

Town of South Cle Elum

Comprehensive Plan Update

June 21, 2022



Adopted by South Cle Elum Town Council June 21, 2022, Ordinance 623

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1 Introduction

Purpose of the Comprehensive Plan

The purpose of the Comprehensive Plan is to guide South Cle Elum’s physical development over the 2017 to 2037 period. The Plan describes community values, directs municipal activities and services, and provides a statement of policy about the Town’s growth and character. The Plan fulfills the periodic review requirements of the Washington State Growth Management Act (GMA; RCW 36.70A) and replaces the 2007 Comprehensive Plan.

The Town of South Cle Elum Comprehensive Plan, as directed by the Washington State Growth Management Act, is used to identify the future of the Town of South Cle Elum over the next twenty years. Generally, a community plans to:

- Make sure the tax dollars invested in public roads, water and sewer, fire stations, parks and other public services are spent wisely.
- Inject long-range considerations into decisions on short-range actions
- Promote the public interest rather than the interest of individuals or special groups within the community.
- Improve the physical environment of the community as a setting for human activities.

The Comprehensive Plan includes goals and policies for the long-term development of the community. The goals and policies of the Comprehensive Plan become the goals and policies of the community when the plan is formally adopted by its advisory body, the Planning Commission, and by the legislative body, the Town Council.

- Goals are general expressions of the community’s hopes and aspirations about future development.
- Policies are broad statements of intent to guide or direct action in order to achieve the goal. Policies can prohibit, permit or require various actions.

The Comprehensive Plan, as directed by the Growth Management Act, includes the following elements. Each element of the Comprehensive Plan should include a list of the community’s goals and policies for that particular issue. These statements will guide public and private land use decisions. The Comprehensive Plan is implemented through ordinances and codes.

History of South Cle Elum

Until 1991, the Town of South Cle Elum had no Comprehensive Plan or Zoning Code Book. This was due to the relative small size of the community, its primary land use association with residential living, and the rural character of the Upper County communities. Today, with the accelerated growth in the Upper Kittitas County combined with the Growth Management Act requirements, the Town of South Cle Elum has prepared this amended Comprehensive Plan as a guide for the next twenty years. This Comprehensive

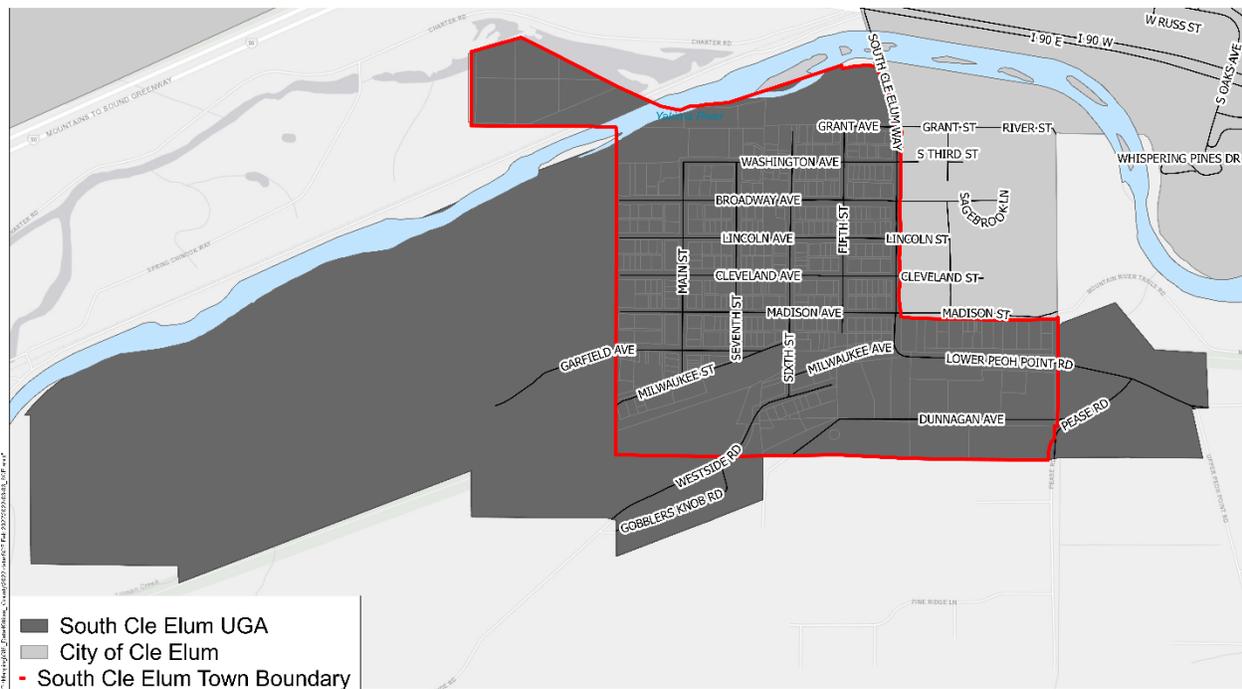
Pan will be reviewed at a minimum every seven years and can be updated or changed a maximum of once a year as need arises.

