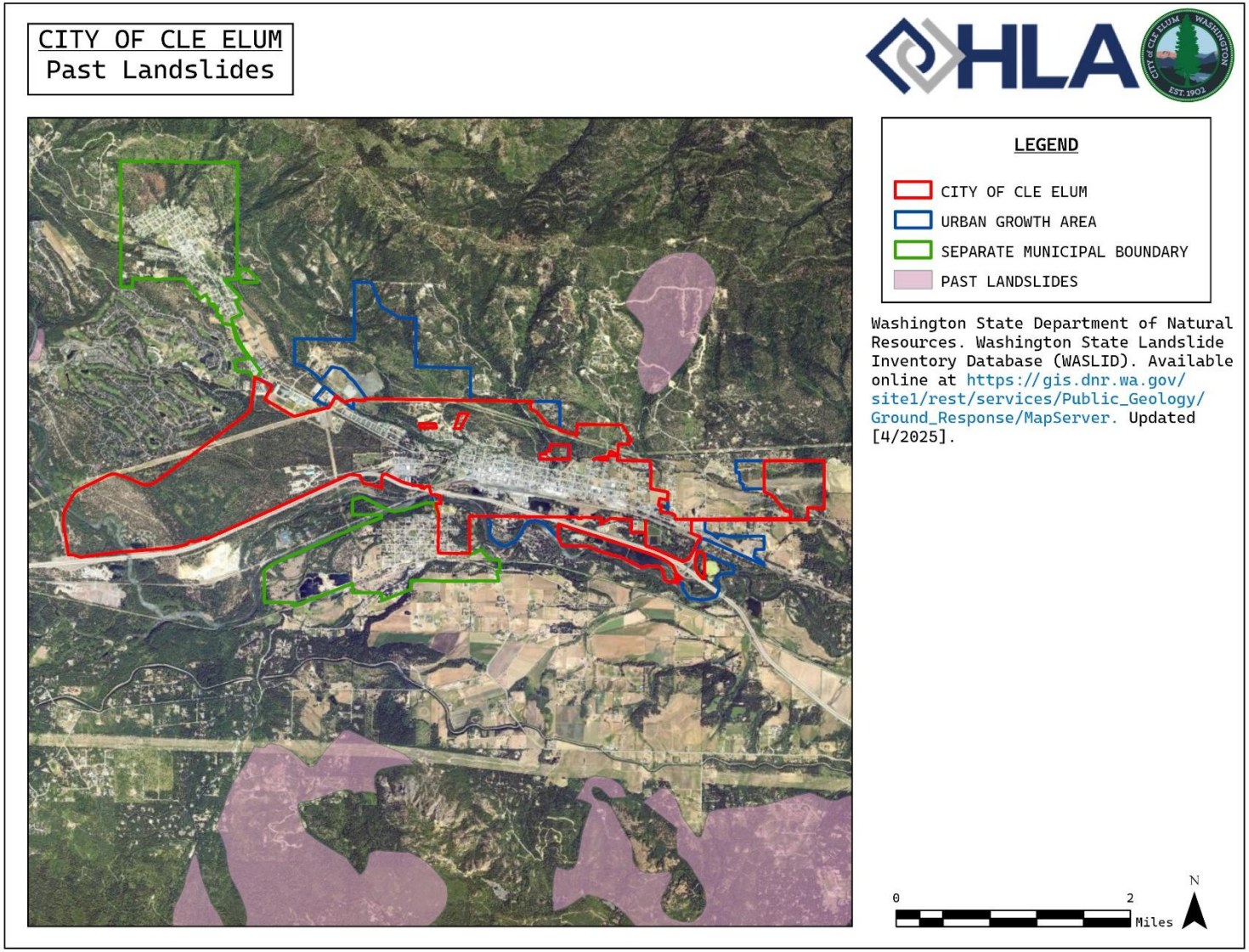


FIGURE 1-10. LIQUEFACTION SUSCEPTIBILITY

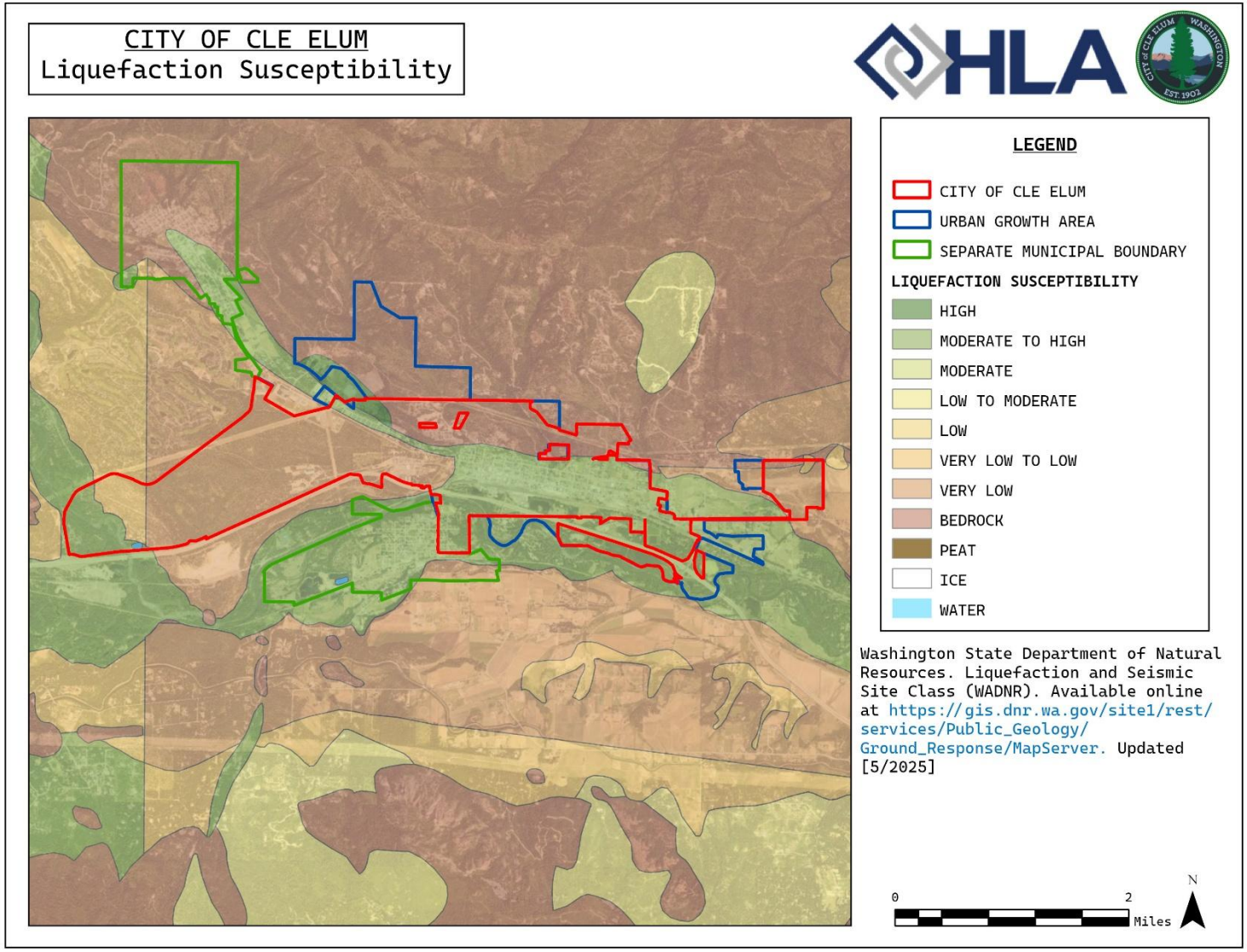
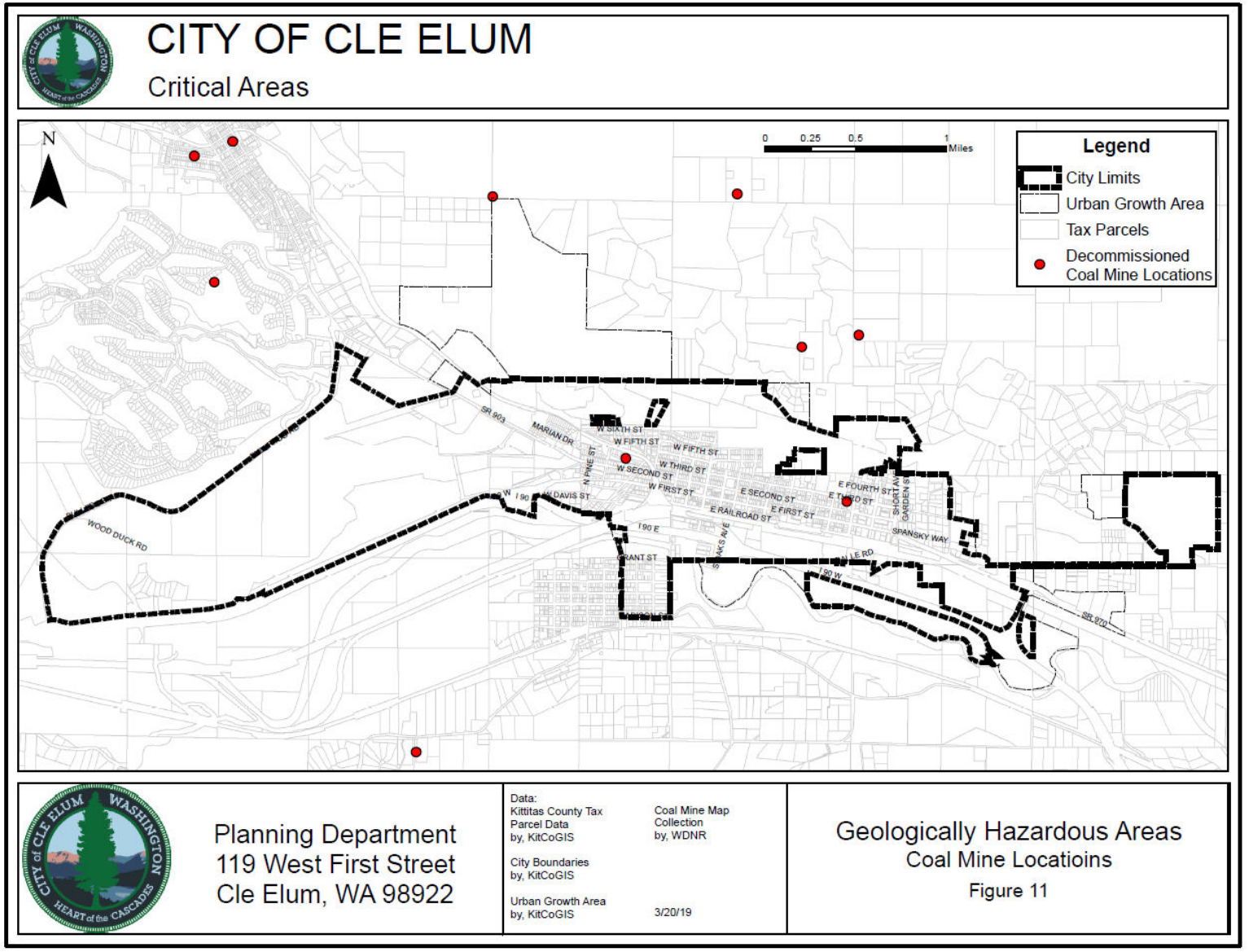


