# Chapter 3

# CAPITAL FACILITIES ELEMENT



*City of Cle Elum*

# CITY OF CLE ELUM

## *Capital Facilities Element*

## *2026*

## I. Introduction

### A. Purpose

The City of Cle Elum is updating the City's Comprehensive Plan. The purpose for developing the Capital Facilities Plan concurrently with that effort is to consolidate summary information for the City's infrastructure systems from the Comprehensive Plan and add significant detail to create an easy-to-reference stand-alone document. The previous Capital Facilities Plan was completed in 2008 and was formatted to be an integral part of the Comprehensive Plan.

The community owns and operates City buildings, roadways, parks and recreation facilities, a domestic water system, a sanitary sewer system, and is developing a storm drainage system within its immediate service area. The City of Cle Elum purposefully plans for the upgrade and operation of each of these individual systems and strives to keep the planned improvements both feasible and coordinated. The City of Cle Elum's planning efforts are designed to be coordinated and consistent with other City, Kittitas County, QUADCO Regional Transportation Planning Organization, Washington State, and federal plans.

If a reader was to compare different levels of planning starting with federal and stepping through state, regional, county, and City, they would notice details in the different levels of comprehensive planning become more specific as the reader moves from federal to city.

### B. Growth Management Act (GMA) Requirements

The requirements for a Capital Facilities Plan (CFP) Element, as outlined by the Growth Management Act of 1990 (GMA), specifically RCW 36.70A.070, have been used to guide the contents of this Plan.

These capital facilities plan requirements are:

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1. An inventory of existing capital facilities owned by public entities, including green infrastructure and special purpose districts that own capital facilities, showing the locations and capacities of the capital facilities;
2. A forecast of the future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six (6) year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes;
5. A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to;
   ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities element are coordinated; and consistent with the comprehensive plan; and
6. Park and recreation facilities shall be included in the capital facilities plan element.

## C. Relationship to Comprehensive Plan Elements and Land Use Development

## D. Urban Growth Areas

Urban Growth Areas are those areas designated under the Growth Management Act where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature. Urban growth is encouraged where adequate public facilities and services exist or can be provided in an efficient manner.

Urban growth typically requires such urban governmental services as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas.

## E. Compatible Land Uses

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. The City of Cle Elum's land uses are urban in nature and support the development of capital facilities. The City's update to the comprehensive plan assesses whether capital facilities are sufficient to meet community needs and are planned on land compatible to such uses without impacting other public systems.

*Consistency with Land Use Element in the Comprehensive Plan*

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

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## F. Applicable County Wide Planning Policies (CWPP)

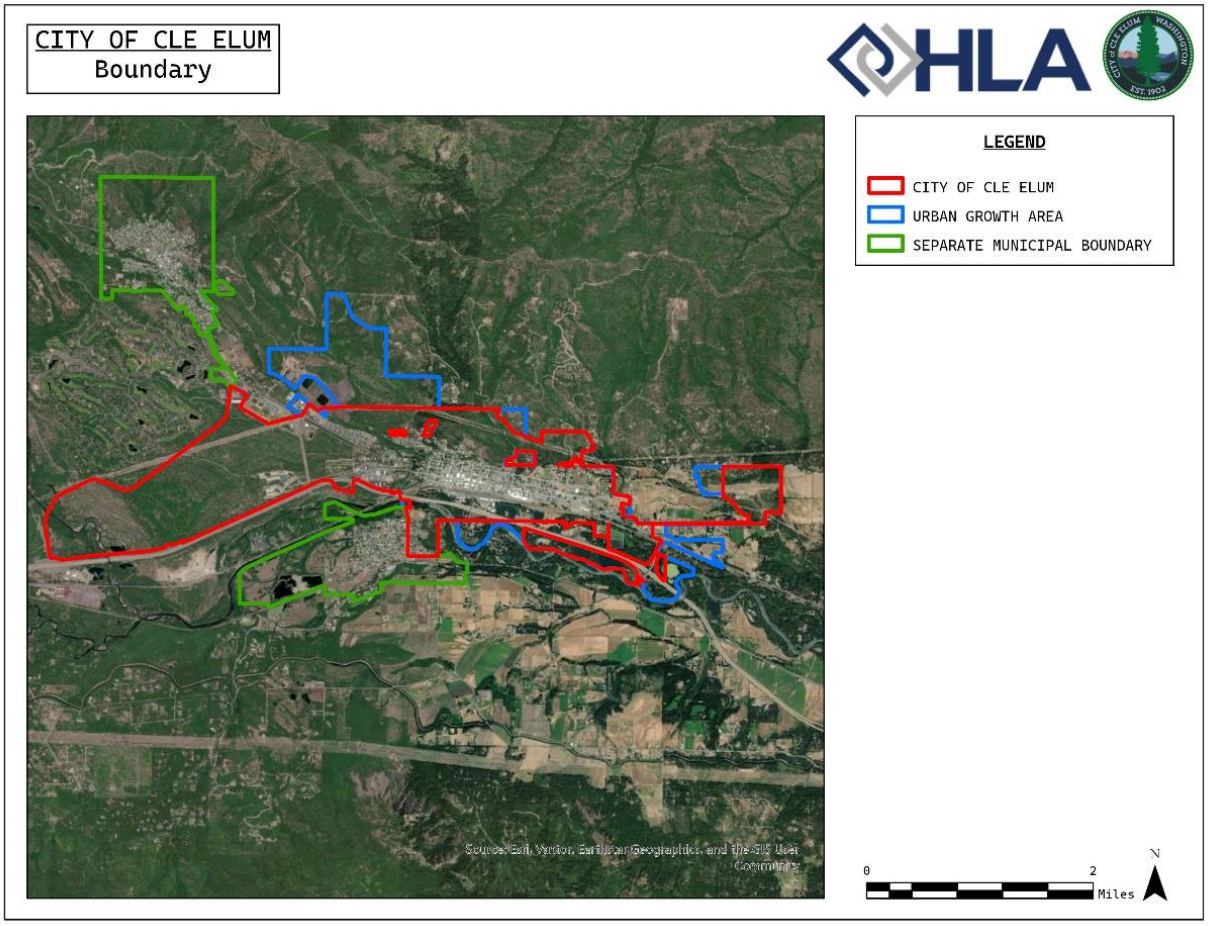
In addition to following State of Washington requirements, planning efforts in the City of Cle Elum require consistency with County Wide Planning Policies (CWPP). The CWPP recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements.

## G. Major Capital Facilities Considerations

- The current Urban Growth Area is calculated to be sufficient to meet the predicted twenty (20) year demands within the City. Does the City wish to protect its public open space from the encroachment of other public uses (e.g., fire station, police station, government offices, library, etc.)? Where should new facilities be located?
- Are best practices in place and optimal for interacting with other local governments and Kittitas County? Is increased coordination with others in the region a way to optimize public transportation investment in the region?
- What criteria should the City use in establishing priorities among competing capital needs? Can establishing levels of service standards for the City's capital facilities provide consistent evaluation among improvement selections?
- What will it cost in future dollars to construct and maintain the additional infrastructure required to serve developing areas? To what extent is cost a function of population dispersion?
- How can the City monitor and measure the impact of neighboring communities using local roads and facilities as Cle Elum continues to be a regional center of services?
- Cle Elum and Kittitas County both predict Cle Elum to grow at a higher rate than the historical trend. How will population growth affect the demand for each type of public service and the facilities required to meet that demand?
- The land use element shall be reassessed where probably funding falls short of meeting existing or projected needs and ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent with the comprehensive plan.

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FIGURE 3-1 – CITY LIMITS AND UGA BOUNDARY




# II. CAPITAL FACILITIES CHARACTERISTICS

## A. Capital Facilities Definition

The term 'capital facilities' is not specifically defined under the Growth Management Act, but the term has been defined by the Washington State Department of Community Development as part of "procedural criteria" developed under the Growth Management Act. In WAC 365-195-210, a capital facility is defined as "a physical structure owned or operated by a government entity which provides or supports a public service." The section which follows lists a variety of public services, most of which have associated capital facilities within the Cle Elum area.

## B. Types and Providers of Capital Facilities

Service providers for the City of Cle Elum and the unincorporated portion of its urban growth area are listed in Table 3-1. In some cases, capital facilities supporting the services listed are located outside of the UGA.

TABLE 3-1. SERVICE PROVIDERS IN THE CITY OF CLE ELUM'S CITY LIMITS AND UGA

| Type of Service | City of Cle Elum | Remainder of UGA |
|---|---|---|
| **Protective Services** | | |
| Fire Protection | City of Cle Elum | Kittitas County Fire District No. 7 |
| First Aid / Rescue | City of Cle Elum | Kittitas County Fire District No. 7 |
| Ambulance | Advanced Life Systems | Advanced Life Systems |
| Law Enforcement | Cle Elum/Roslyn/South Cle Elum, Kittitas County Sheriff, Washington State Patrol | Kittitas County Sheriff, Washington State Patrol |
| Correction Facilities | Kittitas County | Kittitas County |
| **General Government** | | |
| General Purpose Government | City of Cle Elum | Kittitas County |
| Cemetery | City of Cle Elum | None |
| Municipal Court | City of Cle Elum | None |
| **Public Health** | | |
| Public Health | Kittitas County Public Health | Kittitas County Public Health |
| **Public Transportation** | | |
| Taxi | K.C. Cab | K.C. Cab |
| Transit | People for People and Hope Source provide limited demand response services. | People for People and Hope Source provide limited demand response services. |
| Regional Bus Service | Central WA Airporter Shuttle | Greyhound Bus Lines |
| | | **cont.** |

| Type of Service | City of Cle Elum | Remainder of UGA |
|---|---|---|
| **Education** | | |
| Schools | Cle Elum-Roslyn School District | Cle Elum-Roslyn School District |
| **Recreation** | | |
| Community Facilities | City of Cle Elum | None |
| Libraries | City of Cle Elum | None |
| Parks | City of Cle Elum, Washington State Horse Park | Kittitas County, Washington State |
| Recreational Facilities | City of Cle Elum, Cle Elum-Roslyn School District | Suncadia |
| **Water and Waste Services** | | |
| Potable (drinking) Water | Upper Kittitas County Potable Water Treatment Facility | Kittitas County |

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| | | |
|---|---|---|
| Irrigation | Kittitas Reclamation District | Kittitas Reclamation District |
| Stormwater Control | City of Cle Elum | Kittitas County |
| Sewage Collection | City of Cle Elum | Kittitas County |
| Sewage Treatment and Wastewater Disposal | Upper Kittitas County Regional Wastewater Treatment Facility | Upper Kittitas County Regional Wastewater Treatment Facility |
| Septage Disposal | Upper Kittitas County Regional Wastewater Treatment Facility | Private hauling to Upper Kittitas County Regional WWTF, RV dump sites |
| Sludge Disposal | Private hauling to Upper Kittitas County Regional WWTF | Private hauling to Upper Kittitas County Regional WWTF |
| Residential and Commercial Solid Waste Collection | City of Cle Elum | Kittitas County |
| Solid Waste Disposal | City of Cle Elum | Kittitas County |
| **Streets and Roadways** | | |
| Interstate Highways and State Highways | Washington State Dept. of Transportation (WSDOT) | WSDOT |
| Arterial Streets And Roads | City of Cle Elum, WSDOT | Kittitas County, WSDOT |
| Local Streets | City of Cle Elum | Kittitas County |
| Sidewalks | City of Cle Elum | None |
| Street Lighting | City of Cle Elum | None |
| Traffic Signals | City of Cle Elum | None |

# III. TRANSPORTATION SYSTEMS

## A. Roadways, paths, and sidewalks

The City of Cle Elum area is served by a network of roadways and streets. A full discussion of the characteristics of Cle Elum's motorized and non-motorized transportation facilities and services is included in the Transportation Element of the Comprehensive Plan update. The system assessment and forecast for future needs are included here by reference to the Transportation Element.

The information in the transportation section of the Capital Facilities Plan is meant to be consistent with all elements in the Comprehensive Plan and related planning documents. The transportation section of the Capital Facilities Plan is summarized from the City's Comprehensive Plan as a base and focusses on the upcoming six (6) year timeframe. The Capital Facilities Plan is made more robust with detailed exhibits, maps, and relational discussion of all the capital infrastructure and systems in a smaller stand-alone document.

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The City's roadways and streets, both within city limits and in the Urban Growth Area (UGA), are categorized under the Federal Functional Classification System (FFC). The FFC identifies the standards by which a roadway or street is constructed. The FFC also aids in evaluating current or future capacity conditions versus the observed or forecasted volume of traffic on a roadway or street. This analytical comparison allows the City to determine the levels of service (LOS) being provided or anticipated to be provided for certain publicly-owned streets. The LOS methodology is shared in detail in the Transportation Element.

The City of Cle Elum adopts LOS "C" for roadways, but views LOS for roadways other than arterial streets as advisory within City limits. The Washington State Department of Transportation has adopted LOS "C" for rural highways. This standard is consistent with the LOS methodologies and thresholds established by Kittitas County and the Quad County Regional Transportation Planning Organization (QUADCO), the Regional Transportation Planning Organization (RTPO) for the counties of Adams, Grant, Kittitas, and Lincoln. RTPOs statewide are tasked with ensuring LOS methodologies are coordinated among surrounding jurisdictions, allowing for consistent regional evaluation of transportation facilities and corridors.