The South Cle Elum Town Municipal Code, in Chapter 17.05.110, outlines the process for public participation in future Comprehensive Plan amendments and updates as well as the procedures by which emergency amendments may be made, when they are permitted and how the process required for the implementation of such amendments.

Planning Area

The planning area includes the Town of South Cle Elum and the urban growth area (UGA) as seen in Exhibit 1-1.

Exhibit 1-1. South Cle Elum Comprehensive Plan Planning Area



City Data Source:
Data was obtained from the Kittitas County GIS Department. All data is provided as-is and is not guaranteed to be accurate. BHC CONSULTANTS is not responsible for any errors or omissions in the data. All data is the property of Kittitas County and is provided to BHC CONSULTANTS under license. All rights reserved. © 2022 BHC CONSULTANTS, LLC. All rights reserved.

South Cle Elum UGA
Comprehensive Plan
Town of South Cle Elum, Washington
March 3rd, 2022

Future Growth

The Comprehensive Plan addresses a 20-year planning period and the town must show that it is able to accommodate future growth targets negotiated by the Kittitas County Conference of Governments, of which the Town of South Cle Elum is a member and adopted by the Board of County Commissioners. The town growth targets would mean 464 new residents and 1 new jobs over the 2015-2037 period.

POPULATION GROWTH

The Town of South Cle Elum has been allocated a population growth number of 464 new residents between 2015 and 2037 for a total 2037 population of 1,056 residents within the urban growth area.

The Town of South Cle Elum will reach capacity for its population growth target of 1,056 in 2037 and may need to consider increases to its capacity through zoning changes or potential Urban Growth Area expansions to accommodate additional population growth after 2037 if growth occurs as projected.

JOB GROWTH

The Town of South Cle Elum urban growth area has been allocated an employment growth number of 1 new job by 2037.

There is currently a surplus of job capacity in South Cle Elum (40 surplus capacity in 2037). No land use changes would be required to accommodate the target for 1 job by 2037.

South Cle Elum Community Vision Statement

The following vision statement guides the Comprehensive Plan and is based on the public engagement and results of the 2007 Comprehensive Plan. It is carried forward in this 2017 Comprehensive Plan as a valid picture of South Cle Elum's future. The Vision is paired with community values based on the 2007

Comprehensive Plan public engagement efforts and revised for the 2017 Comprehensive Plan. The goals and policies in the elements are intended to support and implement this vision and values.

VISION

We, the Citizens of South Cle Elum, envision a Community that preserves its historical and cultural resources while providing an effective stewardship of its scenic and natural features; a Community that maintains its historic identity while encouraging a balanced, cohesive community as it grows; a Community that utilizes its location where residents' various recreational, educational, economic and social activities can be pursued in a safe, attractive and healthy environment; and finally, a Community that strives to improve and increase the tax base to provide a high level of service to its residents, and to improve and increase employment opportunities by encouraging new businesses to join the community.

VALUES

- **Provider of Quality Essential Services.** The Town of South Cle Elum exists to consistently provide quality services essential for basic living, community protection, and social harmony. The Town also maintains a commitment to provide quality water services, police protection, fire prevention, recreation and employment opportunities.
 - ♦ Police leadership is important to the community.
 - ♦ The road infrastructure is well-maintained, including both paved and unpaved streets.
 - ♦ The tax base is adequate to provide community services.