FIGURE 1-11. COAL MINE LOCATIONS



Shorelines of the state

The Washington State Shoreline Management Act was passed by the legislature in 1971 and adopted via a 1972 referendum (RCW 90.58). The goal of the Shoreline Management Act is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The Act also recognizes that "shorelines are among the most valuable and fragile" of the state's resources.

The Act provides for the management and protection of the state's shoreline resources by requiring planning for their reasonable and appropriate use. The area regulated under the Act includes lands within two hundred (200) feet of designated shorelines as well as certain wetlands, river deltas, floodways and floodplains associated with such shorelines.

Wetlands, streams, and other environmentally sensitive areas within shoreline jurisdiction are regulated by the City's Shoreline Master Program; those that are outside shoreline jurisdiction are regulated by the City's Critical Areas Ordinance regulations, which are periodically reviewed and updated in accordance with state mandates.

The Cle Elum Shoreline Master Program (SMP) regulates shoreline jurisdiction per the Act, which extend to the Cle Elum and Yakima River corridors within City municipal boundaries, adjacent to both South Cle Elum and Kittitas County shoreline jurisdictions. The Cle Elum SMP was last updated in 2021.

Hazardous Materials and Sites

Several hazardous materials and sites are located within Cle Elum municipal limits due to the history of coal mining and the previous highway use along within our Downtown Commercial Core as the main east-west transportation corridor prior to Interstate 90. Coal mine tailings are located to the north of the developed city, and have been left largely undisturbed since their creation. However, planned development and potential annexation areas will need to mitigate these known Brownfield sites, which will be coordinated along with the Washington State Department of Ecology (Ecology), and other agencies with jurisdiction.

C. Current Land Use Inventory

The Growth Management Act requires the preparation of a Land Use Element that identifies the existing general distribution and location of various land uses, and the approximate acreage and density of existing land uses.

Table 1-1 provides the approximate acreage and percentage of each land use category inside the City of Cle Elum's city limit boundaries. Table 1-2 provides the abbreviations sometimes used in this chapter such as in other tables.

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TABLE 1-1. PERCENTAGE OF LAND USES BY ZONING DISTRICT INSIDE THE CITY OF CLE ELUM'S CITY LIMITS

Land Use	Total Acres by Zone Inside Cle Elum City Limits	% of Total Acres by Zone Inside City Limits
Residential	**357.87**	**14.34 %**
Single Family Residential	283.41	11.36%
Multi-family Residential	74.46	2.98%
Commercial	**152.2**	**6.10%**
Downtown Commercial	26.48	1.06%
Entry Commercial	29.35	1.18%
General Commercial	96.38	3.86%
Industrial	**128.19**	**5.14%**
Planned Mixed-use	**1,391.53**	**55.77%**
Public Reserve	**465.14**	**18.64%**

TABLE 1-2. ABBREVIATIONS OF THE CITY OF CLE ELUM'S LAND USES BY CATEGORY

Land Use Category	Category Abbreviation
Residential	
Residential	R
Multiple family Residential	MFR
Commercial	
Downtown Commercial	DC
Entry Commercial	EC
General Commercial	GC
Industrial	I
Planned Mixed-use	PMU
Public Use	P

TABLE 1-3. FUTURE LAND USE DESIGNATIONS

Comprehensive Plan Designation	Description	Implementing Zones
Residential	The purpose and intent of the Residential designation is to provide for a variety of residential uses and densities within City limits. This designation provides for a range of housing types including, but not limited to, single family dwellings, duplexes, triplexes, multifamily dwellings, townhomes, cottage development, and accessory dwelling units (ADUs).	R – Residential MFR – Multifamily Residential