In addition to the FFC, a street or roadway may be classified as an identified element of Washington State's Freight and Goods Transportation System (FGTS). The classification is based on succinct ranges of tonnage carried by trucks on the network. In the City of Cle Elum and its UGA area, Interstate 90 (I-90) is classified as a T-1 FGTS freight route carrying over 10,000,000 tons of freight annually. Portions of Bullfrog Road, SR 903, and South Cle Elum way are classified as T-3 FGTS freight routes carrying between 300,000 and 4,000,000 tons of freight annually. Portions of West 1st Street, South Cle Elum Way, and Oakes/North Oakes Avenue are classified as T-4 FGTS freight routes carrying between 100,000 and 300,000 tons of freight annually. Maintenance and reconstruction of these roads will need to accommodate the expected additional tonnage.

With an increase in sidewalk-only improvement funding opportunities, some sidewalk-only projects may be included in the City's shorter-term (Six-year Transportation Improvement Programs) or longer-term (Regional Transportation Plan) planning tools. The City of Cle Elum has included such sidewalk-only improvement projects in their Six-year Transportation Improvement Program (TIP). The City has a number of non-motorized transportation projects planned as part of the *2027-2032 Transportation Improvement Program (TIP)* in Appendix C. The largest projects planned for the City of Cle Elum, are a bridge replacement over Crystal Creek, Roundabout projects at the Pine St and 2nd St intersection and Ranger Station Road and Miller Ave/2nd Street Intersections, full-depth reconstruction of 3rd St from Stafford Ave

to Short Ave.. Other top priority projects include additional phases of the 2nd St Pathway from Wright Ave to Montgomery Ave (Phase 2) and Montgomery Ave to Short Ave (Phase 3).

The City passed a Complete Streets Policy in 2016 with which to increase intermodal transportation and is consistent with *Quad County Regional Transportation Plan 2017-2037 (RTP)*, the *2016 QUADCO Coordinated Public Transit-Human Services Transportation Plan*, *Washington State's Bicycle Facilities and Pedestrian Walkways Plan*, and the *Kittitas County Park, Recreation & Open Space (PROS) Plan* to name a few.

TABLE 3-2. FORECAST AADT FOR ROADWAYS WITHIN CLE ELUM CITY LIMITS AND UGA

| Functional Class | Road Name | (E/O, W/O, S/O, N/O) | Nearest Crossroad | AADT (2026) | AADT (2030) | AADT (2040) | AADT (2046) |
|---|---|---|---|---|---|---|---|
| Interstate | I-90 (B04 Permanent Counter Location) | W/O | West First Street Interchange | 41,212 | 45,491 | 58,232 | 67,531 |
| | I-90 | E/O | SR 970 / White Road Interchange | 41,926 | 46,278 | 59,240 | 68,700 |
| | I-90 Eastbound Off-ramp (Exit 84) | To | West First Street | 3,487 | 3,849 | 4,927 | 5,714 |
| | I-90 Westbound On-ramp (Exit 84) | From | West First Street | 3,042 | 3,358 | 4,299 | 4,985 |
| | I-90 Westbound Off-ramp (Exit 84A) | To | Oakes Avenue | 1,146 | 1,265 | 1,620 | 1,879 |
| | I-90 Eastbound On-ramp (Exit 84A) | From | Oakes Avenue | 1,143 | 1,261 | 1,615 | 1,872 |
| | I-90 Eastbound Off-ramp (Exit 85) | To | White Road Interchange | 1,956 | 2,159 | 2,763 | 3,205 |
| | I-90 Westbound | From | White Road Interchange | 1,402 | 1,548 | 1,982 | 2,298 |

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|---|---|---|---|---|---|---|---|
| | Off-ramp (Exit 84) | | | | | | |
| | I-90 Westbound Off-ramp (Exit 85) | To | White Road Interchange | 1,171 | 1,293 | 1,655 | 1,920 |
| | I-90 Westbound On-ramp (Exit 85) | From | White Road Interchange | 1,883 | 2,079 | 2,661 | 3,086 |
| | I-90 Eastbound Off-ramp (Exit 85) | From | Bullfrog Road | 626 | 691 | 884 | 1,025 |
| | I-90 Westbound Off-ramp (Exit 80) | To | Bullfrog Road | 641 | 707 | 905 | 1,050 |
| Major Collector | SR 903 | W/O | SR 903 Wye at west end of White Road Interchange Access | 6,017 | 6,642 | 8,502 | 9,860 |
| | SR 903 (First Street) | E/O | Yakima Avenue | 8,783 | 9,695 | 12,411 | 14,392 |
| | SR 903 (First Street) (Eastbound Only) | W/O | Pennsylvania Avenue | 4,942 | 5,455 | 6,983 | 8,098 |
| | SR 903 (Second Street) | W/O | Oakes Avenue | 5,500 | 6,071 | 7,771 | 9,012 |
| | SR 903 | W/O | Stafford Avenue / South Cle Elum Way | 7,256 | 8,009 | 10,252 | 11,890 |
| Major Collector | SR 903 (First Street) | W/O | Peoh Avenue | 9,163 | 10,114 | 12,947 | 15,014 |
| | West First Street | E/O | North Pine Street | 10,247 | 11,311 | 14,479 | 16,791 |
| | North Pennsylvania Avenue | N/O | (SR 903) First Street | 8,771 | 9,681 | 12,393 | 14,372 |
| | South Cle Elum Way | S/O | Spring Chinook Way | 1,828 | 2,018 | 2,583 | 2,996 |

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | (Northbound Only) | | | | | | |
| | North Oakes Avenue | N/O | Railroad Avenue | 3,354 | 3,703 | 4,740 | 5,497 |
| Minor Collector | Airport Road | E/O | SR 903 Intersection | 3,235 | 3,570 | 4,570 | 5,300 |
| Local | Wright Avenue | S/O | Second Street | 624 | 689 | 882 | 1023 |
| | Second Street | W/O | Wright Avenue | 2,994 | 3,304 | 4,230 | 4,905 |
| | N Columbia Avenue | N/O | Fourth Street | 172 | 190 | 244 | 282 |
| | Pennsylvania Avenue | N/O | Third Street | 81 | 90 | 115 | 133 |
| | Pennsylvania Avenue | S/O | Third Street | 293 | 324 | 415 | 481 |
| | Third Street | W/O | Pennsylvania Avenue | 593 | 655 | 838 | 972 |

No color in the cell = estimated to be LOS A
Yellow colored cell = estimated to be LOS B
Orange colored cell = estimated to be LOS C
Pink colored cell = estimated to be LOS D
Red colored cell = estimated to be LOS E
Black colored cell = estimated to be LOS F

## B. Capital Improvement Program

The City's Comprehensive Plan includes the *2027-2032 Six Year Transportation Improvement Program* (Six-year TIP) adopted on June 22, 2026. The Six-year TIP is updated and adopted by the City on an annual basis. Table 3-3 presents Cle Elum's projects in Cle Elum's *2027-2032 Six-Year TIP* and is considered the current transportation Capital Improvement Plan. Monthly amendments to the TIP are available to the City from January through October. because of the ability to amend projects frequently, projects may be added to or removed from the TIP displayed in this Capital Facilities Plan and in the Transportation Element. The latest Cle Elum TIP can be accessed at any time by using the following link: https://www.wsdot.wa.gov/LocalPrograms/ProgramMgmt/STIP.htm.

The City actively pursues additional funding for transportation projects year-round, so projects may move from a planned status to a secure status any time from January to October. In Cle Elum's Six-year TIP and in Cle Elum's Transportation Element, projects are listed by year, in order of priority, and will be constructed as funding is available.

. However, Within the unincorporated portion of Cle Elum's UGA, Kittitas County is responsible for the identification and scheduling of roadway improvements. Identified needs

and improvements are reflected in Kittitas County's 2027-2032 TIP which is available at: https://www.co.kittitas.wa.us/public-works/construction/default.aspx.

To locate individual projects in Cle Elum or Kittitas County that have complete funding and meet the qualifications to be included in the Statewide TIP, please visit the Statewide Transportation Improvement Program at: http://www.wsdot.wa.gov/LocalPrograms/ProgramMgmt/STIP.htm.

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TABLE 3-3. TRANSPORTATION IMPROVEMENT PROGRAM, CITY OF CLE ELUM, 2027 TO 2032

| Priority Number | Project Title | Improvements Needed | Start Year | Length (miles) | Federal Funds | State Funds | Local Funds | Estimated Cost | Funding Source |
|---|---|---|---|---|---|---|---|---|---|
| 1 | First Street Downtown Revitalization | Full depth reclamation, curb and gutter, sidewalk, storm drainage, pavement markings, and ADA curb ramps. Improvements will preserve First Street downtown revitalization. From Pennsylvania Avenue to Harris Avenue, improvements only include curb and sidewalks on north side. | 2027 | 0.4 | 1,275,000 | | 198,988 | 1,473,988 | DEMO |
| 2 | Stafford Avenue Sidewalk | Project will construct sidewalk on the east and west sides of Stafford Avenue. | 2027 | 0.05 | 161,470 | | | 161,470 | TA(R) |
| 3 | Chipseal, local access streets | Chipseal and sweep several locations | 2027 | 10.82 | | | 540,000 | 540,000 | Local |
| 4 | Freight Vehicle Parking Feasibility Study | Prepare feasibility study for freight truck parking. | 2027 | -- | | 229,000 | | 229,000 | Freight Mobility |
| 5 | Citywide Active Transportation Connector | Second Street – Wright Avenue to Montgomery Avenue. Multi use pedestrian pathway. | 2027 | 0.3 | 1,100,00 | | | | Discretionary |
| 6 | Hartwig Boulevard and Stafford Avenue Sidewalk | Stafford Avenue/Hartwig Boulevard. Yakima River Bridge to Reed Street. Construct new sidewalk on sections of the west and east side of the roadway. | 2027 | 0.5 | | 762,220 | | | SRTS |
| 7 | Pine Street and First Street intersection Improvements | Construct a roundabout at the intersection of Pine Street and First Street | 2027 | -- | | 1,386,100 | 221,900 | 1,608,000 | Freight Mobility |
| 8 | Ranger Station Road and Miller Avenue and | Improvements include restricting left-turns on Ranger Station Road at the intersection of Ranger Station Road and Miller Avenue and Second Street. | 2027 | -- | 878,000 | | | 878,000 | HSIP |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Second Street Intersection Improvements | | | | | | | | |
| 9 | Pine Street and Second Street Roundabout | Construction of a roundabout at the intersection of Pine Street and Second Street. | 2027 | -- | 947,000 | | | 947,000 | HSIP |
| 10 | Chipseal, major street locations; 4-year cycles | Chipseal and sweep several locations | 2028 | 5.3 | | | 286,100 | 286,100 | Local |
| 11 | Second Street Resurfacing | Reed Street to Pennsylvania Ave. 2-inch grind and overlay. | 2028 | 0.09 | 450,000 | | | 450,000 | STBG |
| 12 | Second Street Resurfacing | Pennsylvania Ave to Short Ave: 2-inch grind and overlay. | 2028 | 1.06 | | 1,045,00 | 55,000 | 1,100,000 | TIB |
| 13 | Roslyn CR-W First Street Bridge Replacement | Stafford Avenue to End of Bridge. Full replacement of the First Street Bridge over Crystal (Roslyn) Creek including two vehicular travel lanes, sidewalks on both sides, and single-slope concrete barriers to improve safety and ADA accessibility. | 2028 | 0.010 | 3,309,900 | | | 3,309,900 | FBP |
| 14 | Railroad Street Truck Route Extension | Railroad Street – Peoh Avenue to Columbia Avenue. Construct roadway extension for truck route including roadside swales. | 2028 | 0.48 | | | 1,855,400 | 1,855,400 | Local |
| 15 | Second Street Pathway – Phase 3 | Second Street – Montgomery Avenue to Short Avenue. Multi use pedestrian pathway. | 2029 | 0.59 | 1,500,000 | | | 1,500,000 | Discretionary |
| 16 | Third Street Reconstruction | Third Street – Stafford Avenue to Short Avenue. Full depth reclamation of the roadway. | 2031 | 1.35 | | 3,851,000 | | 3,851,000 | TIB |

* These are customary State and Federal funding sources and are reasonably expected to be available – see Appendix C for CDBG, PWTF, and STP definitions.

# IV. DOMESTIC WATER SYSTEM

## A. Background

In 2022, the City of Cle Elum and South Cle Elum cooperatively completed a comprehensive *Water System Plan* (WSP) in accordance with Washington Administrative Code, WAC 246-290-100 and WAC 246-291-140. The complete Water System Plan is available at Cle Elum City Hall. A full discussion of the characteristics of Cle Elum's domestic water facilities and services, the full assessment of the capacity of facilities, and the forecast needs based on projections for future growth are included here by reference to the WSP.

The principal goal of water system planning is to make efficient use of available resources. This is accomplished by making decisions about water system capital improvements and operations which are in accordance with overall system policies and directions expressed in a utility's water system plan.

An equally important reason for developing a water system plan is to assure orderly growth of Cle Elum's system while maintaining reliable delivery of high-quality water. The plan is intended to guide water utility actions in a manner consistent with other activities taking place in the community.

The water system plan is intended to look ahead at least twenty years into the future. Development of a definite improvement schedule and financial program is required for the first six-year period, while the planning approach for the second period may be more conceptual. The Water System Plan will need to be updated on or before January 23, 2033.

## B. Water System Facilities Inventory

The system is classified as a Group 2 system as defined by the State of Washington. The system jointly serves all residential, commercial and industrial customers within the City of Cle Elum and the Town of South Cle Elum. When elements of the joint system can be discussed separately, Cle Elum-specific inventories and statistics will be discussed in the Capital Facilities Element.