- **Proud and Enthusiastic Community.** The Town of South Cle Elum fosters community pride and the well-being of all its citizens. Enthusiasm is contagious. Town improvement
- **Safe and Positive Community.** South Cle Elum is guided by a firm belief that people who live in a safe, secure and positive environment will create an exceptional community around themselves. In this respect, the Town serves as a catalyst for quality community living.
- **Clean and Inviting.** South Cle Elum is a clean and aesthetically beautiful community for its residents and for potential business.
- **Transparent and Communicative.** South Cle Elum effectively communicates with its citizens about Town matters and regulations.
- **Ready for Business.** New and enhanced business development opportunities will create jobs, increase income levels and increase town resources to provide improvements to Town services and facilities.

Planning Under Growth Management

GROWTH MANAGEMENT ACT PLANNING PROCESS

The Washington Growth Management Act [RCW 36.70A] establishes a framework which encourages communities to respond to growth in realistic ways. It recognizes that some central issues exist for all communities, and that these issues have implications for the state.

The interest of statewide planning lies at the heart of the Act. The statute asks that each community create a comprehensive plan based on the foundation and framework of the thirteen goals contained in RCW 36.70A.020 and the goals of the Shoreline Management Act that are considered to be goals of GMA:

- **Urban Growth** - Encourage development in urban area where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl** - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Transportation** - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- **Housing** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Economic Development** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and the disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- **Property Rights** - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits** - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- **Open Space and Recreation** - Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **Environment** - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services** - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **Shorelines of the State** - The goals and policies of the Shoreline Management Act (RCW 90.58.020) are adopted by reference as a goal of the GMA.

Planning Process Objectives for South Cle Elum

In addition to the state planning goals identified above, the following list of objectives guides the planning process in South Cle Elum.

- Objective 1** Active citizen participation in community goals and government.
- Objective 2** Encourage civilian pride in the community.
- Objective 3** Encourage participation in community activities and government.
- Objective 4** Develop a continued long-term planning process.
- Objective 5** Preserve the small Town, feel and atmosphere within the community

- Objective 6** Comply with the Kittitas County Countywide Planning Policies, as adopted by the Kittitas County Conference of Governments.
- Objective 7** Increase planning coordination with the other jurisdictions of Kittitas County
- Objective 8** Ensure actions regarding new proposed developments, including proposed new land uses and capital facilities and services improvements consider the Comprehensive Plan goals and policies.
- Objective 9** Provide for frequent review of the Town’s comprehensive plan and development regulations, by council review at least every eight years.
- Objective 10** Encourage economic growth and creation of new industries and services, if sited appropriately.
- Objective 11** Ensure private property is not taken for public use without just compensation having been given. The property rights of landowners will be protected from arbitrary and discriminatory actions.
- Objective 12** Process applications for development that require Town approval in a timely and fair manner.

Urban Growth Area

The South Cle Elum Urban Growth Area has been assigned a UGA by Kittitas County that consists of unincorporated land suited for urban development due to present urban patterns or ability to service urban development in the future. A map showing the UGA can be found in Exhibit 1-1.

In accordance with RCW 36.70A.110, the Town and Kittitas County are required to address urban growth to ensure the future orderly and efficient use of county and municipal lands. Since future expansion of South Cle Elum’s municipal boundaries are anticipated over the twenty-year planning period, the potential for expansion of the UGA could be considered in the long-term. An Urban Growth Area can only be amended into the County’s Comprehensive Plan once a year.

Comprehensive Plan

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Within this document, these statements will guide public and private land use decisions as the community develops. The Town of South Cle Elum's Comprehensive Plan include the following elements identified by the GMA in RCW 36.70A.070:

- Land Use - which includes provisions for housing, commerce, industry, recreation, open space, public utilities, public facilities; and issues as population density, population growth, water quality and availability, and drainage, including protection of the ground water quality, must be taken into account.
- Housing, which includes an inventory of existing and future housing requirements; plans for preservation and upgrade of existing housing stock; and provisions for low income and affordable housing needs.
- Economic Development
- Capital Facilities - which includes an inventory of existing public facilities and their capacity; forecasts of future facility need; proposed locations and capacities of new facilities; and a financing plan to meet new facilities requirements.
- Utilities - which includes an inventory of existing facilities; and an outline of proposed new facilities requirements, including electric, telecommunications, gas lines, and other utility facilities as appropriate.
- Transportation - which includes air, water, and land facilities with alignments; levels of service and financing forecasted for 10 years; and intergovernmental coordination.