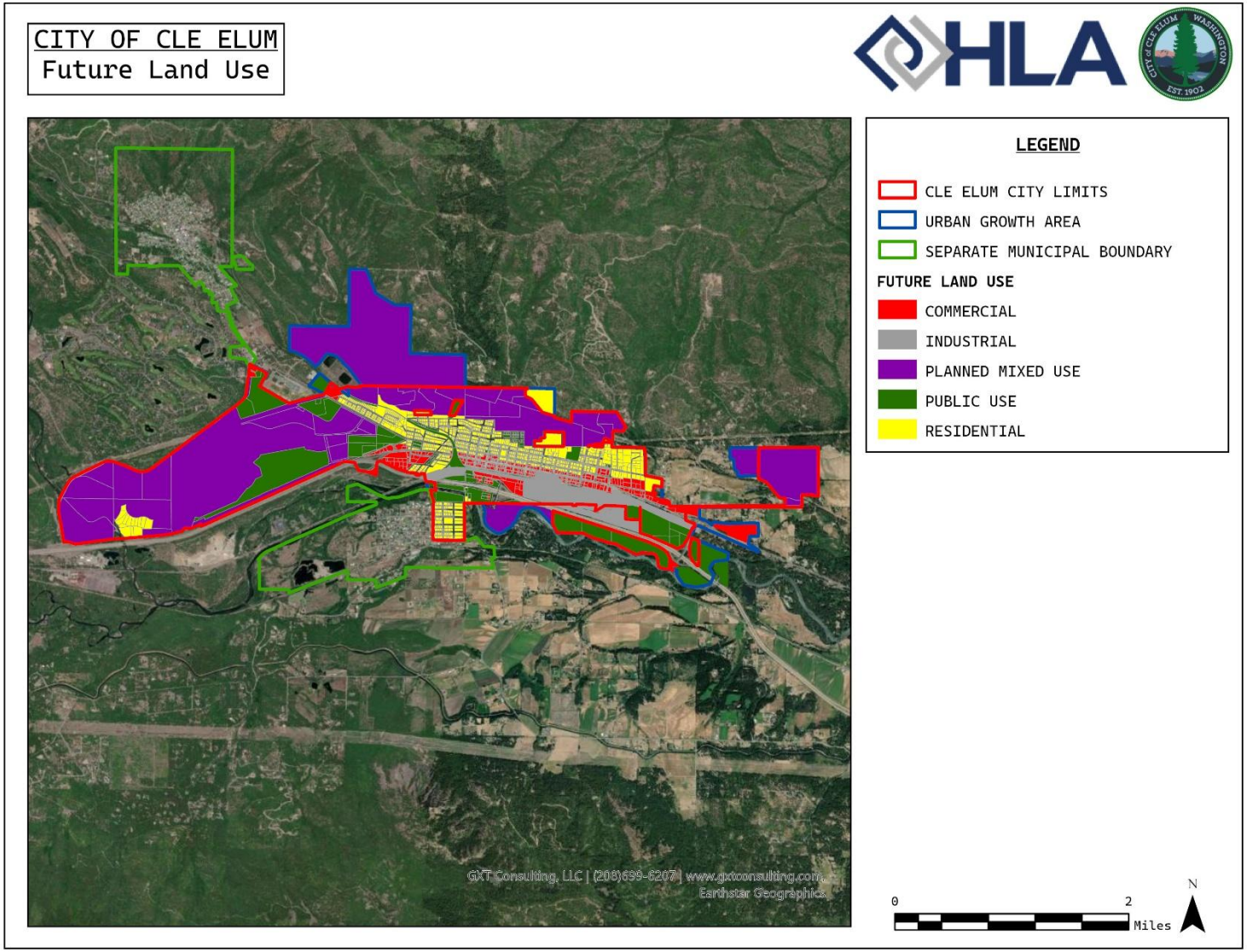
	Neighborhood connectivity for multi-modal transportation is encouraged. Residential areas within and adjacent to the Wildland-Urban Interface (WUI) are encouraged to incorporate wildfire preparedness and fire adaptation measures in their design and layout. To reduce and mitigate wildfire risk to lives and property, Cle Elum will incorporate relevant portions of the wildland urban interface code and develop building and maintenance standards consistent with Firewise USA.	
Commercial	The purpose and intent of the Commercial designation is to allow for a broad range of commercial, retail, office, and mixed-uses such as high-density residential and live-work units. Infrastructure should be coordinated with new development to include pedestrian-oriented facilities and multi-modal opportunities.	EC – Entry Commercial DC – Downtown Commercial GC – General Commercial
Industrial	The purpose and intent of the Industrial designation is to provide areas for manufacturing, processing, storage and other industrial-related uses. Industrial sites should be located where they can be most aesthetically pleasing and environmentally mitigated. Traffic flow patterns and access to regional freight mobility corridors should be considered and not in critical areas.	I – Industrial
Planned Mixed Use	The purpose and intent of the Planned Mixed Use designation is to provide a broad and balanced mix of land uses that including, recreation, commercial, residential, and education. Development is by imaginative site planning in a compatible mixture of land uses that will encourage multimodal transportation, and encourage building design to retain the traditional rural, small town, mountain character of Cle Elum. All Planned Mixed Use areas within and adjacent to the Wildland-Urban Interface (WUI) are encouraged to incorporate wildfire preparedness and fire adaptation measures in their design and layout. To reduce and mitigate	PMU – Planned Mixed Use

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	wildfire risk to lives and property, Cle Elum will incorporate relevant portions of the wildland urban interface code and develop building and maintenance standards consistent with Firewise USA.	
Public Use	The purpose and intent of the Public Use designation is to provide for and protect areas for government and civic functions. Such uses include parks and recreation, government buildings and uses, including essential public facilities, hospitals, educational institutions, libraries and museums, and schools.	P – Public Use

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FIGURE 1-12. FUTURE LAND USE



The Land Use and Zoning Compatibility Matrix identifies when a Rezone is considered to be compatible with the corresponding future land use designation. Empty boxes will require a concurrent Comprehensive Plan Amendment with the Rezone application. Examples:

- A property zoned R with a Residential designation may be rezoned to MFR without a comprehensive plan amendment.
- A property zoned MFR with a Residential designation will require a comprehensive plan amendment to rezone to DC or GC.

TABLE 1-4. LAND USE AND ZONING COMPATIBILITY MATRIX

	Zoning Districts							
Land Use Designations	**R**	**MFR**	**DC**	**EC**	**GC**	**I**	**P**	**PMU**
Residential	X	X						
Commercial			X	X	X			
Industrial						X		
Planned Mixed-use								X
Public Use							X	

Outside of the Cle Elum City limits, land uses are designated by Kittitas County as outlined in the Kittitas County Comprehensive Plan.

III. Population Trends, Demographics and Projections

This section analyzes the extent of existing land uses in the City, and outlines the growth, which is expected to occur within the City within the next twenty (20) years. This analysis sets the stage for the level of growth and development, which this plan will accommodate.

A. Growth in Cle Elum and Population Projections

Table 1-5 summarizes population trends for Cle Elum since 1940. Overall, the City of Cle Elum has seen little population growth in that timeframe. The City and County anticipate a positive growth rate in the future because of recent developments just outside the city limits and planned developments in the City.

TABLE 1-5. CITY OF CLE ELUM POPULATION TRENDS 1940-2020 AND PROJECTIONS FOR 2025-2046

Year	Cle Elum Census Population	Total Change per Decade	Compound Annual Rate Change
1940[1]	2,230	---	---