1. Source - 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 4,000,000 gallons a day (4.0 MGD) or 2,778 gallons per minute (2,778 GPM).

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The Town 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 maximum supply capacity from all sources of the combined Cle Elum/South Cle Elum system is 3,078 GPM or just over 4.43 million gallons per day.

2. Storage - The domestic water system in Cle Elum consists of a municipal water supply system on three (3) distribution pressure zones. Zone 1 is served by a 200,000 gallon steel reservoir owned by South Cle Elum and a 100,000 gallon concrete reservoir owned by Cle Elum on the east side of the system. A single 500,000-gallon steel reservoir owned by Cle Elum serves pressure Zone 2. A single 1.4-million-gallon steel reservoir owned by Cle Elum serves pressure Zone 3. The total reservoir capacity of the combined Cle Elum/South Cle Elum system is 2.7 million gallons.

TABLE 3-4. CAPACITIES OF THE CITY OF CLE ELUM'S WATER RESERVOIRS

| Facility | Description | Location | Total Capacity (gallons) | Year Built | Condition |
|---|---|---|---|---|---|
| Zone 1 East Reservoir | Reinforced concrete | North of Cottage Avenue | 100,000 | Unknown | Good |
| Zone 1 South Reservoir[1] | Steel | South of 5th Street | 200,000 | Refurbished in 2004 | Good |
| | | | | | |
| Zone 2 Reservoir | Steel | North of Zone 1.5 Reservoir | 500,000 | 2003 | Good |
| Zone 3 Reservoir | Steel | Reservoir Road (Suncadia) | 1,400,000 | 2003 | Good |
| | | Total | 2,200,000 | | |

[1]This reservoir is owned by Town of South Cle Elum.

3. Distribution - The distribution system consists of over 113,200 lineal feet of water pipe consisting of galvanized, cast iron, ductile iron, steel, asbestos cement, and PVC materials. The majority of the distribution system is construction of PVC materials. Pipe sizes range from 2 to 16-inches in diameter. Table 3-5 below summarizes the City's distribution system.

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TABLE 3-5. SUMMARY OF THE CITY OF CLE ELUM'S WATER DISTRIBUTION SYSTEM SIZES OF PIPES

| Size of Pipe | Length (feet) | Percent |
|---|---|---|
| 2-inch | 2,290 | 2.0% |
| 3-inch | 220 | 0.2% |
| 4-inch | 15,720 | 13.9% |
| 6-inch | 14,360 | 12.7% |
| 8-inch | 28,480 | 25.1% |
| 10-inch | 1,330 | 1.2% |
| 12-inch | 36,370 | 32.1% |
| 16-inch | 14,480 | 12.8% |
| **Total** | **113,250** | **100%** |

The majority of the system is generally looped where possible and provides flow from two (2) directions at most locations in the system. However, a few dead-end lines do exist, which result in a few areas of water stagnation.

4. Telemetering and Control - The water system is controlled by a telemetry system installed at Cle Elum's water treatment plant. The system monitors the status and production rate of the system, reservoirs levels, and water treatment functions.

## C. Current and Future Demand

The WSP forecasts the future growth and demand on the system. Factors influencing demand include population, type of residential development, per capita income, types of commercial and industrial enterprises, climate, use of water for irrigation and anticipated changes to the price structure.

The system serves a variety of customer types ranging from single family residential to industrial enterprises. Each type of customer puts a unique demand on the system. For planning purposes, each customer type is evaluated in terms of equivalent residential units (ERU) during maximum day demand conditions. One ERU is the demand of a typical single-family home in the system. Other common user types include Commercial at 1.2 ERUs, Restaurants at 3.6 ERUs, City Parks at 3.1 ERUs, and Motels at 8.9 ERUs. This system facilitates the forecasting of future demands. Table 3-6 summarizes existing demand and demand forecasts for various years through 2043 as reported in the 2022 Water System Plan.

Total reservoir storage gallons don't directly translate to ERU capacity. And, since Cle Elum has three elevation zones, the City's total storage volume doesn't actually apply to the entire system. The lower zones have greater storage capacity since water can trickle down from the

upper zones, but it can't go backwards from the lower to upper zones. The storage in the upper zone is the most limiting factor at this time. In a single water reservoir, there could potentially be four different "types" of storage from top to bottom of the reservoir: Operating storage, Equalizing storage, Standby Storage, and Fire flow storage. For the most part, only standby storage limits ERU capacity because the City needs to provide 200 gallons per day per ERU of standby storage to meet DOH requirements. Zone 3 development (Bullfrog flats and others) is limited by reservoir storage capacity which will require an additional reservoir in the next few years. When looking at the broader system, the water treatment plant capacity is the most limiting factor (Table 3-35 in the 2022 WSP).

TABLE 3-6. SUMMARY OF THE CITY OF CLE ELUM'S EXISTING AND FUTURE WATER DEMANDS

| Current and Future Demand Summary | | | | | | |
|---|---|---|---|---|---|---|
| Year | System Water Demand | | | | | |
| | $ERU_{ADD}$ | $ERU_{MDD}$ | Total Annual Demand | ADD | MDD | PHD |
| | | | MG/Year | MGD | MGD | GPM |
| 2023 | 4,712 | 4,950 | 358.453 | 0.982 | 2.968 | 3,427 |
| 2033 | 7,786 | 7,937 | 591.981 | 1.622 | 3.910 | 4,518 |
| 2043 | 9,210 | 9,357 | 700.134 | 1.918 | 5.581 | 6,450 |

Based on these forecasts the number of services and ERUs is expected to steadily increase resulting in increased demands on the system. A more robust discussion about peak demand is included in the 2022 Water System Plan.

In 2003, the Washington State Legislature passed the Municipal Water Supply-Efficiency Requirements Act. The Act was a multi-year effort to reform the state's water laws. The Water Use Efficiency (WUE) Rule requires municipal water systems to report collect and consumption data, forecasts of future demands, evaluation of system leakage, evaluation of water rate structures, and implementation of measures. Chapter 4 in the 2022 Water System Plan satisfies the WUE requirements and adds planned actions by the City of Cle Elum in a variety of water shortage or water loss events.

## D. Capital Improvement Program

Throughout the 2022 Water System Plan, generally summarized at the end of each chapter, are descriptions of deficiencies, concerns, and recommendations to address them. The Capital Improvement Program is a listing of planned actions and projects identified by the potential year the project or action will be necessary and an estimate of the cost to accomplish the action or project.

The recommended improvements from the Water Systems Plan are divided into two categories: Table 3-7 The City of Cle Elum's Schedule of Recommended Domestic Water Operations and Maintenance (O&M) Improvements (Years 2025-2033); and Table 3-8 The City of Cle Elum's Schedule of Recommended Major Capital Improvements (Years 2025 through 2033). The prioritized improvements are shown on Figure 3-2.

In each improvement category table, the project name of the recommended improvement and estimated project costs were transferred from the 2022 Water Systems Plan. Greater detail and estimate assumptions can be found in Chapter 8 of the 2022 Water Systems Plan.

The O&M improvements shown in Table 3-7 are necessary for system operation and maintenance of existing facilities, including well and reservoir rehabilitation, water use efficiency (WUE) measure implementation, and other miscellaneous improvements.

TABLE 3-7. THE CITY OF CLE ELUM'S SCHEDULE OF RECOMMENDED DOMESTIC WATER OPERATIONS AND MAINTENANCE IMPROVEMENTS (YEARS 2026-2033)

| Priority Number | Improvement Description | Estimated Cost in 2026 Dollars | Completion Year | Funding Source |
|---|---|---|---|---|
| 1 | Source and Service Meter Calibration | $5,796 | Annually | City water fund |
| 2 | Fire Hydrant Replacements / Installations | $3,377 | Annually | City water fund |
| 3 | Variable Frequency Drive Replacements / Installations | $115,927 | Annually | City water fund |
| 4 | In-House Water Main Replacement | $40,574 | Annually | City water fund |
| 5 | Wellhead Protection Plan Update | $580 | Alternating Annually | City water fund |
| 6 | Reservoir Cleaning and Inspection | $10,433 | Every 2 Years | City water fund |
| 7 | DOH Sanitary Survey | $6,381 | Every 3 Years | City water fund |
| 8 | Well No. 1 and 7 Rehabilitation | $164,640 | 2020-2033 | City water fund |
| 9 | Water System Plan Update | $159,535 | 2033 | City water fund |
| Note: Improvement costs for years following 2026 include 5% inflation per year. | | | | |

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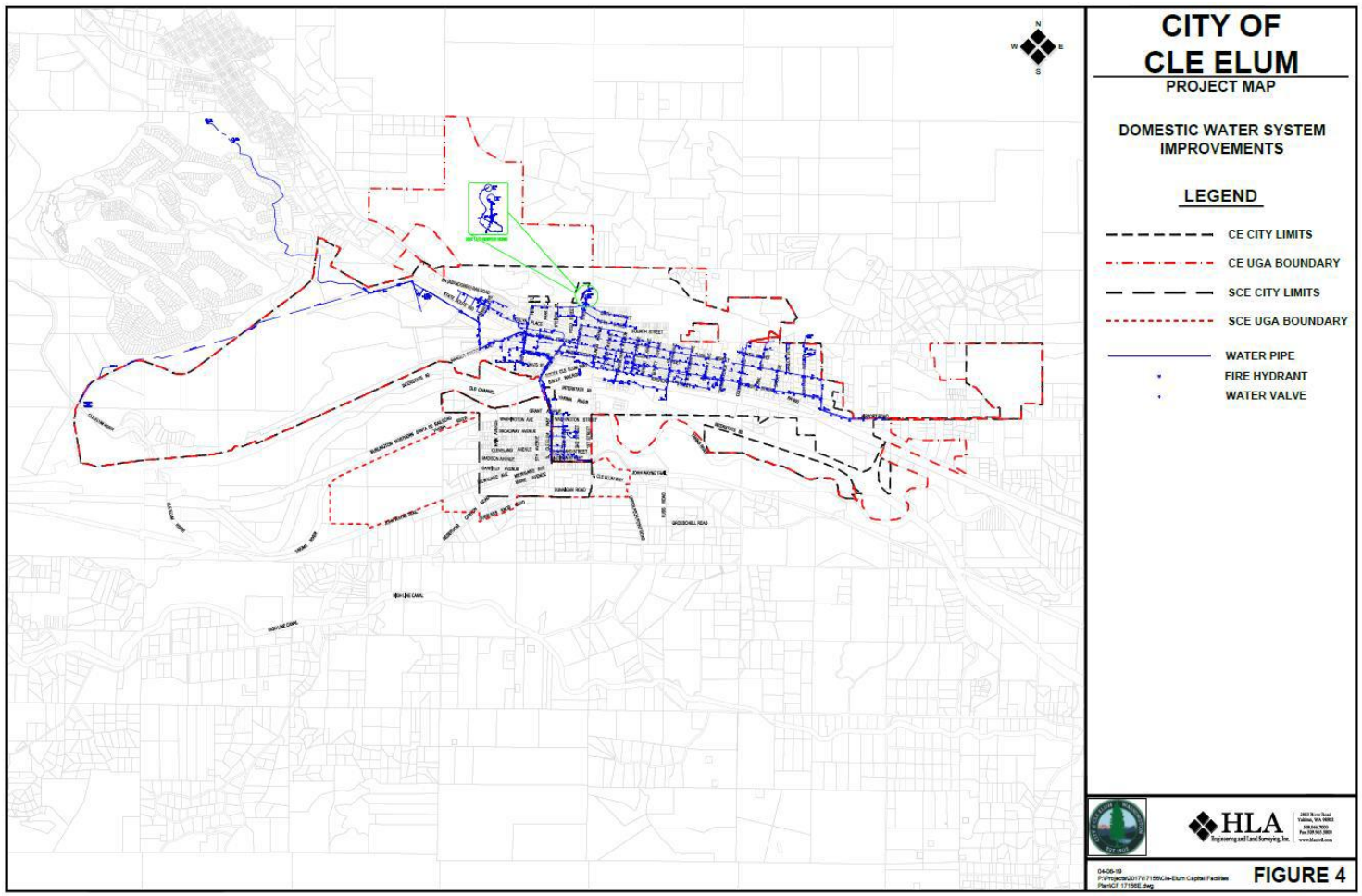



Figure 3-2. Cle Elum's Domestic Water System Projects – 2022-2033

## E. Water System Funding

There are five basic categories of potential financing for domestic water-related improvements:

1. Local Public Enterprise Funds
2. Use of Local Public Powers
3. State Assisted or Guaranteed Resources
4. Federally Assisted or Guaranteed Resources
5. Private Development

A combined funding opportunity section is placed in Appendix D. Since much of the funding opportunity information is common between domestic, wastewater, and stormwater facilities, a common section for these categories is placed there instead of separate tables for funding opportunities.