This Plan includes a Capital Facilities Plan Appendix in addition to the Element. The Element contains the background and policies and the Appendix contains a detail on each service provider.

Economic development and parks and recreation elements are required if the State of Washington provides funds sufficient to cover applicable local government costs. The Town of South Cle Elum elects to include an Economic Development Element. Parks and Recreation services are addressed in the Town's Capital Facilities Plan Element and Appendix.

Implementation

With the enactment of GMA, the Comprehensive Plan initiates the beginning step in the overall development of the community, reflecting the desires of citizens and officials as to how the Town should grow over the twenty-year period. It does not claim to anticipate all of the changing needs that will occur for such a period; therefore, an annual review of the plan is necessary to ensure that it is meaningful and effective. The Town is required to assess its existing development regulations based on the Comprehensive Plan, and amend those regulations for consistency. Zoning, subdivision, building, health, street and sign codes are examples of regulations that may be useful in the implementation of the comprehensive plan.

The South Cle Elum Planning Commission will recommend updates on a periodic basis to the zoning, subdivision, and other development ordinances based on the Comprehensive Plan to accomplish implementing measures related to the plan.

ZONING/FUTURE LAND USE DESIGNATIONS

The zoning ordinance and map divide the land into districts and, within these districts, regulate the permitted and conditional uses, density, and the placement, height, bulk and coverage of buildings and structures. This ordinance is required to be consistent with the Comprehensive Plan goals, policies and maps.

SUBDIVISIONS

The subdivision ordinance regulates the process of laying out parcels of undeveloped land into lots, blocks, streets and public areas. It is primarily used to control new or expanding residential, commercial or industrial development. Consideration of how land may be developed in the Urban Growth Area will be based on the County's subdivision and cluster subdivisions ordinances; therefore, communication and coordination are vital to ensure adequate public facilities.

OTHER IMPLEMENTATION TOOLS

Building codes are also used to implement the Comprehensive Plan. These codes regulate design, construction, quality of materials, use occupancy, location and maintenance of buildings and structures within the Town. Building codes should be updated periodically to ensure that the specifications do not contradict the Comprehensive Plan.

Amendments

The Comprehensive Plan is an overall policy document based upon community desires. The Comprehensive Plan must be maintained, evaluated, and updated if it is to keep pace with the changing needs of the Town.

Amendments to the Comprehensive Plan may be requested by the Town Council, Planning Commission, or by any affected citizen or property owner at any time. By reviewing and updating the plan on a regular basis, South Cle Elum can maintain public interest and involvement in the planning process. It demonstrates

the Town’s own commitment toward implementing a long-term vision for the community through the policy guidance in the comprehensive plan.

The Comprehensive Plan can be amended once a year. However, there may be times when a proposed change or revision is necessary to address a public health, safety, welfare issue, and/or Court Order. Such “emergency amendments” will follow State regulations but may not follow an established Comprehensive Plan amendment timeline. Other allowed deviations from the annual review process include amendment of a Capital Facility Plan Element and Appendix concurrent with budget adoption, initial subarea plan preparation, and others. See RCW 36.70A.130.

GMA states that public participation will have a wide range of input the process will have a “broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.” Amendments to the Comprehensive Plan should include early and continuous public input. Local individuals, businesses, and groups along with regional, state, and national organizations can add distinctive and valuable input to the planning process.

Types of Public Participation

The 2017 Comprehensive Plan Update process included a Town Hall presentation, a joint Planning Commission-Town Council public draft study session, a Planning Commission Hearing, and a Town Council Hearing.

Encouraging public participation may require a variety of approaches. The following sample techniques provide a range of options for consideration.

Notice

- Newspaper legal notices and special advertisement
- Postings at Town Hall, the Post Office, or other areas know to attract people

Meetings

- Council and Planning Commission Meetings
- Public Hearing

Written Comment

- Written Comment

Additional Formats

- Workshops, public service messages, advisory committee, visioning, etc.