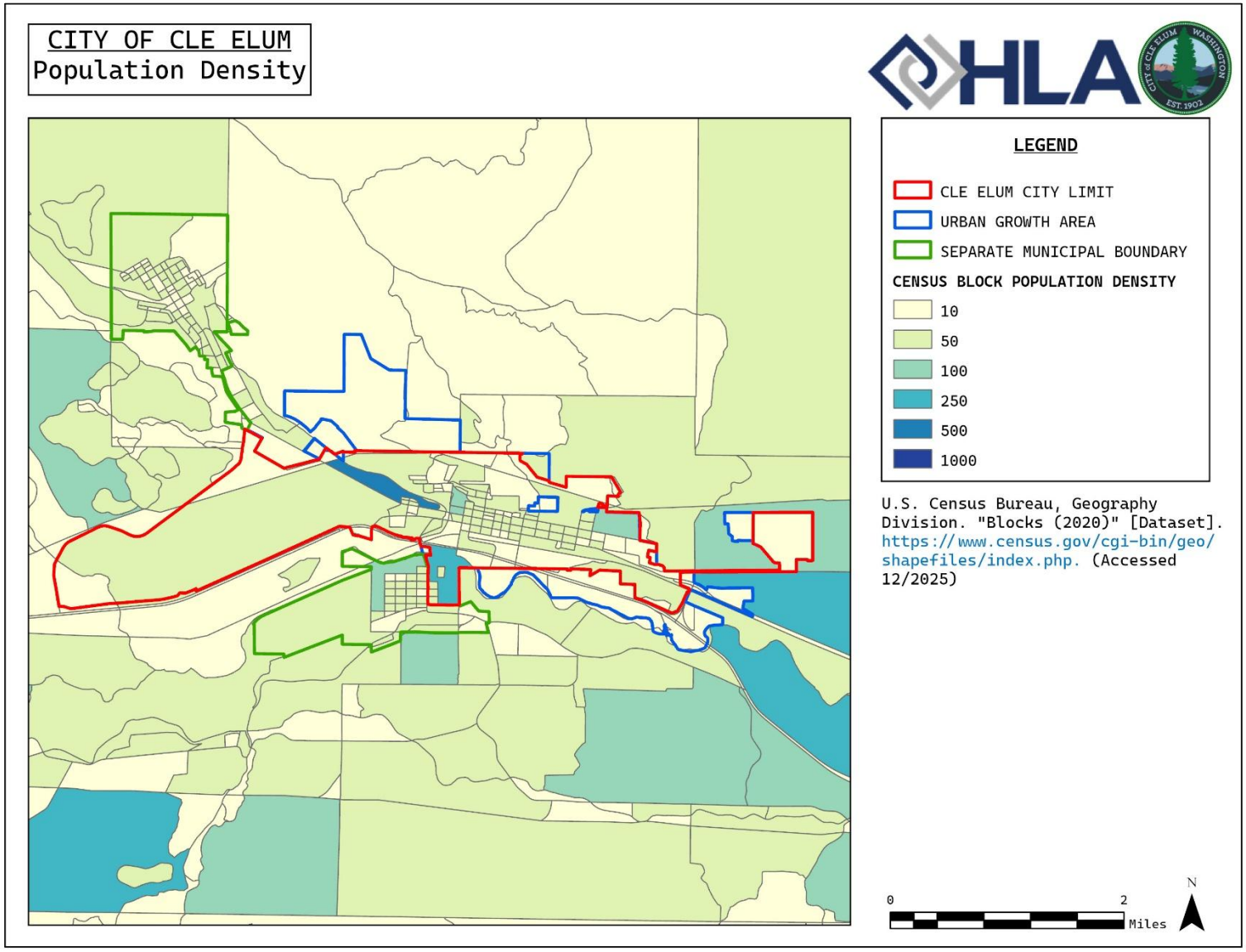
1950[1]	2,206	-24	-0.1%
1960[1]	1,816	-390	-1.9%
1970[1]	1,725	-91	-0.5%
1980[1]	1,773	48	0.3%
1990[1]	1,778	5	0.0%
2000[1]	1,755	-23	-0.1%
2010[1]	1,872	117	0.7%
2020[1]	2,157	285	15.22%
2025[2]	2,300	143	6.63%
2035[2]	2,659	502	1.46%
2046[2]	3,005	848	1.46%

[1] https://www.ofm.wa.gov/washington-data-research/population-demographics/decennial-census [2]Kittitas County 20-year estimate shows Cle Elum with 1.46% annual increase from 2020-2046 in *April 15, 2025 population and employment projections recommended by the Conference of Governments of Kittitas County*.

Figure 1-13 shows the existing population densities in Cle Elum, by Census Block Group. The highest concentrations of people are generally in the southern and north central parts of Cle Elum, coinciding with newer subdivisions and multi-family development.

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FIGURE 1-13. POPULATION DENSITY



Kittitas County adopted the OFM 2045 medium projection, and has allocated Cle Elum a 20-year population which equates to a 1.46% annual growth rate.

B. Demographics

Based on 2020 Census population data, 87.1% of Cle Elum's population is white, while 6.7% is Hispanic or Latino (of any race). The remainder of the population consists of 0.7% American Indian, 1.4% Asian, and all other races are 3.1%. Approximately 15.8% of the population is under the age of eighteen (18), while 17.6% of the population is over sixty-five (65). The median age in Cle Elum is 44.5.

IV. Analysis of Economic Conditions

A. Economic Status of the Population

According to the 2023 American Community Survey (ACS) 5-Year Estimates, 13.7% of the Cle Elum population was living below the poverty level. In comparison, 14.3% of all persons in Kittitas County and only 9.9% of all persons in the state of Washington lived below the poverty level.

Cle Elum's median household income according to the ACS was $56,912. In comparison, the median household income in Kittitas County was $69,928 and $99,389 for Washington State.

B. Employment of Cle Elum Residents

According to the 2023 American Community Survey (ACS) 5-Year Estimates, an estimated 1,834 of the persons in Cle Elum were sixteen (16) years and over, and 58.0% (1,064) were employed in the civilian labor force, 0.3% were unemployed, and 42% (770) are not in the labor force. The four largest occupations included: Arts, entertainment, and recreation, and accommodation and food services (17.8%); Construction (17.6%); Professional, scientific, and management, and administrative and waste management services (11.5%); and Educational services, and health care and social assistance (10.6%). Approximately 70.4% of workers 16 years and over drove alone to work, with an average travel time of 23.0 minutes. Approximately 13.0% of the working age population worked from home.

C. Economic Forecasts

The Washington State Employment Security Department (ESD) performs economic forecasts for industries and occupations in Washington by region. The information summarized in Tables 1-6 and 1-7 can be found https://esd.wa.gov/labormarketinfo/projections. Table 1-6 summarizes the ESD forecasted average annual growth rate in industries during two (2) forecast periods in the South-Central

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region. These estimates and forecasts were taken from the Industry Employment Projections data tables released by Employment Security Department (ESD) in July 2025. The table includes the short-term forecast growth rates for 2015-2020 and longer-range forecasts growth rates for those same occupations from 2020-2025.

TABLE 1-6. FORECASTED AVERAGE GROWTH IN INDUSTRIST, SOUTH CENTRAL REGION

Currently tracked occupations (ESD July 2025)	Average Annual Growth Rate, 2023-2028	Average Annual Growth Rate, 2028-2033
Natural Resources and Mining	-7.79%	0.83%
Construction	0.65%	1.25%
Manufacturing	-0.19%	0.58%
Wholesale Trade	0.00%	0.38%
Retail Trade	-0.14%	0.70%
Transportation, Warehousing, and Utilities	0.43%	0.42
Information	0.00%	0.00%
Financial Activities	-0.63%	0.64
Professional and Business Services	0.60%	1.15%
Education and Health Services	1.97%	1.07%
Leisure and Hospitality	1.10%	1.04%
Other Services	1.61%	0.00%
Government	1.44%	0.82%

Land Capacity Analysis

To determine the full extent of buildable land, Cle Elum used GIS data to identify parcels based on a variety of factors. Buildable land is not only vacant land – for example, larger parcels can still be further developed or subdivided. Other parcels can be encumbered by critical areas such as steep slopes or floodplain that limit or exclude development. The following sections include the full Land Capacity Analysis, using the previously completed Population and Housing Allocations. The first step in the LCA is to determine what is buildable in city limits. To do this, GIS was used through a series of data analysis and calculations.

1. Total Gross Acreage: This is the total acreage of each zoning district within City Limits.
2. Identify Buildable Gross (Vacant) Acres: A parcel is assumed to be vacant and potentially developable if it has zero housing units and/or the improvement value is <$10,000.
3. Identify Potential Infill Properties: Parcels in the Residential Zoning Districts that are greater than 0.25 acres and coded by the Kittitas County Assessor's Office as "Single-Family."

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4. Identify Agricultural Land: Parcels coded by the Kittitas County Assessor's Office as "Agriculture."
5. Critical Areas: Identify areas with wetlands, streams, floodplain, floodway, and slopes greater than 40%.
6. Identify Underutilized Land: Identify all parcels by zoning district where the ratio of improvement value to land value is <50%.

With all of these data points identified in GIS, the following calculation was used to determine the Net Buildable Acres:

Net Buildable Acres = Buildable Gross Acreage – (Critical Areas) + (Potential Infill and Underutilized)

Based on the data, Cle Elum has 2,168 acres of vacant, infill, and underutilized land. Vacant land is assessed a deduction of 15% to account for new facilities such as roads, utility corridors, open space, et. Infill and Underutilized land is assessed a higher deduction of 25% to account for new facilities and existing on-site development that is unlikely to be modified or see significant changes. After all deductions were removed, the net buildable acres are 1,564.

The net buildable acres are identified by zoning district and include further calculations to assess the capacity for new homes and new jobs. New homes are calculated based on the assumed or allowed density per zone, and new jobs are calculated based on an assumed floor-area-ratio along with an assumed distribution calculating how much of the buildable land would likely to be built as commercial rather than housing.