## F. Major Capital Facilities Considerations – Domestic Water System

- Since the next update to the WSP is due in January 2033, the City will likely begin the update in 2030.
- In 2022, the current and forecasted physical capacity of the water system was evaluated. They total system is limited by finished water capacity, but Zone 3 is limited by standby storage. The additional reservoir storage would be required for future development in Zone 3, and has been included in the City's past two water system plan updates. The filter plant finished water capacity was prepared for when the treatment plant was initially designed and constructed. Currently, three (3) 2.0 MGD filter trains are installed, and expansion space remains for one final 2.0 MGD filter train. Once the final water filter is installed, the water treatment plant will provide enough treatment capacity to meet and exceed the forecasted need.
- Raw Water Source: The system is the Yakima River diversion is the system's largest source of raw water supply. The Yakima River diversion has an emergency power source and two (2) irrigation pumps that can be used if one (1) of the raw water pumps is out of service. The combined water capacity of the Cle Elum River source and the South Cle Elum wells can deliver 4.5 MGD if there are water quality issues with the Yakima River diversion source. The maximum capacity will be increased to 6.432 GPM with the planned improvements of a Cle Elum River water diversion structure and an additional filter train in the WTF.
- Operational storage: The forecasted number of starts per hour with all four (4) filter trains in operation is well below the Department of Health recommendation.

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- Equalizing storage: The water system is not deficient in equalizing storage, and only requires a minimal volume to satisfy the requirements. The system's future
- Standby storage: Standby storage is required to support 200 gallons per day per ERU. The total system is currently not limited by standby storage, but Zone 3 is limited by standby storage because of elevation. For future development to occur in Zone 3, an additional reservoir would be required to provide standby storage.
- Fire suppression storage: The City of Cle Elum's fire suppression storage is contained within the Zone 3 reservoir. The fire flow volume of 480,000 gallons meets the local fire department's requirements.
- Fire flow: Fire flow north east of the City of Cle Elum is deficient in fire protection due to a long, dead-end pipe that does not meet minimum pressure requirements, along with the lack of a nearby hydrant. This area is identified in the WSP as deficient, and improvements are recommended to bring this area into compliance, which includes upsizing the pipe from 4" to 8" to meet fire flow requirements. As a result of hydraulic modeling, thirteen (13) nodes were identified as deficient for fire flow. Recommended improvements will increase hydrant capacities at several of these locations.
- Total storage: The current available storage capacity is adequate to meet existing and future needs through the year 2033, except for future development in Zone 3. Additional standby storage will be required in Zone 3 to meet demand in 2033.

## G. Recommendations - Domestic Water System

1. There are no flow tests with which to fully calibrate the hydraulic model. To provide references for future hydraulic model calibration, the City or Fire Department should conduct pressure and flow tests at representative locations throughout the distribution system.

2. Since the next update to the WSP is due in January 2033, the City will likely begin the update in 2030.

3. The water treatment plant will need to add an additional filter train to accommodate future capacity demand as specified in the WSP.

4. Several locations within the City of Cle Elum were identified in Figure 3-5 of the WSP as having insufficient flow capacities or no fire protection. Recommendations for the deficiencies are listed in the Summary of System Deficiencies and Recommended Improvements section of the Executive Summary of the WSP. Many of the remedies include upsizing pipes, looping certain pipelines, and adding fire hydrants. In the next update, the City should reassess the project priorities and track the progress made in achieving the recommendations.

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5. Some watermains within the Cle Elum/South Cle Elum water system are in need of upsizing or looping to improve existing and future fire protection and provide water service for future growth. Some aging pipes require replacement to prevent water loss to the system. The Summary of System Deficiencies and Recommended Improvements section of the Executive Summary of the WSP provides a summary of the watermains in need of replacement, upsizing, or looping.

6. In order to fund the recommended water system improvements discussed in the WSP, a proposed financial program was developed and is provided in Table 9-8 – Cle Elum Proposed Water System Financial Plan and Table 9-10 – South Cle Elum Proposed Water System Financial Program in Chapter 9. Both proposed financial programs incorporated projected operations, improvements, and loan costs for the six-year period of 2025 - 2031. Projected revenues and expenditures of the water system included growth factors and inflation rates, in addition to the recommended rate increases, to account for estimated growth within the City, as discussed in Chapter 9 of the WSP.

7. A review of the project lists compared to accomplished tasking, reveals that Cle Elum will need to review the strategy and scheduling of projects in the future as the schedules for the improvements slid in some cases through the entire planning period without accomplishment.

8. An additional 1.0 MG water storage reservoir will be required to support development in Zone 3.

# V. STORMWATER SYSTEM

## A. Background

Cle Elum has been actively working on separating the treatment of stormwater from the City's sanitary sewer system. Stormwater entering the sewer system consumes capacity unnecessarily on the sewer system especially at the regional wastewater treatment plant and dilutes the treatment process at the plant. For more in-depth background on the stormwater's contribution of Inflow and Infiltration (I&I) to the sanitary sewer system see that section of the Capital Facilities Plan.

Historically, the stormwater system has been considered an element of the street system. Stormwater improvements were funded by inclusion in transportation projects in Cle Elum's Six year Transportation Improvement Program; no separate fees were collected to maintain or expand stormwater facilities. The City's current passive stormwater treatment facilities include 12-inch and 24-inch storm drain lines, catch basins, swales, and infiltration trenches. Some of the stormwater system is connected to an open wasteway. Much of the

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system is over thirty (30) years old, discontinuous, undersized, and difficult to keep well maintained. The current stormwater system is presented on Figure 3-3.

## B. Stormwater System Inventory

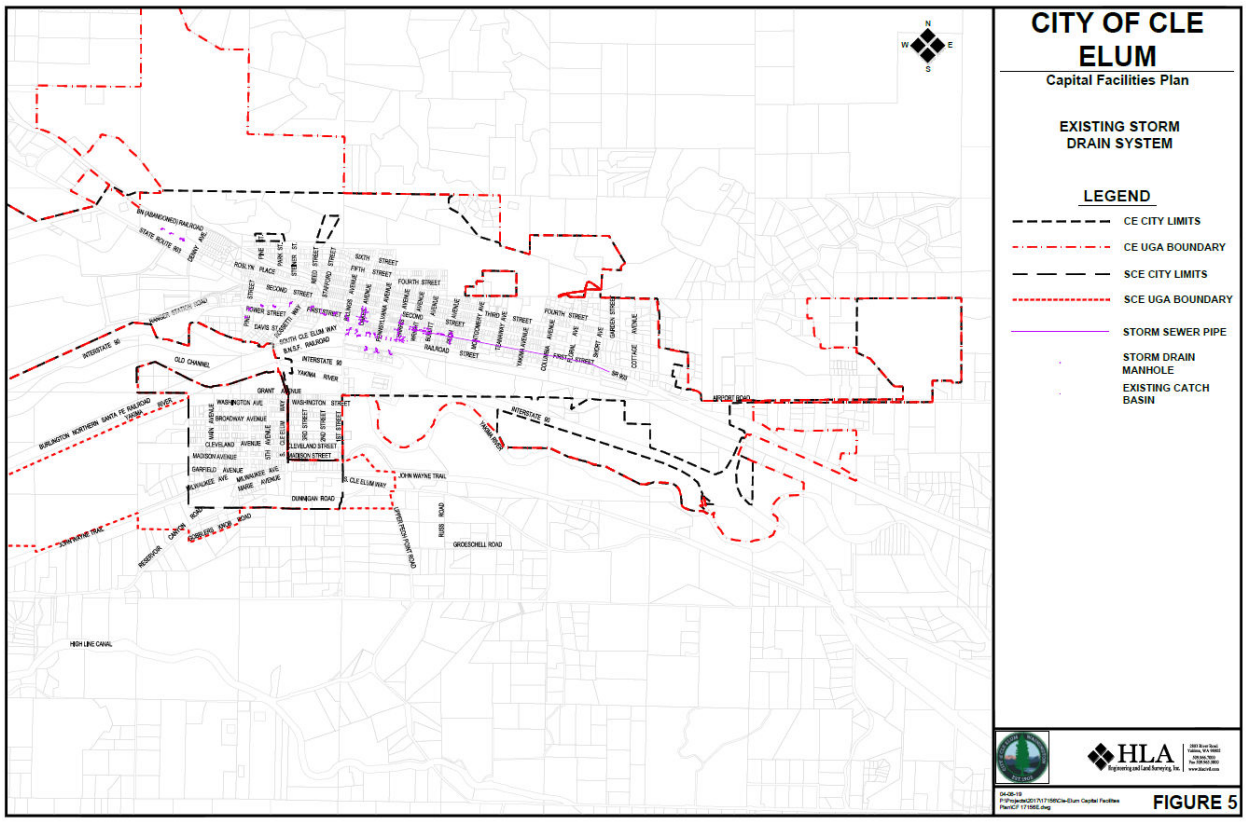
The City of Cle Elum is preparing to develop a 2026 General Stormwater Plan.

**Stormwater Capital Improvement Program**

| TABLE 3-8. PIPE REPLACEMENT CAPITAL IMPROVEMENT SUMMARY | | | | |
|---|---|---|---|---|
| **Project Name** | **Pipe Length (ft)** | **Additional Structures** | **Sidewalk/Curb Replacement** | **Conceptual Project Cost** |
| Schedule A: GIS Structure ID (148E, 149SW, 290E) | 595 | No | No | $ 273,000 |
| Schedule B: GIS Structure ID (518E, 435E, 434E, 436S) | 155 | No | No | $ 159,000 |
| Schedule C: GIS Structure ID (304NE, 517S, 432N, 633E, 625E New) | 540 | No | Yes | $ 293,000 |
| Schedule D: GIS Structure ID (499S, 499W, 275N, 644N, 287S) | 470 | Yes | Yes | $ 232,000 |
| Schedule E: GIS Structure ID (167S, 431W, 308W | 850 | Yes | No | $ 324,000 |
| Schedule F: GIS Structure ID (371W, CB-523, 371N, CB-658, 169W) | 230 | Yes | Yes | $ 169,000 |
| Schedule G: GIS Structure ID (176W, 286S, 668N, 652E, 654E, 175S, 500N, 173S | 1,600 | No | No | $ 840,000 |
| Schedule H: GIS Structure ID (178E, 182W, 519W, 659S, 519S, 661W, CB-661, 662W, 655N, 281W, 281E, 282W) | 2,500 | No | No | $ 930,000 |
| Schedule I: GIS Structure ID (669N, 670N, CB-676, CB-671, 676E, 671N, 206S, 673S, 206E) | 1,220 | Yes | No | $ 393,000 |
| Schedule J: GIS Structure ID (353N, 205S, 285 SW) | 590 | No | No | $ 247,000 |
| Schedule K: Railroad Infiltration | 2,060 | Yes | Yes | $1,640,000 |
| **Total** | **10,810** | **---** | **---** | **$5,500,000** |

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FIGURE 3-3. CLE ELUM'S STORMWATER SYSTEM




# VI. SANITARY SEWER SYSTEM

## A. Background

Currently, all portions of the City are sewered. 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 with intention that the expansion had a thirty (30) year build out. 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 City of Cle Elum operates the WWTP. 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.

TABLE 3-9. THE CITY OF CLE ELUM'S FLOW AND WASTE LOADING MAXIMUMS

| Parameter | Design Quantity |
|---|---|
| Monthly average flow (max. month) | 3.6 Million gallons per day (MGD) |
| Instantaneous peak flow | 10.5 Million gallons per day (MGD) |
| $BOD_5$ influent loading | 4,863 pounds per day (lbs./day) |
| TSS influent loading | 3,753 pounds per day (lbs./day) |

The influent data to the WWTP is collected by Cle Elum and when the combined influent flows from 2013-2019 are graphed, the trends show the maximum month of yearly combined flows occur typically in February (maximum flow approximately 3.6 MGD in 2019) and the minimum flows typically occur in October (consistently less than fifteen (15) million gallons). Cle Elum now monitors the influent data by each community as well. The completeness and length of data collected for each partner and included in the 2017 Capacity Analysis varied due to the timing of installed monitoring equipment. However, preliminary measurements of each partners' contribution of Infiltration and Inflow (I&I) were calculated in the Capacity Analysis.

By Washington State regulation, general sewer plans are required to contain maps showing sources of water supply, water storage reservoirs, water treatment plants, and water transmission lines. General sewer plans are required to satisfy the Washington Administrative Code, WAC 173-240-050. The following major components are being planned for in the General Sewer Plan:

- Definition of the planning area, determination of the areas in and around Cle Elum most likely to grow, and the projected population increases;
- Development of estimates for the current quantity of wastewater and the projected quantity to be generated within the planning area;
- Evaluation of the capacity and condition of the existing sewer system, including lift stations;
- Recommendations for extension of the existing sewer system, including lift stations;
- Development of design standards for extension of sewers and for lift stations;
- Development of policies for the extension of sewer service;
- Review and evaluation of the existing treatment and disposal facilities; and
- Development of policies for the extension of sewer service.

The General Sewer Plan for Cle Elum was adopted in 2021, and further amended in 2023. The plan outlines recent development and summarizes the known existing conditions and future estimates of sanitary sewer collection, treatment, and disposal facilities.

## B. Summary of System Analysis

A hydraulic analysis of the existing Cle Elum collection system was performed to evaluate the capacity of the system and to identify specific hydraulic loading problem areas within the system. The computer assisted analysis involves using pipe sizes and slopes to develop a model of the main trunk lines of the sewer system. The analysis also examined the capacities of the existing lift stations. The results of the analysis show:

- Existing System: No hydraulic problems were found in the existing system. Collection system pipelines, lift stations, and force mains all have adequate capacity to handle the existing flows and no improvements are needed for capacity reasons. Improvements to the existing system are needed to address high-maintenance areas and I/I which was determined to be excessive per EPA standards.
- Year 2040 System: The 2040 system projections include completion of the Bullfrog Flats and City Heights developments and an accelerated growth period for Suncadia. Even with these higher than historical average growth projections, the year 2040 hydraulic analysis did not result in any capacity related limits being reached within the existing collection or treatment system. Therefore, the City'existing collection system does not have any identified deficiencies for the Year 2040 projected peak flows. Treatment capacity of the WWTP for total suspended solids (TSS) may need to be increased prior to 2040 if growth occurs at the rate projected by current ongoing developments.
- Full Build-Out System: The hydraulic analysis was completed to examine existing and proposed future sewer network at peak flows generated by the complete development within both the City and Urban Growth Area (UGA). Flows from future collection basins were modeled and routed through the existing collection system to examine system capacity and determine potential problem areas. Based upon projected type and location of future growth, the City's sewer trunk mains conveying sewer to the WWTP were found to have sufficient capacity to handle projected full buildout flows. The capacity rating of the plant to treat for TSS will need to increase to meet the projected full build-out conditions. Decreasing peak flows caused by I/I may be enough to adequately reduce the loading to the WWTP and avoid future improvements.

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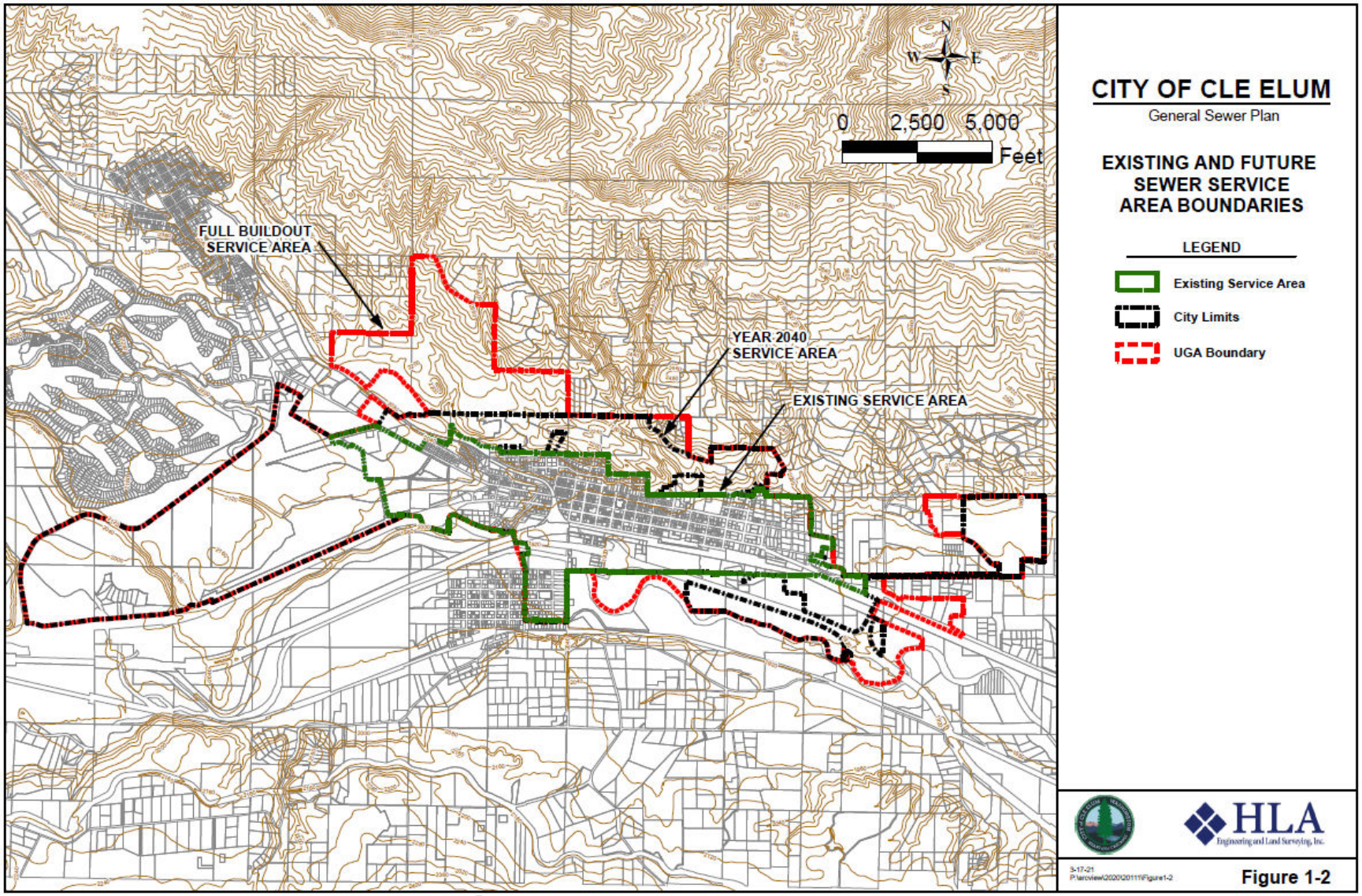



FIGURE 3-4. CLE ELUM'S EXISTING AND FUTURE SERVICE AREA BOUNDARIES MAP

TABLE 3-10. FULL BUILD-OUT COLLECTION SYSTEM BASIN FLOWS

| Basin No | Zoning | Total Full Build-Out (Acres) | Average Flow Per Acre (GPD/Acre) | Projected Full Build-Out Flow (MGD) | Projected Max Month Flow (MGD) Max/Ave Month Ratio |
|---|---|---|---|---|---|
| Cle Elum | Residential | 480 | 205 | 1.667 | 3.334 |
| | Commercial | 187 | 1,134 | | |
| | Industrial | 294 | 2,267 | | |
| | Public Reserve | 345 | 227 | | |
| | Planned Mixed Use | 2,308 | 265 | | |
| Roslyn | | 1,365 | | 0.301 | 0.622 |
| Suncadia | | 12,475 | | 0.830 | 1.984 |
| South Cle Elum | | 420 | | 0.096 | 0.145 |
| Totals | | 17,069 | | 2.894 | 5.267 |

A summary of the projected future basin flows at full build-out, including land uses type and acreage, average flow per acre, and total projected flow is presented below. The land use categories have been broken down into known or anticipated zoning categories for the Cle Elum basin to be consistent with unit flow rate categories and correspond with projected future uses.

TABLE 3-11. CURRENT COMMUNITY CAPACITY ALLOCATIONS OF WWTP

| Community | Capacity Allocation (%) | Allocated Maximum Month Flow Equivalent (MGD) | Projected Max Month Full Build-Out Flow (MGD) | Future WWTP Need at Full Build-Out (MGD) |
|---|---|---|---|---|
| Cle Elum | 46.758% | 1.683 | 3.334 | 1.651 |
| Roslyn/Ronald | 21.127% | 0.761 | 0.662 | -0.099 |
| Suncadia MPR | 22.535% | 0.811 | 1.984 | 1.173 |
| South Cle Elum | 9.579% | 0.345 | 0.145 | -0.200 |
| Totals | 100% | 3.600 | 6.125 | -2.525 |

The table below shows the layout of the future collection system within the city limits and UGA. The table indicates the existing capacity of the WWTP will be exceeded by Cle Elum and Suncadia if the max month flow ratios continue. Some of the capacity may be able to be met by purchasing unused capacity from South Cle Elum and Roslyn/Ronald. These future needs may be exaggerated by the I/I flows as I/I is reduced to levels not determined to be excessive per EPA standards, the actual allocation needs are expected to be reduced and may not require additional treatment capacity to meet projected loadings.

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## C. Sanitary Sewer System Facilities Inventory

The sanitary sewer system is made up of piping of various size, lift stations, and the Wastewater Treatment Facility.

1. Collection System – the grid of piping in the City and between the City of Cle Elum and other partners of the WWTP, allows sewage to flow due to gravity ultimately to the Wastewater Treatment Facility. The sizes of the pipes vary from two-inch forcemain to twelve-inch gravity sewer with the majority of the pipe measuring eight inches in diameter. The sewer system consists of approximately twelve (12) miles of pipe and 240 manholes.

2. Lift Stations – because the slope of the piping is important and because there is a limit to the depth the system can feasibly be built, the system uses lift stations to return the sewage to a higher elevation at certain points so that pipes are kept at a manageable depth for installation, repair, and maintenance.

3. Wastewater Treatment Facility – the treatment process for wastewater is guided by NPDES permit No. WA0021938. The current facility details are included in the facility plan and will be updated and added to the 2019/2020 General Sewer Plan. The treatment facility includes equipment for screening, grit removal, clarifying, aeration, and UV treatment of liquid waste and solids (sludge) is stored in an existing double-line lagoon. On occasion (perhaps every five (5) years or so the biosolids will be dewatered and hauled by truck to an approved contract disposal site.

The conditions of the current collection system, lift stations, and Wastewater Treatment Facility will be fully explored in the 2019/2020 GSP. Summaries of the deficiencies and recommended improvements have been collected with each inventory and analysis performed in preparation of the GSP development. Upon completion, a comprehensive Capital Improvement Program will be included in the GSP.

## E. Capital Improvement Program

The complete Capital Improvement Plan is contained within Chapter 7 of the General Sewer Plan, and is summarized below:

The General Sewer Plan identifies deficiencies in the existing City of Cle Elum wastewater collection system, including maintenance-related improvements. No capacity deficiencies were identified under current flow conditions. The ability of the existing system to handle flows from full build-out was examined. Although full build-out projections indicate the need for minor additional WWTP capacity, the original allocation includes the existing collection system I/I, which is excessive by EPA standards. By reducing collection system I/I to acceptable levels, the future WWPT capacity needs will be reduced with no capacity



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deficiencies identified for the system. Recommended improvements to the system address both current and future maintenance-related items. An estimated schedule for completion of recommended system improvements is provided in Table 3-12:

TABLE 3-12. SCHEDULE OF RECOMMENDED IMPROVEMENTS

| Improvement Description | Estimated Cost in 2020 Dollars | Completion Year | Estimate Cost* | Funding Source |
|---|---|---|---|---|
| Replacement of 540 LF of 6-inch and 1,115 LF of 8-inch gravity sewer main in alley between 2nd and 3rd St from Oakes Ave to just past Bullitt Street. | $733,000 | 2022 | $778,000 | City |
| Replacement of 1,455 LF of 8-inch gravity sewer main in alley between 2nd and 1st Street from Pennsylvania Avenue to Peoh Avenue. | $622,000 | 2024 | $700,000 | City |
| Replacement of 1,669 LF of 6-inch and 511 LF of 8-inch gravity sewer main in 3rd Street from Oakes Avenue to just past Bullitt Street. | $777,000 | 2026 | $928,000 | City |
| Replacement of 540 LF of 8-inch gravity sewer main in alleys both north and south of 2nd Street between Peoh Avenue and Montgomery Avenue. | $230,000 | 2028 | $291,000 | City |
| Replacement of 555 LF of 6-inch gravity sewer main north of Railroad Street from Peoh Avenue and Bullitt Avenue. | $243,000 | 2028 | $308,000 | City |
| Replacement of 360 LF of 8-inch gravity sewer main in Billing Avenue starting near Railroad Street and heading north. | $156,000 | 2028 | $198,000 | City |
| Replacement of 275 LF of 8-inch gravity sewer main alley south of 2nd Street between Teanaway Avenue and Yakima Avenue. | $115,000 | 2030 | $155,000 | City |
| Replacement of 1,010 LF of 8-inch gravity sewer west of Stafford Avenue and in Stafford Avenue between Steiner Street and Park Street | $362,000 | 2030 | $486,000 | City |
| Replacement of 940 LF of 12-inch gravity sewer in Ronald Avenue between Alpha Way and Reed Street. | $301,000 | 2030 | $405,000 | City |
| Replacement of 1,115 LF of 8-inch gravity sewer in Reed Street starting near the railroad tracks and heading north. | $386,000 | 2032 | $550,000 | City |
| WWTP Projects | $765,000 | 2021-2028 | $100,000/year | City |

*Estimated future improvement costs beyond year 2020 include 3% inflation per year.

## F. Sanitary Sewer System Funding

The 2021 General Sewer Plan identifies possible funding sources for future improvements. In the event a major project is necessary, Cle Elum has identified potential financing from several sources. The sources are similar to those listed in the Domestic Water and Stormwater System sections of this document. Potential funding sources include:

- Local Public Enterprise Funds
- Use of Local Public Powers
    - General Obligation Bonds
    - Special Assessment Bonds (LID or ULID)
    - Revenue Bonds
- State Assisted or Guaranteed Resources
    - Centennial Clean Water Fund
    - State Revolving Fund
    - Public Works Trust Fund (PWTF)
- Federally Assisted or Guaranteed Resources
    - USDA Rural Development Program
    - Public Works Grants and Loans Program
    - Community Development Block Grant Program (CDBG)
- Private Development

# VII. SOLID WASTE SYSTEM

## A. Background

The City of Cle Elum executed an interlocal agreement with Kittitas County for solid waste planning in accordance with Chapters 70.95 and 70.105 of the Revised Code of Washington (RCW) on March 19, 1979. All incorporated communities that entered into the interlocal agreement allowed Kittitas County to write a common Solid Waste and Moderate Risk Waste Management Plan while maintaining responsibility and participation in the Kittitas County Solid Waste Advisory Committee (SWAC). The SWAC was the way by which the County gathered public input to the planning process. The most recent *Kittitas County Solid Waste and Moderate Risk Waste Management Plan* (Kittitas County Solid Waste Plan) was adopted in August 2011.

Summarized solid waste system information and resulting prioritized project lists will be shared in this section of the Capital Facilities Plan. A full discussion of the characteristics of Cle Elum's collection and disposal of solid waste, the handling of special wastes and disaster debris management, strategies, and details of the twenty (20) year implementation program are included here by reference to the *Kittitas County 2010 Solid Waste and Moderate Risk Waste Management Plan*.