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FIGURE 1-14. LAND CAPACITY ANALYSIS

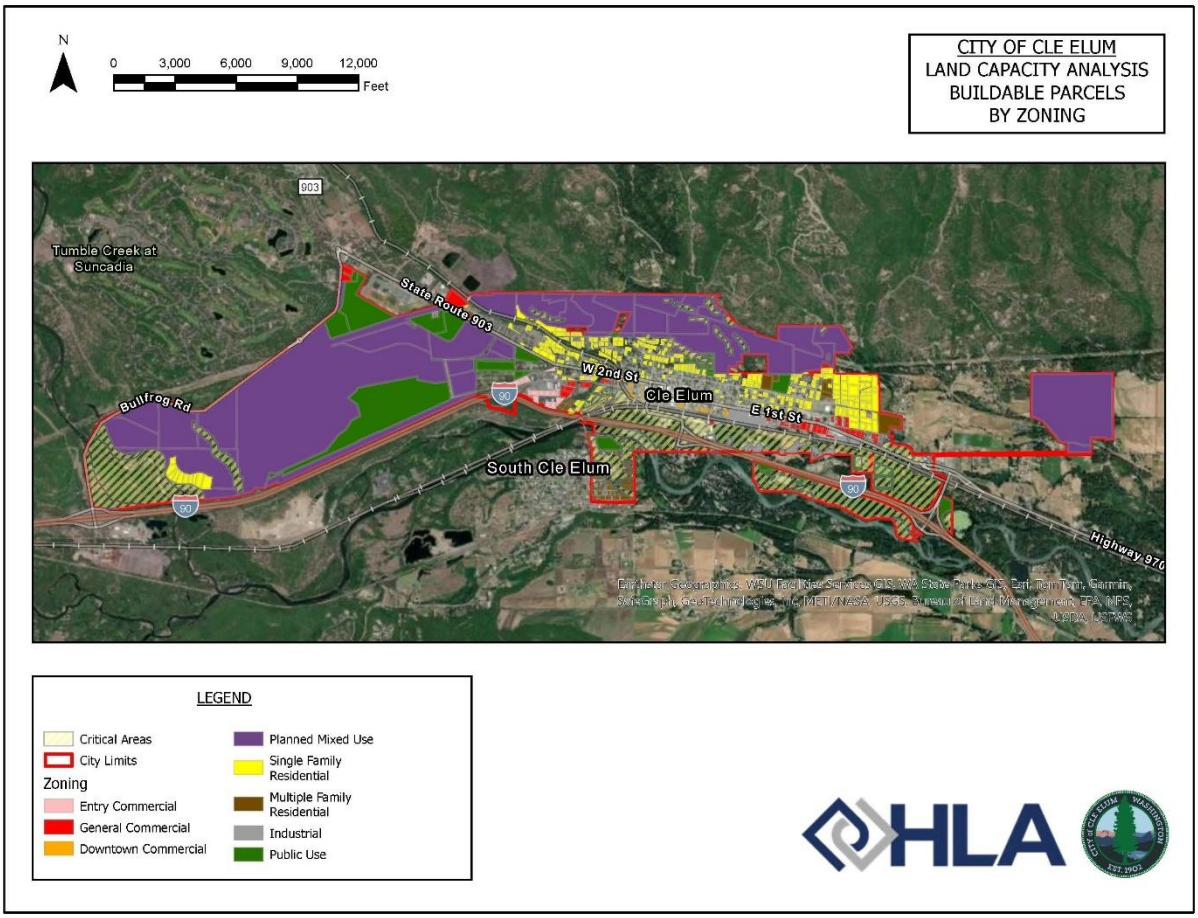


Table 1-7 summarizes the amount of vacant and agricultural land that is potentially available for future development, in each future zoning district. The current zoning designates how land can be developed under the current land use regulations. The future land use designation indicates how land is planned to be used in the future.

TABLE 1-7. TOTAL ACRES AND PERCENTAGE OF DEVELOPABLE LAND BY ZONE

Zoning	Determine Net Buildable Acreage					Density and FAR		Housing and Jobs Capacity		
	Gross land in Acres		Deduction	Net (Acres)		Density	FAR	New Homes	EMP SqFt	New Jobs
Entry Commercial	Vacant	0.40	15%	0.34	8.64	15	0.4	32	142,954	408
	Underutilized	9.12	25%	6.84						
	Infill	1.94	25%	1.46						
General Commercial	Vacant	12.03	15%	10.22	39.06	20	0.4	195	484,945	970
	Underutilized	34.40	25%	25.80						
	Infill	4.05	25%	3.04						
Industrial	Vacant	2.98	15%	2.53	50.19	0	0.4	-	830,705	2,373
	Underutilized	52.31	25%	39.24						
	Infill	11.22	25%	8.41						
Downtown Commercial	Vacant	0.16	15%	0.13	4.58	15	0.4	17	56,919	57
	Underutilized	5.66	25%	4.25						
	Infill	0.27	25%	0.20						
Planned Mixed Use	Vacant	881.80	35%	573.17	948.54	4	0.35	2,846	1,086,278	3,104
	Underutilized	500.49	25%	375.37						
	Infill	0.00	25%	0.00						
Public Use	Vacant	211.98	15%	180.18	330.62	0	0.01	-	68,408	68
	Underutilized	200.58	25%	150.43						
	Infill	0.00	25%	0.00						
Single Family Residential	Vacant	6.50	15%	5.53	137.04	4	0.005	548	14,177	14
	Underutilized	51.42	25%	38.57						
	Infill	123.93	25%	92.95						
Multiple Family Residential	Vacant	29.33	15%	24.93	45.75	16	0.005	732	4,733	5
	Underutilized	20.28	25%	15.21						
	Infill	7.48	25%	5.61						
Total	-	2,168			1,564			4,371	2,689,119	7,000

V. Summaries of Supporting Services

A. Water System

The domestic water system in Cle Elum consists of a municipal water supply system on three (3) distribution pressure zones. Four (4) sources supply water to the reservoirs. Two (2) major water supply sources owned by the City of Cle Elum are surface water sources on the Yakima and Cle Elum Rivers. These two (2) river sources pump water to the Cle Elum water treatment plant for filtration and chlorination before entering the distribution system. The current capacity of the water treatment plant is 4,360,000 gallons a day (4.36 MGD) or 4,467 gallons per minute (GPM).

The City of South Cle Elum owns two (2) ground water sources (Well No. 1, and Well No. 7) which have a combined pumping capacity of 300 GPM. The combined water supply of 3,078 GPM or 4.43 MGD currently serves a mix of 1,381 residential, commercial, and public users in Cle Elum and South Cle Elum. Private wells provide potable water to most of the County residents within the unincorporated UGA.

The City of Cle Elum Water System Plan, accepted in January 2025, by City Council, identified needed treatment plant capacity improvements, distribution improvements, water main upsizing improvements, and water main replacement improvements to be completed by the year 2036 to continue to meet water demands. The Water System Plan based population estimates on a range of assumptions of future growth from 3.4% in 2019, to 3.7% in 2023, and 2.9% by 2033.

The Water System Plan forecasts a 2043 total future water demand for Cle Elum and South Cle Elum as approximately 2,663. In 2043 the demands of 5.58 MGD daily are within the system's capacity. The next update to the Water System Plan is required on or before January 23, 2033.

See the Capital Facilities Element for a more complete discussion of water system facilities and capacities.

B. Sewer System and Wastewater Disposal Facilities

As part of an interlocal agreement between the City of Cle Elum, City of Roslyn, the unincorporated community of Ronald and the Pineloch Sun III development in the Ronald UGA, Town of South Cle Elum, and the private Trendwest Investment development known as Suncadia, Cle Elum's wastewater treatment plant underwent a major expansion in 2005. The interlocal agreement allocated capacities to each of the project sponsors. In July 2006, the Upper Kittitas County Regional Wastewater Treatment Plant (WWTP), owned and operated by the City of Cle Elum, began servicing Roslyn and Ronald. The rating of the WWTP current maximum month flow is not to exceed 3.6 million gallons per day (MGD) according to Cle Elum's National Pollutant Discharge Elimination System Waste Discharge Permit No. WA0021938.