Collected solid waste is transported to landfills outside of Kittitas County. The City of Cle Elum contracts for mandatory curbside collection of garbage within its incorporated area. Commercial can and dumpster services also are provided. Residents that choose to self-haul their waste utilize either the Cle Elum Transfer Station (aka Upper County Transfer



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Station) or the Ellensburg Transfer Station. Residential accounts are serviced once a week and commercial accounts are serviced several times a week.

## B. Overall Solid Waste

### *Collection System Performance*

Curbside recycling is not available in Cle Elum. The Kittitas County Solid Waste Plan characterizes the countywide overall waste composition to be: 36.2% mixed, 29.3% compostable materials, 14.2% recyclable paper, 10.5% other curbside recyclables, 5.0% clean wood, and 4.8% construction and demolition materials. Capture rates (2008) for common recyclables in Kittitas County (curbside available in Ellensburg only) are presented in Kittitas County Solid Waste Plan Table 12 and show significant capture rates for materials such as Ferrous Metals other than aluminum and tin cans (82%), corrugated paper (70%), newspaper (62%), and yard waste (45%). When recycling rates are considered together with the County's diversion rate of 28.2%, if Cle Elum can include recycling and diversion options, the volume of municipal solid waste could be greatly reduced from entering landfills.

#### *1. Capacity Consideration*

The City of Cle Elum utilizes the Cle Elum Transfer Station as the municipal solid waste collection site. From the Cle Elum Transfer Station and Ellensburg Transfer Station, solid waste is transferred generally to the Greater Wenatchee Regional Landfill. The greater Wenatchee Regional Landfill is one (1) of six (6) landfills outside of but near Kittitas County. The selection of which landfill to use depends in large part on the composition of the waste stream. More information about each landfill, including potential lifespan remaining, can be found in the Kittitas County Solid Waste Plan in section 5.3.2 starting on page 5-5.

#### *2. Level of Service*

As part of the agreement Cle Elum has with the County, the responsibility to monitor the level of service lies with the County. The County developed Kittitas County Board of Health Ordinance Number 1999-01 Solid Waste Regulations (adopted July 15, 1999). Ordinance 1999-01 specifies:

- On-site solid waste management standards
- Solid waste collection service standards
- Solid waste handling facility standards
- Administration and enforcement

## C. Solid Waste Capital Improvement Program

The City of Cle Elum contracts out to Waste Management Northwest (WM) for services. WM provides a variety of cart sizes for residential and commercial uses. Twenty (20) gallon, thirty-



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five (35) gallon, sixty-four (64) gallon, and ninety-six (96) gallon carts are offered to residents and there are two (2) fee schedules for single family residential services. Commercial accounts can use any of the size carts mentioned previously, except the twenty (20) gallon option, and can rent up to a thirty (30) yard dumpster. WM is responsible to maintain equipment, provide storage of vehicles, and maintain a cart and dumpster inventory. The City of Cle Elum does not have a customary Capital Improvement Program for the Solid Waste System.

# VIII. PUBLIC EDUCATION SYSTEM

## A. Background and Current Demand

The Cle Elum-Roslyn School District #404 includes over 1,000 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 (1,008 student enrollment in 2025 – Source: WA State Office of Superintendent of Public Instruction). The Cle Elum-Roslyn School District covers approximately 600 square miles and has administrative offices located at 4244 Bullfrog Road.

The District consists of four (4) schools:

- Cle Elum-Roslyn Elementary,
- Walter Strom Middle School,
- Cle Elum-Roslyn High School, and
- Swiftwater Learning Center.

Enrollment statistics for the 2025-26 school year (Source: WA State Office of Superintendent of Public Instruction):

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# Cle Elum-Roslyn School District
2025-26

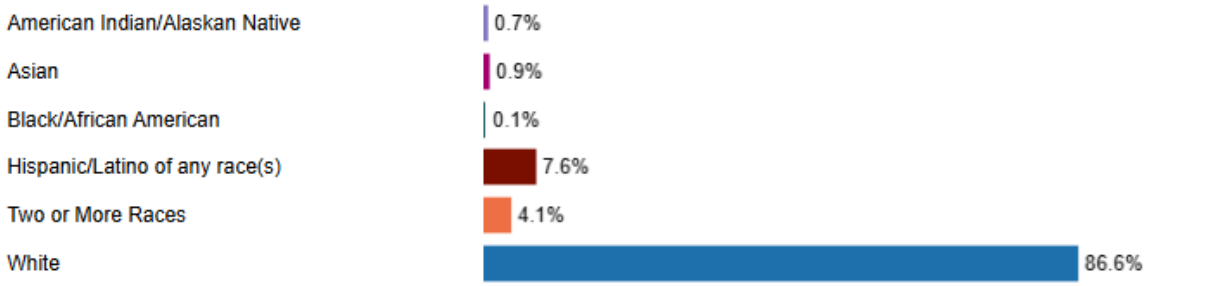
## Total Student Enrollment

**1,008**

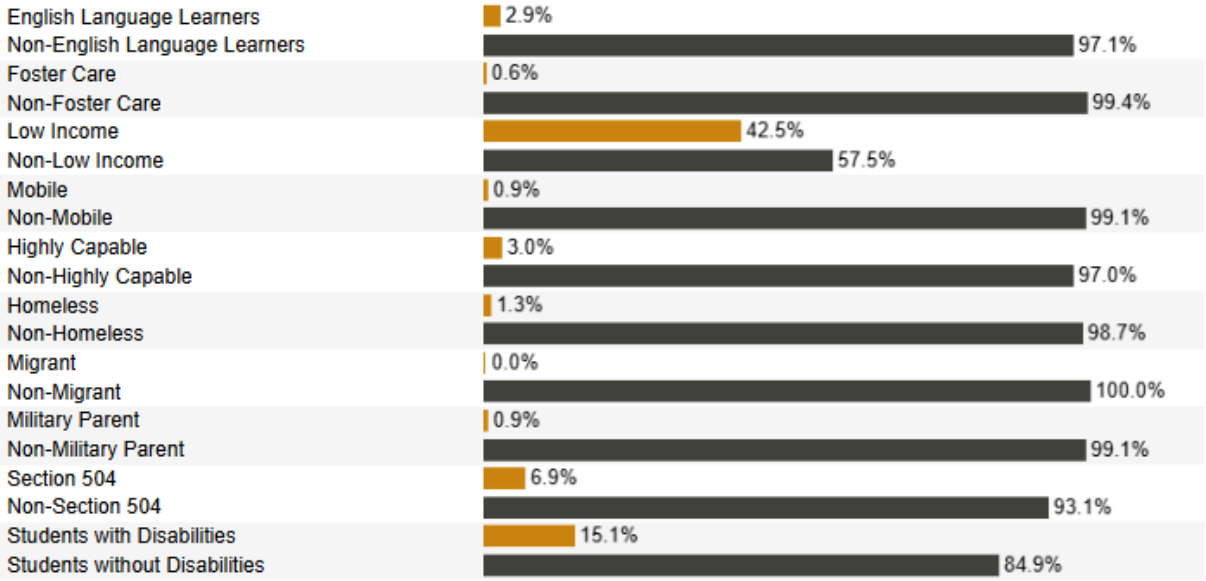
## Gender




## Race/Ethnicity




## Program and Characteristic




https://reportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100046#

## B. Public Education Facilities Inventory

The Cle Elum Roslyn School District operates a school campus located west of Cle Elum on SR- 903. General public use is available through coordination with the school district and a facility use form can be found on the school district's website.

The twenty-three (23) acres of recreational area of the schools include:

- four tennis courts,
- three baseball/softball fields,
- one soccer/football field,
- a surfaced track
- a practice filed,
- playground equipment, and
- open green space.

## C. Capital Improvement Program

The School district receives support for operations and maintenance through one levy, and capital projects through a $2,000,000 levy, every three years. The capital projects levy is used to repair, expand, and improve school facilities and grounds, as well as technology improvements and upgrades. The operations and maintenance levy are used for sustaining educational and student support programs.

Though the City doesn't manage any of the School District facilities, there are opportunities for the School District and City to seek formal partnerships and coordinate efforts together such as infrastructure grant writing. Two (2) such grant opportunities are associated with Washington State Department of Transportation (WSDOT) programs titled "Safe Routes to School (SRTS)" and the "Pedestrian and Bicycle Program." The details of the SRTS Program can be found on the WSDOT website at:
https://www.wsdot.wa.gov/LocalPrograms/SafeRoutes/default.html

More information on the Pedestrian and Bicycle Program can be found at: http://www.wsdot.wa.gov/LocalPrograms/ATP/funding.htm. Like most WSDOT-facilitated grant opportunities, both the SRTS and Pedestrian and Bicycle programs customarily follow a two (2) year funding cycle with applications available every even year and awarding and obligation for the following odd year.

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# IX. PARKS AND RECREATION

## A. Background

In 2017-2018, the City of Cle Elum authored the *Cle Elum Parks and Recreation Plan* (P&R Plan). The P&R Plan is included in the Cle Elum Comprehensive Plan update as an Element. The P&R Plan was submitted to Washington State's Recreation and Conservation Office (RCO) for approval, as required, to participate in many of RCO's funding opportunities. The P&R Plan explored the inventory of parks and open spaces maintained by the City, determined residents' satisfaction with City-owned parks and open spaces, developed goals and objectives to preserve and improve the recreational areas, and identified a capital improvement program to estimate time and budget needs for prioritized improvements.

Although recreational inventories in the P&R Plan include parks and recreational opportunities owned and operated by the City, inventories also mention activities and facilities owned or managed by others such as the School District and the Washington State Horse Park. Only the activities and facilities owned and managed by the City are included in budget tables in the P&R Plan and this section of the Capital Facilities Plan. The Capital Facilities Plan's focus is the immediate six (6) years of the City's capital improvement programs in the Parks and Recreation Plan. Figure 3-5 displays the locations of parks and trails in Cle Elum. Table 3-13 presents the current City-owned parks and trails and the presence or lack of recreational equipment or infrastructure at each place.

## B. Nearby Trails, School Facilities, and Horse Park

Cle Elum is in close proximity to other regional trail systems as shown on Figure 3 in the P&R Plan. An exploration of the process to connect downtown Cle Elum to nearby trail systems was first identified in the *Cle Elum Bicycle and Pedestrian Plan* adopted in October 2017. The regional trails of interest include the John Wayne Pioneer / Iron Horse Trail south of Cle Elum, Progress Path between the school district and Cle Elum, and Coal Mines Trail which terminates in Cle Elum. Connecting these regional trails through Cle Elum was expressed as a long-term priority during public outreach for the P&R Plan.

The Cle Elum Roslyn School District operates a school campus located west of Cle Elum on SR- 903. General public use is available through coordination with the school district. The twenty-three (23) acres of recreational area of the school includes: tennis courts, baseball/softball fields, a soccer/football field, a surfaced track, a practice field, playground equipment, and open green space.

The Washington State Horse Park is a non-profit organization horse show and competition facility, drawing competitors from the Greater Pacific Northwest and the Canadian

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Providence of British Columbia with purpose, establishment, and authority based in Revised Code of Washington (RCW) Chapter 79.A.30. The privately owned and operated business leases 112 acres from the City.

## C. Cle Elum Parks and Recreation Inventory

The City owns several park and open space areas totaling approximately thirty-seven (37) acres and one (1) large unimproved open space known as Hanson Ponds (an additional eighty-two (82) acres) for public recreation.

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FIGURE 3-5. PARKS AND RECREATION FACILITIES IN THE CITY LIMITS AND URBAN GROWTH AREA

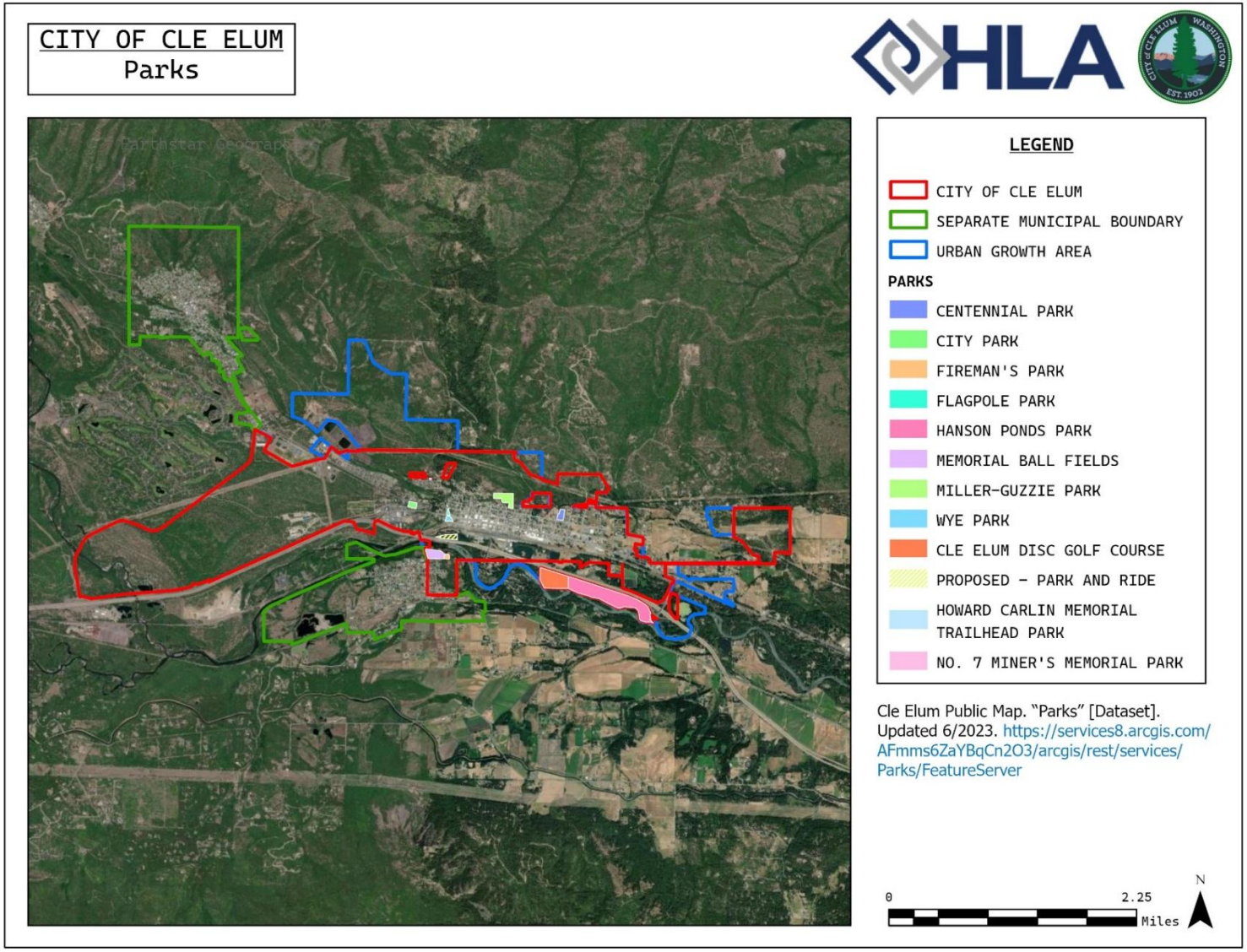


TABLE 3-13. CLE ELUM'S EXISTING PARKS AND RECREATION FACILITIES

| Facility | Total Site Acreage or Miles of Developed Trail | Water Access | Hard or Sport Court | Walkway, Trail, or Trail Connection | Rest Rooms | Playground Equipment | Picnic Tables and/or Benches** | Predominately Greenspace | Parking Spaces | Other Facilities |
|---|---|---|---|---|---|---|---|---|---|---|
| **Centennial Park** | 7.3 | | | | | | | X | | football / soccer field, community gardens |
| **City Park** | 2.8 | | X | | X | X | X | X | X | skateboard park, basketball court |
| **Cle Elum Disc Course** | 10.0 | | | X | | | | X | X | frisbee disc golf course |
| **Coal Mine Trail** | 1.0 | | | X | | | | | X | New trail head improvements at Stafford St and SR 903 |
| **Fireman's Park** | 4.2 | X | | X | (on rental property) | | X | X | X | horse shoe pits, picnic shelter (rental) |
| **Flagpole Park** | 0.6 | | | X | | | X | X | X | historical kiosk |
| **Hanson Pond Trail** | 1.0 | X | | | | | | | | washed out pedestrian bridge |
| **Memorial Park** | 8.1 | X | | | X | | | X | X | Unimproved boat launch, 4 ball fields and concession area |
| **Wye Park** | 1.51 | | | | | | X | X | X | sidewalk all around the perimeter |
| **Progress Path** | 1.0 | | | X | | | | | | |
| **Hanson Ponds Open Space** | 82 | X | | X | | | | X | | |

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## D. Capital Improvement Program

The first six (6) years of needs and improvements from the prioritized list developed for the P&R Plan are shown in Table 3-14 as the Capital Improvement Program for Parks and Recreation. During the evaluation, the City chose to display a qualitative range of potential cost for the preliminary version of the P&R Plan. The City will replace the qualitative evaluation with engineer's estimates as they are developed for each project or program.

In addition to a brief title, an anticipated cost range, and the year the City plans to implement the improvement, there is a column displaying illustrative and potential funding sources. The presented sources may change, new sources may emerge, and purposes and availability are subject to change as well through legislation and funding source. The acronyms are noted below the table in foot notes and more information is provided about how to contact the funding providers in the next section.

TABLE 3-14. CLE ELUM PARKS AND RECREATION SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

| Priority & Time Frame | Needed / Recommended Project | Estimated Timing | Estimated Cost | Potential Funding Sources |
|---|---|---|---|---|
| S-1 | Need to provide parking off-site but close, perhaps a common parking area near the Wye Park | Short-term | Mid | City Park and Recreation Funds, Private Funds |
| S-2 | Repair the pedestrian bridge near Hanson Ponds | Short-term | High | RCO, City Park and Recreation Funds, Private Funds |
| S-3 | Phase 1 – 2nd Street Multi-use Path (Stafford Street Intersection through Billings Avenue Intersection) | Short-term | $156,880 | RCO, SRTS, WSDOT Bike and Ped Program, TIB Complete Streets, City Park and Recreation Funds, Private Funds |
| S-4 | Design and print a Cle Elum map for public and private outdoor parks and recreation opportunities | Short-term | Mid | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| S-5 | Maintain the City Parks and Recreation Department | Short-term | Mid | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| M-1 | Improve playground equipment at City Park | Mid-term | High | RCO, USDA-RD[3], City Park and Recreation Funds, Private Funds |
| M-2 | Make the connection to Coal Mines Trail apparent at Flagpole Park | Mid-term | Mid | RCO, City Park and Recreation Funds, Private Funds |

**Continued**

| Priority & Time Frame | Needed / Recommended Project | Estimated Timing | Estimated Cost | Potential Funding Sources |
|---|---|---|---|---|
| M-3 | Expand and improve picnic area shelter at City Park | Mid-term | Mid | RCO, City Park and Recreation Funds, Private Funds |
| M-4 | Phase 2 – 2nd Street Multi-use Path (east of Billings Avenue through North Peoh Avenue Intersection) | Mid-term | $209,560 | RCO, SRTS, WSDOT Bike and Ped Program, TIB Complete Streets, City Park and Recreation Funds, Private Funds |
| M-5 | Need to connect parks through signage, mapping, and/or ground treatment | Mid-term | Mid | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| L-1 | Make the regional trails connect to downtown Cle Elum | Long-term | High | RCO, City Park and Recreation Funds, Private Funds |
| L-2 | Make the pool an indoor, year-round, multi-purpose size for day and evening use for people of all abilities | Long-term | High | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| L-3 | Make the connection to the John Wayne Trail highlighted in the Cle Elum Bicycle and Pedestrian Plan | Long-term | High | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| L-4 | Improve the skate park at City Park | Long-term | High | RCO, CDBG, City Park and Recreation Funds, Private Funds |
| L-5 | Organize and offer children's swimming and water fitness programs, including team use | Long-term | High | RCO, City Park and Recreation Funds, Private Funds |

[1] RCO – Washington State Recreation and Conservation Office
[2] CDBG – United States Department of Housing and Urban Development – Community Development Block Grant
[3] USDA-RD – Unites States Department of Agriculture – Rural Development
[4] STBG – United States Department of Transportation – Surface Transportation Block Grant
[5] TIB – Transportation Improvement Board
[6] WSDOT – Washington State Department of Transportation
[7] Kittitas County Sales and Use Tax

## E. Parks and Recreation Facilities and Program Funding

The Capital Improvement Plan in the previous section identified possible funding sources for future improvements. Seven acronyms were used to indicate federal, state, and Kittitas County funding in Table 3-14 and are defined in the footnotes below the table. Table 3-15 identifies website locations to explore the funding sources mentioned for parks and recreation projects. Though comprehensive, the table does not list every opportunity.

For some of the grant or funding opportunities, park projects or recreation programs may be included as the primary project or alternatively, park and recreation elements may be incorporated into a larger project. For example, the WSDOT Safe Routes to School Grant

focusses on providing funding for routes used by school-aged children and has coverage restrictions on how far a sidewalk can be located from a school and still qualify for SRTS funding. However, a segment of an identified trail may qualify and be included as part of an urban sidewalk or pathway element in a transportation project. Some of the funding sources listed below would require the City of Cle Elum to contribute matching funds to leverage the grants.

TABLE 3-15. POTENTIAL GRANT OR FUNDING SOURCES FOR PARKS AND RECREATION CAPITAL IMPROVEMENTS

| Funding Grant or Source | link |
|---|---|
| Washington Wildlife and Recreation Program | http://www.rco.wa.gov/grants/wwrp.shtml |
| Non-highway and Off-road Vehicle Programs | http://www.rco.wa.gov/grants/nova.shtml |
| Youth Athletic Facilities | https://www.rco.wa.gov/grants/yaf.shtml |
| Recreational Trails Program | https://www.rco.wa.gov/grants/rtp.shtml |
| Surface Transportation Block Grants | https://www.ezview.wa.gov/site/alias__1898/36282/default.aspx |
| State of Washington Transportation Improvement Board | http://www.tib.wa.gov/ |
| Department of Commerce – Youth Recreation Facilities | http://www.commerce.wa.gov/building-infrastructure/capital-facilities/youth-recreational-facilities/ |
| Community Development Block Grant | http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/ |

# X. GOVERNMENT FACILITIES AND PROPERTIES

## A. Background

The policy of the City Council is to provide essential public services in a manner that is cost effective and based on need. Many general governmental services and associated buildings are provided through contractual agreements to take advantage of the efficiencies and economies of scale achieved. The municipal buildings included in this section are those for which the City has primary responsibility, even if the building is leased or rented out to another party. The existing municipal buildings operated by the City of Cle Elum are described in Table 3-16.

## B. Inventory of City Facilities and Properties

TABLE 3-16. INVENTORY OF CITY FACILITIES AND PROPERTIES NOT PREVIOUSLY IDENTIFIED

| Facility | Address |
|---|---|
| City Hall | 119 West First Street |
| Carpenter Memorial Library | 302 Pennsylvania Avenue |

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| | |
|---|---|
| Fire Station | 301 Pennsylvania Avenue |
| Police Station | 807 West Second Street |
| Cle Elum Municipal Airport | 2150 Airport Road |
| Laurel Hill Memorial Park (Cemetery) | Douglas Munro Boulevard |

## C. Current and Future Demand and Identified Improvements

### *1. City Hall*

The City Administrator, Public Works Director, Planner, Clerk, Treasurer, Utility Clerk and Mayor's offices are physically located in City Hall. City Hall is a single-story building of approximately 3,283 square feet. In the 2007 Comprehensive Plan update, a level of service was proposed of 120 square feet per employee.

The City and Kittitas County have planned for Cle Elum to grow at a higher-than-average rate in the near future. To prepare for potential future needs, the City has located a piece of property near the geographical center of the City on which to construct a new City Hall. At the time when employee capacity exceeds the available space in the current City Hall, the City intends to explore the feasibility to co-locate all City employees with the City Police Department and the Upper County District Court. Most likely, City staff will research the availability of a grant or low-cost loan opportunity for municipal buildings and pursue a bond issue to fund the expected cost of acquiring the property and constructing a new building.

Assessed accommodations for the new City Hall include:

- Administrative offices for: Treasurer, City Clerk, City Administrator, City Planner, Mayor, Police Department, Upper Kittitas County District Court.
- Staff and equipment space for: Building Department, Utility Payment Center, Police Department, Associated Services for the Kittitas County District Court.
- Shared accommodations: copy room, mail room, lunch room, reception area, and Council Chambers.

### *2. Carpenter Memorial Library*

The Carpenter Memorial Library, located at 302 N. Pennsylvania Avenue, was constructed in 1978 after the Carpenter family provided an endowment to the City of Cle Elum in 1976 to fund construction of a new public library.

#### Service Area:

All Kittitas County residents are welcome to use the Carpenter Memorial Library, but it primarily serves Cle Elum, Roslyn, South Cle Elum, and surrounding unincorporated areas of Kittitas County. Kittitas County annually contributes general tax funds in support of the



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Carpenter Memorial Library operations, and the city has reciprocal agreements with all other Kittitas County municipal libraries. Because the library serves a population beyond Cle Elum city limits, future facility and staffing needs should be evaluated using the broader service area rather than Cle Elum population projections alone.

As of September 2026, the library has 1,732 cardholders (most of which are "family / household cards") and a collection of 13,617 items. Use of the library's physical collection has grown substantially in recent years. Circulation has increased from 11,053 items in 2022 to 16,897 in 2025, an increase of approximately 53 percent.

TABLE 3-17. CARPENTER MEMORIAL LIBRARY CARDHOLDERS COUNT

| Year | Physical Circulation | # of Library cards issued |
|---|---|---|
| 2022 | 11,053 | 205 |
| 2023 | 12,385 | 227 |
| 2024 | 13,850 | 261 |
| 2025 | 16,897 | 231 |

Library programming also demonstrates significant community demand. Since 2023, summer reading programs have been held off-site because the library building (with a maximum occupancy of 38) cannot accommodate expected attendance.

TABLE 3-18. LIBRARY PROGRAM EVENT PARTICIPATION

| Year | Total Participants | Average Participants per Event |
|---|---|---|
| **2023** | **616** | **81** |
| **2024** | **456** | **91** |
| **2025** | **501** | **100** |
| **3-Year Average** | **524** | **87** |

### Staffing and Operational Capacity

Carpenter Memorial Library is currently operated by one full-time director with assistance from one seasonal employee working less than 15 hours a week.

Current staffing limits the library's ability to expand programming and services and should be reassessed as the library service-area population, circulation, programming, hours of operation and public use increases.