In 2021, the City of Cle Elum completed its *General Sewer Plan* to evaluate the current connections and use from each partner, including capacity needs at full buildout. The GSP identifies the existing capacity of the WWTP will be exceeded by Cle Elum and Suncadia if the max flow rates continue.

Treatment plant capacity improvements, a comprehensive inventory and assessment of the sanitary sewer collection system, sanitary sewer collection system improvements and replacements, and strategies for scheduling and funding all needed improvements are identified as parts of Cle Elum's General Sewer Plan (2021). The General Sewer Plan is based on population and land use estimates consistent with Cle Elum's Comprehensive Plan, Roslyn's Comprehensive Plan, and the Kittitas Comprehensive Plan.

See the Capital Facilities Element for a more complete description of wastewater system facilities and capacities.

C. Stormwater Facilities

Cle Elum has been actively working on completely separating the treatment of stormwater from the City's sanitary sewer system. The City's passive treatment facilities include swales, infiltration trenches. The existing storm drain prior to 2018 consisted of twenty-four (24) inch storm drain that opened to an open wasteway. The City's downtown has been revitalized

along First Street between Billings Avenue and Peoh Avenue. In 2017, the City prioritized stormwater improvements in the first phase of the Downtown Revitalization project which included replacing undersized storm drains, connecting stormwater piping to effectively remove storm water from the sanitary sewer as I&I, and increased run-off collection points to remove sediment and debris. Phase 1 was completed in 2018. In 2021, the second phase of stormwater improvements was completed, constructing all stormwater improvements for the entire six block corridor.

See the Capital Facilities Element for a more complete description of stormwater system facilities.

D. Public Facilities and Services

Public services are an integral part of land use planning to accommodate future growth in the City of Cle Elum and can consume considerable land. Included within this category are public facilities and services, such as local and federal government facilities, public education uses, institutional uses, medical and emergency facilities, and parks and recreational facilities. Other uses include lands and facilities devoted to public and private utilities.

The City has approximately 465 acres, or 18.64% of the City's total land area inside the city limits devoted to public reserve which includes public facilities and services. The location of public services should be determined carefully due to important health, safety, environmental and aesthetic considerations associated with their location. All public facilities and services are discussed in more detail in the Capital Facilities Element.

E. Police and Fire Protection/ Medical and Emergency Facilities

The City of Cle Elum is located centrally in Kittitas County Fire & Rescue District #7 and can be served by Kittitas County Fire District #7 and others in the Kittitas County Mutual Aid agreement. Cle Elum has its own all-volunteer City Fire Department. In 2005, a new fire station was constructed in Cle Elum at 301 Pennsylvania Avenue. The City of Cle Elum and the Town of South Cle Elum have a mutual fire response agreement in place, providing service for an area of five (5) square miles.

The City of Cle Elum has an interlocal agreement with the City of Roslyn and the Town of South Cle Elum for a combined police department. The police station is located at 807 W Second Street. Emergency dispatch service is provided through a contract with Kittcom, located in Ellensburg. The jail is also located in Ellensburg at the Kittitas County Sheriff's Office. The Kittitas County Sheriff's Office provides coverage for the unincorporated UGA. The City, County and State have a mutual aid agreement for protection services.

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The nearest hospitals to the City are in Ellensburg, about twenty-seven (27) miles east of Cle Elum. Kittitas Valley Healthcare (KVH) in cooperation with Kittitas County Public Hospital District No. 2, operates both an urgent care center at 214 West First Street and a family medicine clinic at 201 Alpha Way in Cle Elum. The closest providers of all other medical or mental health services are located in each direction: Ellensburg, Yakima, Wenatchee, or the Seattle area and its suburbs.

See the Capital Facilities Element for a more complete description of Cle Elum's emergency services and facilities.

F. Public Education Facilities

The Cle Elum-Roslyn School District #404 includes students from the City of Cle Elum, the Town of South Cle Elum, the City of Roslyn, the unincorporated communities of Ronald and Liberty, and surrounding areas of Kittitas County. The Cle Elum-Roslyn School District has administrative offices located at 4244 Bullfrog Road. The District consists of four schools:

- Cle Elum-Roslyn Elementary located at 2696 SR 903,
- Walter Strom Middle School located at 2694 SR 903,
- Cle Elum-Roslyn High School located at 2692 SR 903, and
- Swiftwater Learning Center located at 4244 Bullfrog Road.

See the Capital Facilities Element for a more complete description of the City's public education facilities.

G. Government Facilities

Cle Elum-owned facilities and sites include:

- City Hall
- City Fire Station
- Public Works Facility
- Library
- Waste Water Treatment Plant
- Water Treatment Plant
- The Cle Elum-Roslyn-South Cle Elum Police Station
- The City of Cle Elum Cemetery
- The Cle Elum Airport

For a more complete description of government facilities, including other government agencies, please refer to the Capital Facilities Element.

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H. Parks and Recreational Facilities

In preparation of the Comprehensive Plan update and to ensure alignment with Washington State Recreation and Conservation Office funding requirements, the City of Cle Elum developed and adopted (February 13, 2018) the *City of Cle Elum Parks and Recreation Plan*.

The Parks and Recreation Plan is being included in the Comprehensive Plan as the Parks and Recreation Element and discusses City-owned parks and trails inside the city limits, trails outside the Cle Elum's city limits but inside Cle Elum's urban growth area the City would like to make connections to, and recreational opportunities not owned by the City but nearby.

Parks and Trails inside the City limits and managed by the City include:

- Centennial Park
- City Park
- Cle Elum Disc Golf Course
- Coal Mines Trail
- Fireman's Park
- Flagpole Park
- Memorial Park
- Wye Park
- Progress Path

Hanson Ponds Open Space, and Trail

Please refer to the Parks and Recreation Element for more information about the parks and recreation facilities.

I. Community Facilities

Community facilities in Cle Elum include:

- The Carpenter Memorial Library
- The Kittitas Valley Healthcare urgent care and medicine clinic
- The Upper Kittitas County Senior Center

Please refer to Capital Facilities Element for more information about community facilities in Cle Elum.

VI. Analysis of Future Land Use Needs

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the twenty (20) year planning period, the City will entertain a variety of requests for annexation by property owners who value Cle Elum's services or

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recognize the need for municipal services in order to realize maximum efficiency of land use. The purpose of annexation goals and policies included in this plan is to establish parameters which facilitate the smooth transition from Kittitas County to Cle Elum upon the commencement of annexation. Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its increased ability to control new development with City standards, to extend its boundary in a logical manner, to expand its economic tax base, to provide opportunities for new residential development, and to gain revenues from areas that already enjoy City amenities but do not currently pay taxes or fees to the City. Specific annexation goals and policies seek to maximize timing and intent of annexations in order to guide annexation of appropriate lands at appropriate times.

A. Residential Land Use Needs

Based on the 2025 Kittitas County population and housing allocation, Cle Elum is expected to grow by 855 people, requiring 380 new homes by 2046. Cle Elum has significant capacity to achieve these goals, and in fact already has approved but not yet completed development in excess of these goals. New for this Comprehensive Plan update cycle is the allocation of housing by income band. Cle Elum's 2025 Land Capacity Analysis identified substantial capacity to accommodate the required growth, which will be discussed in greater detail in the Housing Element.

TABLE 1-8 HOUSING CAPACITY BY INCOME LEVEL

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	52	High Density and ADUs	345	870 (98 ADU)	**623**
0-30% Other	174				
>30-50%	96				
>50-80%	23				
>80-100%	18	Moderate Density	35	168	**133**
>100-120%	17				
>120%	0	Low Density	0	2,403	**2,403**
Total	380		380	3,296	**2,916**

B. Commercial Land Use Needs

The 2025 Analysis identified that of the 152 gross acres zoned for commercial purposes, the net acres available for future development was approximately 48-acres once adjustments were made for critical areas, rights of way, public use reduction, and Market Factor. Of the 48-acres of developable commercial, half were assumed to be for mixed-use in the calculations. The amount of commercial lands equates to a 1,378-employee capacity for commercial business.

A significant portion of the undeveloped land in city limits is in the Planned-Mixed Use (PMU) zone. Of those 1,391 acres, approximately 948-acres are developable. While much of the PMU zone is slated for residential development via approved development agreements, there is also a substantial area of the Bullfrog Flats development that is designated for future commercial use. It is anticipated that this area, at full-buildout, could provide capacity for several thousand jobs.

C. Industrial/Manufacturing Land Use Needs

The location of the vast majority of Cle Elum's available industrial land places them squarely in conflict with the natural environment. Cle Elum was founded as a railroad and mining town, consequently all original platting and development was located in a close and linear proximity to the railroad mainline. The railroad parallels the Yakima River which is prone to flooding. This severely limits or even negates the use of Cle Elum's current industrial land use inventory because of FEMA floodway and floodplain designations. These vacant industrial lands also are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serve as water retention and flood storage areas. The 2025 Analysis identified approximately43 net acres of the industrial zoned 128 acres in the City were developable after adjustments were made for critical areas, rights of way, public use, and Market Factor. This amount of industrial lands equates to an 377-employee capacity for industrial business.

D. Public Facilities Land Use Needs

The 2025 Analysis identified 247 net acres as available for public use, however it should be noted that a substantial percentage of this land (80%) is designated underutilized, mostly in the form of open-space park land. The customary percentage used by Kittitas County was 5% of the three (3) categories (residential, commercial, and industrial) set aside for future development of facilities such as community centers, day cares, religious facilities, etc.

VII. Land Use Elements Goals and Policies

The goals and policies of the Land Use Element provide guidelines and direction for accommodating redevelopment and new development within Cle Elum over the next twenty (20) years. They are intended to balance the community's desire to maintain Cle Elum's unique sense of place with the City's desire for sustained and balanced economic and residential vitality. Goals and policies are intended to provide guidance to elected officials, staff, and the general public as to the disposition of land uses within the City and potential annexation areas. They provide framework for decision making and acknowledge areas and issues beyond the City's jurisdiction or immediate control. This element recognizes the City is an active and participating regional partner ensuring the intent of the GMA is met.

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Goal LU-1: To influence the character of the City of Cle Elum by managing land use and developing facilities and services in a manner that directs and controls land use patterns and intensities.

Policies:

LU – 1.1 Land use changes should be guided by topography, soils conditions, adjacent land uses, and the ability of the City to provide facilities and services.

LU – 1.2 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or can be provided.

LU – 1.6 The City shall actively engage in coordinated intergovernmental planning with adjacent jurisdictions, including Kittitas County, the City of South Cle Elum, and the City of Roslyn, to direct land use patterns, development intensity, and the efficient provision of public facilities and services.

LU – 1.3 Consider Annexation requests in accordance with review criteria, including, but not limited to:

- Areas to be annexed are within the UGA.
- The annexation should adjust any impractical or irregular boundaries created in the past.
- The annexation should provide for a contiguous and regular boundary with current city limits.
- The annexation should create and/or preserve logical service areas.
- The City should give priority consideration to annexation proposals that are financially self-sufficient or those where the fiscal impact can be improved.

LU – 1.4 Support expansion of the UGA to acquire needed Industrial and Commercial lands to serve the city's population growth projections.

LU – 1.5 Support municipal annexation of lands that support critical municipal services, such as water and sewer infrastructure.

LU – 1.6 Promote the use and development of routes and methods of alternative modes of transportation, such as transit, bicycling and walking, which reduce Cle Elum's vehicle miles travelled (VMT) and promote increased physical activity.

LU – 1.7 Encourage development in designated wildland urban interface (WUI) areas to follow Firewise USA recommendations.

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LU – 1.8 Process new development applications in a manner that furthers environmental justice considerations to avoid creating or worsening environmental health disparities.

Goal LU-2: Maintain residential quality and livability in City limits.

Policies:

LU – 2.1 Encourage the development of compact, human-scale neighborhoods as the nexus for civic, cultural, historic and commercial activities.

LU - 2.2 Develop multi-family design guidelines and affordability incentives which promote high quality affordable residential development.

LU - 2.3 Protect neighborhoods from adverse impacts such as excessive traffic, junk vehicles or other nuisances by actively and consistently enforcing City codes.

LU – 2.4 Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.

LU – 2.5 The City shall promote infill development and the provision of middle housing within existing residential neighborhoods by allowing appropriate densities and applying development standards that integrate new housing with the surrounding neighborhood and preserve residential livability.

LU – 2.6 Encourage the development of affordable housing that is "Fee Simple", either through development agreement [CEMC 17.140] or by code change.

LU – 2.7 Enact an "Affordable Housing" zoning provision that can be used to attain true affordability, directly tied to a percentage of Average Median Income for Kittitas County [AMI].

LU – 2.8 Create code provisions that require open space for new residential short plat, subdivisions and multi-family projects including condominiums or other shared property developments. Provide flexibility in the standards to coordinate with park and open space standards in the park element of the Comprehensive Plan, park impact fee requirements and City park maintenance objectives.

LU – 2.9 Identify and preserve historic districts, buildings, sites, structures, and objects of cultural and historic significance through designations, incentives, design guidelines, and other preservation tools.

LU - 2.10 Encourage alternative housing types in a variety of zoning districts, including but not limited to, as ADUs, duplexes, triplexes, fourplexes, townhomes, cottage housing, co-living, and other uses.

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Goal LU - 3: Preserve Cle Elum's natural environment while allowing for growth and development.

Policies:

LU – 3.1 Encourage the retention of natural habitat in residential developments by providing zoning incentives that create density and setback bonuses in exchange for preservation of open space and significant tree retention.

LU – 3.2 All mapped critical areas shall be preserved to the maximum extent practicable through the use of the Cle Elum Critical Areas Ordinance, SEPA, the Cle Elum Shoreline Master Program and applicable local, state and federal, and tribal laws.

LU – 3.3 All new development must be in compliance with the provisions of the Stormwater Management Manual for Eastern Washington, as updated) and the Washington State Department of Ecology Best Management Practices.

LU – 3.4 The City of Cle Elum may regulate clearing and tree removal which results in disturbance to trees, vegetation and soils in order to: Minimize the need for additional stormwater facilities, reduce erosion, reduce risk of land slides, reduce silt laden discharges in stormwater system, preserve and enhance the City's character.

LU – 3.5 Refine development and subdivision regulations and critical area ordinance language identifying and protecting archaeological, cultural, and historic resources.

Goal LU-4: Preserve and Protect Residential Neighborhoods.

Policies:

LU – 4.2 The City may seek to establish programs to secure grants and loans from the State of Washington (and other sources) for home improvements for elderly and low income populations.

LU – 4.3 Pursue opportunities for infill housing within the downtown core for units located "above" existing or new commercial uses to be guided by design guidelines to promote compatibility with existing buildings, structures, and landscapes.

LU – 4.3 Require fire-resistant greenbelts, buffers and/or open space to buffer incompatible uses from residential uses.

Goal LU-5: Create Order and Energy in Commercial Areas.

Policies:

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LU – 5.1 Assure that a broad and diverse range of products and services are available to the residents of the City of Cle Elum.

LU – 5.2 Linear, automobile oriented commercial development (strip) along First Street shall be minimized in favor of compact, walkable development patterns that support a cohesive commercial environment.

LU – 5.3 The City shall prioritize infill, expansion and redevelopment within the Downtown Commercial Core and Entryway Commercial Areas before extending the First Street commercial corridor.

LU – 5.4 Seek traffic calming strategies and aesthetic beautification for First Street and Second Street from South Cle Elum way east to Peoh Avenue.

LU – 5.5 Continue to work with the Washington State Department of Transportation to implement traffic calming and angle parking in the Downtown Commercial Core.

LU – 5.6 Continue to encourage the development of a safe and functional pedestrian network through Cle Elum's commercial areas.

LU – 5.7 Require the use of shared driveways and controlled ingress/egress for new development in commercial areas, where feasible.

LU – 5.8 Encourage broad and diverse uses in existing commercial areas to promote maximum occupancy.

LU – 5.9 Encourage character defining elements and aesthetic improvements in the downtown such as street furniture, planters, banners, landscaping of right of ways and increased diligence in maintenance and litter removal.

LU – 5.10 Promote a vibrant, walkable Downtown Commercial Core by promoting the creation of public parking areas along the Railroad Street corridor.