### Existing Facility Constraints

The library building contains approximately 2,650 square feet. Approximately 650 square feet consists of a mezzanine that is not ADA accessible and has a maximum occupancy of

8. As a result, this portion of the building has limited public use and is primarily used for staff workspace, storage, and occasional small-group programming.

The main floor has a maximum occupancy of 30 and is largely occupied by shelving. There is no dedicated large programming area, meeting room, or designated quiet work areas. Youth collections and activity areas are located on opposite sides of the building, making it difficult to provide active children's programming while also meeting the needs of patrons seeking quiet reading or workspace.

Collection capacity is also constrained. The library must frequently weed materials to accommodate incoming items, including materials that continue to circulate.

Parking is limited to street parking on Pennsylvania Ave and consists of eight angled parking spots. There is one handicapped space, and two spaces are signed as reserved for the library. The remaining spots are often occupied by the neighboring fire department, local businesses and residents, and can be a deterrent for patrons with mobility issues or small children.

The building has not undergone a significant remodel since its construction. Staff are increasingly dealing with maintenance and operational problems associated with an aging facility that has not received adequate long-term maintenance and cannot adequately meet the needs of a growing population. A professional building-condition assessment is needed to identify and prioritize deferred maintenance, accessibility, life-safety, structural, mechanical, electrical, plumbing, building-envelope, and other facility needs. The assessment should provide a documented basis for identifying capital improvement priorities and determining whether renovation, expansion, or a combination of improvements is appropriate.

### Site and Opportunity for Expansion

The library sits on an approximately 6,000-square-foot City-owned lot. The site includes a small enclosed outdoor patio and raised brick planting beds. The patio is used during warmer months, but the brick walls, paving, and raised beds are deteriorating and require repair.

The existing property provides an important opportunity for long-term planning. The feasibility of renovating and /or expanding should be evaluated before considering acquisition of a new library site.

The appropriate size and capacity of a future renovation or expansion have not yet been determined. A facility and service needs assessment and site feasibility study should establish projected space requirements based on service-area population, library use, programming, collections, technology, staffing, accessibility, and long-term community needs.

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The feasibility study should also evaluate possible renovation and expansion configurations, including use or redevelopment of existing exterior areas, while maintaining the library's current central location.

### Future Facility Needs

Over the 20-year planning period, the City should plan for a library facility capable of adapting to population growth, increased library use, changing technology, and evolving community needs.

Based on the facility and service needs assessment, the future renovation or expansion should evaluate the need for:

- Dedicated programming and community gathering space
- Flexible youth areas supporting early learning, school-age children, and tween/teen services
- Small meeting and study rooms
- Designated quiet work and reading areas
- Adequate shelving and collection capacity based on documented and current and projected collection needs
- Adequate staff workspace, processing areas, storage, and other operational space
- Technology-ready public and program spaces
- Adequate electrical capacity, outlets, public charging, broadband and Wi-Fi infrastructure
- Public computers and other technology resources appropriate to future community needs
- Improved ADA accessibility throughout public areas
- Flexible spaces that can be adapted as library services and technology change
- Improved and usable outdoor library space where feasible
- Durable, energy efficient, and maintainable building systems and materials

### Six-Year Capital Priorities: 2027–2032

The City should use the first six years of the planning period to establish the information, project scope, cost estimates, funding strategy, and immediate improvements necessary to support longer-term renovation or expansion. The following six-year capital priorities are listed in descending order of priority, with the highest-priority actions shown first. Together, they focus on addressing immediate facility needs and completing the necessary planning to determine appropriate scope, timing, and funding of future library improvements.

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TABLE 3-19. CAPITAL PRIORITIES 2027-2032

| Project (and cost) | Comprehensive Plan Purpose | Planning Horizon | Potential Funding Sources |
|---|---|---|---|
| **Comprehensive facility & service needs assessment ($)** Assess building condition, accessibility, space, technology, collections, programming, staffing, and operational needs. | Establish future facility requirements | 2027-28 | City funds; applicable grants |
| **Site and expansion feasibility study ($)** Evaluate the existing building and City-owned site for renovation and/or expansion, including structural, utility, drainage, access, and other site constraints. | Determine feasible renovation/expansion options | 2027-28 | City funds; applicable grants |
| **Conceptual architectural & space planning ($-$$)** Develop renovation/expansion alternatives, preliminary layouts and capacity, phasing options, and preliminary cost estimates. | Establish preferred facility concept and preliminary cost | 2028-29 | City funds; applicable grants; supplemental private support |
| **Address urgent deferred maintenance & accessibility ($-$$)** Complete priority repairs and accessibility improvements identified through the facility assessment. | Preserve existing facility and address deficiencies | 2027-32 | City funds; applicable facility grants |
| **Technology infrastructure assessment & improvements ($-$$)** Address electrical, network, broadband/Wi-Fi, public technology, charging, security, and related infrastructure needs. | Modernize essential infrastructure | 2028-32 | City funds; applicable technology and facility grants |
| **Develop funding & implementation strategy ($)** Identify funding opportunities, local match requirements, project phasing, City funding capacity, and supplemental private/ philanthropic resources. | Establish feasible funding and phasing | 2028-30 | City funds; grants |

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| Project (and cost) | Comprehensive Plan Purpose | Planning Horizon | Potential Funding Sources |
|---|---|---|---|
| **Architectural & engineering design ($$)** Prepare detailed plans and construction documents for the selected renovation or expansion project once funding is identified. | Advance preferred project if funding permits | 2030-32 | City funds; grants; supplemental private/philanthropic support |

### Long-Term Capital Needs: 2033–2046

Following completion of the initial planning, assessment, and design work, long-term capital improvements should be based on documented community demand, facility conditions, available funding, and the City's ability to sustainably staff and operate the facility.

TABLE 3-20. CAPITAL NEEDS 2033-2046

| Project (and cost) | Planning Horizon | Potential Funding Sources |
|---|---|---|
| **Interior renovation and reconfiguration ($$-$$$)** | 2033–2046 | City capital funds; applicable state/federal grants; supplemental private/philanthropic support |
| **Expansion on the existing City-owned site ($$$)** | 2033–2046 | City capital funds; applicable state/federal grants; supplemental private/philanthropic support |
| **Furniture, shelving, fixtures, technology, and equipment ($$)** | With renovation/expansion | Project funding and applicable grants; supplemental private support |

### Staffing and Operating Considerations

Facility expansion should not occur without corresponding planning for staffing and ongoing operations.

Before approving a significant renovation or expansion, the City should identify the staffing level, operating budget, technology support, maintenance requirements, and other recurring resources necessary to operate the improved facility effectively.

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Ongoing operations should be supported through predictable and sustainable City funding. Grants, Friends support, donations, and other philanthropic resources can enhance library services and help fund special or capital projects, but should be treated as supplemental resources rather than replacements for the library's regular operating budget.

### Long-Range Direction

Carpenter Memorial Library should remain a welcoming, accessible, flexible, and sustainable public facility capable of serving a growing regional community.

Over the planning period, the City should pursue a phased strategy of facility assessment, preservation, modernization, renovation, and potential expansion. Planning should make effective use of the City's existing building and property while providing adequate space, technology, staffing, and operational resources to meet future community needs.

The goal should not simply be a larger library, but a library facility that the City can sustainably staff, maintain, and operate for the long term.

### Implementation

The City should use the results of the facility and service needs assessment and site feasibility study to establish the scope, timing, funding strategy, and implementation schedule for future library improvements. The resulting capital projects should be incorporated into the City's Capital Facilities Plan and Capital Improvement Program as priorities and funding are established. The library plan should be reviewed and updated as facility conditions, service demand, population, funding availability, and City priorities change.

## *3. Fire Station*

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.

## *4. Police Station*

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 Sherriff'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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Table 3-21 presents customary funding sources for city facility improvements for City Hall, Libraries, Fire Stations, Police Stations, and other community facilities.

TABLE 3-21. POTENTIAL GRANT OR FUNDING SOURCES FOR GOVERNMENT FACILITIES AND VEHICLE CAPAITAL IMPROVEMENTS

| Funding Grant or Source | link |
|---|---|
| United States Department of Agriculture – Rural Development | https://www.rd.usda.gov/wa |
| Community Development Block Grant | http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/ |

### *5. Cle Elum Municipal Airport*

Cle Elum Municipal Airport is located one mile east of the City. The City has owned and operated the general aviation airport since 1959. The concept of "general aviation" includes all aviation, except scheduled commercial passenger airline service and military operations. The Cle Elum Municipal Airport has one primary Runway (7-25) measuring a length of 2,379 feet. The airport is designed for aircraft in the B-1 (small) ARC category. The primary runway can accommodate aircraft less than 12,500 pounds. The aircraft apron is not paved. Steel cables are provided for aircraft tie-down and there is no charge for using the tie down area. There are six privately owned hangers at the airport located on leased City property, and currently there are no other private or public hangers for lease. There are no phone or fuel facilities at the airport and no shuttle service.

The closest commercial service airport to the City of Cle Elum is Yakima Air Terminal (YKM), 47.2 miles south east of Cle Elum and serves as a commercial node for passenger and cargo aircraft. The Yakima Air Terminal – McAllister Field (YKM) is located within the city limits of Yakima. In addition to serving the Yakima Valley, the airport serves Yakima County and portions of Kittitas, Klickitat, and Lewis Counties.

Cle Elum Municipal Airport '*Airport Layout Plan Report*' (Plan) was updated in 2025, to incorporate a previous *Airport Facilities and Services Report* (Report) from April 2019. Projects from the Capital Improvement Program are listed in Table 3-22.

Cle Elum developed Municipal Code updates in 2019 to address airport land uses, restrictions and fees to be compatible with Washinton State and federal regulations. Additional, airport-related goals and polices are being added to this update of the Comprehensive Plan.

TABLE 3-22. SUMMARY OF THE CLE ELUM MUNICIPAL AIRPORT'S CAPITAL IMPROVEMENT PROGRAM

| Year | Project or Program | Status (Planned or Secured) |
|---|---|---|
| 2019 | Apron & Taxi lane | Secured |
| 2026 | Runway Maintenance – Crack seal, fog seal, repaint markings | Secured |
| 2026 | Remove Obstructions – Trees on airport property | Secured |
| 2029 | West Taxi lane Rehabilitation | Planned |
| 2030 | East Taxi lane Rehabilitation | Planned |
| 2032 | Install Fence | Planned |
| 2033 | Apron Expansion | Planned |
| 2034 | RPZ EA – Environmental Assessment for land acquisition | Planned |
| 2035 | Construct Helipads | Planned |

TABLE 3-23. POTENTIAL GRANT OR FUNDING SOURCES FOR AIRPORT CAPITAL IMPROVEMENTS

| Funding Grant or Source | Link |
|---|---|
| AIP Entitlement Grants and Discretionary Grants from the Federal Aviation Administration | https://www.faa.gov/airports/aip/2026_aip_grants |
| Washington State Department of Transportation State Aviation Grants | https://www.wsdot.wa.gov/aviation/Grants/ |

## 7. Laurel Hill Memorial Park (Cemetery)

The Laurel Hill Memorial Park is 43.39 acres in size. Approximately 1/4 of the cemetery's capacity is used and the cemetery interns an average of 25 people each year. Needed improvements for the cemetery include extending water lines to the cemetery for irrigation.

The Department of Archaeology and Historic Preservation established a funding source for cemeteries meeting age and size requirements. Cle Elum's cemetery qualifies to apply for capital projects through the new grant opportunity.

TABLE 3-24. POTENTIAL GRANT OR FUNDING SOURCE FOR CEMETERIES

| Funding Grant or Source | Link |
|---|---|
| Department of Archaeology and Historic Preservation | https://dahp.wa.gov/archaeology/cemeteries/historic-cemetery-grant-program |

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# XI. GOALS AND POLICIES

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

Policies

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

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

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

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

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

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

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

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

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

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

CF-1.10: The land use element shall be reassessed where probable funding falls short of meeting existing or projected needs and ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent with the comprehensive plan.

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

Policies

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

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

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

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

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

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

Policies

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

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

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

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

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

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

CF-3.7: Development proposals within the city should incorporate construction designs including, but not limited to, gray/green infrastructure, alternative energy sources (solar, wind, etc.), and resilient building materials which minimize water and energy consumption.

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

Policies

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

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

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

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

CF-4.5: Consider the establishment of Impact Fees, in accordance with RCW 82.02.050-110, to provide additional funding options for public improvements.

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

Policies

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

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

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

CF-5.4: The airport overlay will be amended as necessary to ensure the Cle Elum Municipal Airport Master Plan succeeds, to identify compatible land uses surrounding the airport, and to protect surrounding land uses from airport impacts.

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

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

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

**Goal CF-6: The City should plan for adequate library facilities to serve the current and projected needs of Cle Elum and the library's broader service area.**

Policies

CF-6.1: The City should prioritize preservation, maintenance, accessibility, and modernization of Carpenter Memorial Library and address documented facility deficiencies.

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CF-6.2: The City should complete a library facility and service needs assessment to establish future space, capacity, accessibility, technology, staffing, and operational requirements.

CF-6.3: The City should evaluate the feasibility of renovating and/or expanding Carpenter Memorial Library on its existing City-owned site.

CF-6.4. Library capital improvements identified through the facility planning process should be incorporated into the City's Capital Facilities Plan and Capital Improvement Program as priorities and funding are established.

CF-6.5: Significant library facility improvements should be accompanied by a sustainable plan for staffing, maintenance, technology, utilities, and other ongoing operating costs.

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