LU – 5.11 Protect the revitalization efforts of the Downtown Commercial Core by creating an alternate transportation corridor along Railroad Street to reduce commercial traffic along the First and Second Street corridors.

LU – 5.12 Encourage safe pedestrian passage by including safe pedestrian crossings at and near busy intersections and trail entrances.

LU – 5.13 Support the work of the Cle Elum Downtown Association (Main Street program) and Historic Preservation Commission in their efforts to revitalize the downtown area and nearby historic neighborhoods.

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LU – 5.14 Encourage the rehabilitation and re-use of 2nd story spaces in the commercial zones for housing, commercial, and office use. Explore adopting incentives to encourage new uses in 2nd story spaces.

Goal LU-6: Preserve and Enhance Open Space Corridors.

Policies:

LU – 6.1 Discourage the disturbance of vegetation when not in conjunction with the actual development, except to incorporate firewise principles.

LU – 6.2 Open space areas should be encouraged to be used as buffers for different types of land uses.

LU – 6.3 Lands designated for open space should be designed with Firewise practices in mind, and provides for multiple open space benefits whenever possible, including active or passive recreation opportunities, scenic amenities, fish and wildlife habitat, etc.

LU – 6.4 Provide incentives for owners of public and private property to preserve open space as a visual amenity and Firewise strategy through techniques such as defensible space, conservation easements, transfer of development rights and density bonuses to encourage clustering.

LU – 6.5 Seek to include all waterway area into a designated open space network.

LU – 6.6 Develop strategies to protect existing open space areas.

Goal LU-7: Promote Development and Job Creation on Industrial Lands.

Policies:

LU – 7.1 Ensure that a wide range of services and employment opportunities are available to current and projected residents of the planning area.

LU – 7.2 Promote industrial park development in appropriate area(s) of the city.

LU – 7.3 Remove lands from the industrial zoning designation that are in critical areas or that do not have adequate access to support industrial uses.

LU – 7.4 Explore opportunities to provide access, including truck access, to industrial zoned land.

Goal LU-8: Protect, conserve and enhance the Cultural, Archaeological, and Historic preservation in Cle Elum.

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Policies:

LU – 8.1 Coordinate and cooperate with tribal, federal, state, and local historic and cultural preservation organizations and agencies, in order to promote cultural, archaeological, and historic preservation within the City.

LU – 8.2 The City and Historic Preservation Commission should aim to prioritize preservation of significant buildings, structures, districts, sites and landscapes.

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

LU – 8.4 Develop policies and plans and implement projects that preserve Cle Elum's historic resources through collaboration with the community and with appropriate tribal, federal, state, and local agencies.

Goal LU-9: Protect and preserve the character of Cle Elum's historic Downtown Commercial Core.

LU – 9.1 Define and document the existing forms, design, styles and other characteristics, which form an integral part of the historic Downtown Commercial Core.

LU – 9.2 Reflect historic development patterns with consistent zoning standards.

LU – 9.3 Encourage building forms and design consistent with the historic design of the 1920s- 1930s era within the Downtown Commercial Core, including scale, massing, architectural details and roof style.

LU – 9.4 Limit the mass, size and scale of new structures and additions to the historic standards addressing scale, forms and proportions.

LU – 9.5 Encourage the use of colors and building materials characteristic of Cle Elum's historic structures and the 1920s-1930s era aesthetic.

LU – 9.6 Preserve the historic spatial relationship of buildings to site, natural features, open space, views and surrounding development.

LU – 9.7 Encourage the preservation, restoration, rehabilitation and renovation of historic sites and structures.

LU – 9.8 Encourage the rehabilitation and adaptive reuse of existing historic structures through development regulations and financial incentives when a historic use is no longer possible.

LU – 9.9 Strongly discourage the demolition or destruction of historic sites and structures.

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LU – 9.10 Provide incentives for historic buildings to be nominated for, and listed on, the state or national historic register, or to be recognized as local historic landmarks.

LU – 9.11 Maintain a consistent historic inventory within the Downtown Commercial Core area.

LU – 9.12 Promote community education of existing historic structures.

Goal LU-11: Geologically hazardous areas

Policies:

LU – 11.1 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Goal LU-12: Water Quality & Quantity

Policies:

LU – 12.1 Maintain healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats, to conserve the biodiversity of plant and animal species.

LU – 12.2 Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas

LU – 12.3 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures.

LU – 12.4 Protect members of the public, public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, or flooding.

LU – 12.5 Direct activities not dependent on critical areas resources to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas.

LU – 12.6 Adequate on-site disposal of surface water runoff shall be provided by all types of development.

Goal LU-13: Drainage, flooding, and stormwater runoff

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Policies:

LU – 13.1 Keep impervious surfaces to a minimum to maintain existing open space and greenery, and reduce new impacts on the drainage system.

LU – 13.2 Require available best management practices to reduce erosion and sedimentation associated with development and construction projects within Cle Elum.

Goal LU-14: Air Quality

Policies:

LU – 14.1 Increase the number of residents who choose to walk or bicycle in lieu of driving to reduce auto demand on local and arterial streets, promote air quality, and increase overall community health.

LU – 14.2 Maintain acceptable air quality standards.

LU – 14.3 Support the Kittitas County Public Health Department and the Washington State

Department of Ecology in their efforts to prevent degradation of air quality.

LU – 14.4 Keep dust to a minimum on all public streets and alleys:

1. All streets and roads inside the City should be paved and maintained; and

2. Dust abatement programs should be continued for remaining unpaved roads until paving can be done.

Goal LU-15: Noise

Policies:

LU – 15.1 Reduce noise pollution in City limits to improve livability.

LU – 15.2 Reduce and prevent excessive noise and vibration in attached residential dwelling through construction requirements.

LU – 15.3 Establish a City-wide noise ordinance to clarify nighttime noise restrictions.

LU – 15.4 Consider noise impacts within development application review processes.

Goal LU-16: Shorelines

Policies:

LU – 16.1 Encourage uses, densities and development patterns on lands adjacent to shorelines that are compatible with shoreline uses and resource values to fully and

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effectively accomplish the goals, objectives, and policies of the adopted Shoreline Management Program.

LU – 16.2 Encourage preferred shoreline uses while protecting and preserving the shoreline environment, including restoration of degraded shorelines.

LU – 16.5 Work with the appropriate tribes, agencies, and groups to enhance recreational uses of designated shorelines.

LU – 16.6 Protect the quality and quantity of water in designated shorelines by minimizing soil disturbance, erosion, sedimentation, and non-point runoff affecting water quality.

Goal LU-18: Aesthetics

Policies:

LU – 18.1 The City should identify and adopt policies and practices that encourage productive, creative, and artistic activities and uses and adjust land use policies to enhance these uses within the City, UGA, and surrounding areas.

LU – 18.2 Make publicly owned land available for placing works of art and cultural attractions.

LU – 18.3 Develop and implement a City-wide wayfinding signage program to direct tourists to key locations throughout the City.

LU – 18.4 Encourage the development of spaces that attract both residents and tourists, and promote social and community interaction.

LU – 18.5 Commercial and multi-family development should provide improved, useable open space areas such as plazas, common areas, and colonnades as a component of the design.

LU – 18.6 Collaborate with the Cle Elum Downtown Association (CEDA) to promote the realization of the CEDA Master Plan for infill, redevelopment, beautification, and façade improvements.

LU – 18.7 Locate open space and common areas to preserve existing views and vistas, or other significant site features.

LU – 18.8 Encourage architectural styles that reflect the City's built and natural environment.

LU – 18.19 Develop design guidelines for commercial, multi-family and high-density development dependent on zoning district and/or location.

Goal LU-19: Hazardous Materials and Sites

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Policies:

LU – 19.1 Identify Brownfield sites within City limits and UGAs and consult with agencies such as Ecology to determine courses of remediation action.

LU – 19.2 Require development of Brownfield properties to coordinate appropriately with the City and other agencies with jurisdiction and oversee that appropriate preventative measures and remediation actions are taken.

LU – 19.3 Assist private property owners, where possible, to identify and coordinate with Ecology on potential Brownfield sites, such as leaking underground storage sites and coal mine tailings.

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