Comments and ideas are used throughout the process to shape the Comprehensive Plan changes. To fully secure adequate public participation or as new proposal are considered additional meetings may be required. The planning commission should monitor how changes are working. Recommendations should be reported to the Council following review. The Town has codified its public participation procedures in Chapter 17.05 South Cle Elum Municipal Code.

Using the Comprehensive Plan

The Plan's goals and policies are contained within the Plan Elements. The Plan includes the following:

- Comprehensive Plan Elements
 - ♦ Land Use
 - ♦ Housing
 - ♦ Economic Development
 - ♦ Utilities
 - ♦ Capital Facilities
 - ♦ Transportation
- Capital Facilities Appendix

Town of South Cle Elum Profile

The following information provides historical and projected population estimates, land use analysis and a housing needs assessment. Population projections allow the Town to analyze facility and land needs to support orderly development. The analysis of local population and demographic trends is important for a broad understanding of the community and to anticipate future needs. The analysis of population projections for the next 20 years is based on the Office of Financial Management projections for the County.

According to the U.S. Census American Community Survey (ACS) 5-Year Estimates, South Cle Elum had an estimated 2017 population of 547 persons. Median age was 38.3 years with 18.5% of the population under the age of 18 and 21.6% age 65 and over. In comparison the Town's 2010 estimated population was 629 persons, with a median age of 35.4.

Employment data from the 2017 ACS 5-year estimates indicate that 243 residents were employed. Individuals employed in Arts, entertainment, recreation, food service and the educational services and healthcare and social assistance industries make up the largest share of the workforce. The estimated mean travel time is 23.7 minutes which indicates that most individuals commute to work outside of South Cle Elum for their employment.

South Cle Elum is now anticipating new population growth. The growth is attributable to several factors-in-migration to Kittitas County, the County's intent to direct new growth to existing urban areas, the recent increase in four-season tourism including the Suncadia Resort, and the need for housing by those wanting to live in Kittitas County while commuting to work in Ellensburg, Yakima or the Puget Sound region.

The County projections, as adopted April 4, 2017 indicate that the projected population for the Town of South Cle Elum in 2037 is 1,056. The Town's growth targets 464 new residents and 1 new jobs are accommodated in this comprehensive plan.

2 Land Use

Introduction

The Washington Growth Management Act requires cities to prepare a land use element designating the proposed general distribution and general location and extent of the uses of land that includes population growth. The element must provide for protection of the quality and quantity of groundwater used for public water supplies. Where applicable, the land use element must review drainage, flooding, and storm water run-off in the area and provide guidance for preventing degradation of waters of the state.

- An inventory of existing land uses within the Town
- An overview of the environmental characteristics of the area.
- Analysis of population trends and projections.
- Analysis of land use needs for the next 20 years.
- Land use goals and policies

Land Use

In general, the Comprehensive Plan Future Land Use Designations Map shows the locations of the different land use designations, the Town boundary, and the boundary which defines the Urban Growth Area (UGA). These designations are intentionally non-specific in order to account for site and project specific flexibility. They are a graphic expression of the goals and policies within this document, and were based on number of factors, including:

- The unique physical factors and social/economic characteristics in the area
- The type of existing development
- Existing and proposed zoning regulations
- Ownership patterns
- Resource Lands and Critical Areas

The Future Land Use Designation Map and the goals and policies are used to evaluate individual land use proposals, as well as guide both public and private actions affecting growth and development in the community. The Future Land Use Designation Map is intended to indicate the type of future development that is desired for an area, while at the same time allowing flexibility for previously approved development. It is important to keep in mind that this plan addresses a twenty-year time period. Any changes that result from the policies in this plan will likely take place slowly, over time, and will result in incremental changes as opposed to drastic changes overnight.

LAND USE ANALYSIS

With population projections and housing requirements outlined, the next step is to determine current land uses and what lands are available for development. A tally of residential lands necessary to meet population projections and lands for commercial and industrial development has been completed.

Current Land Uses

The Town is primarily developed with single family structures, with some duplexes, and one recently built multiple family development. There are few larger parcels. Some areas with sensitive areas are developed with larger lots. It is anticipated that future growth will be accommodated primarily with infill on existing lots.

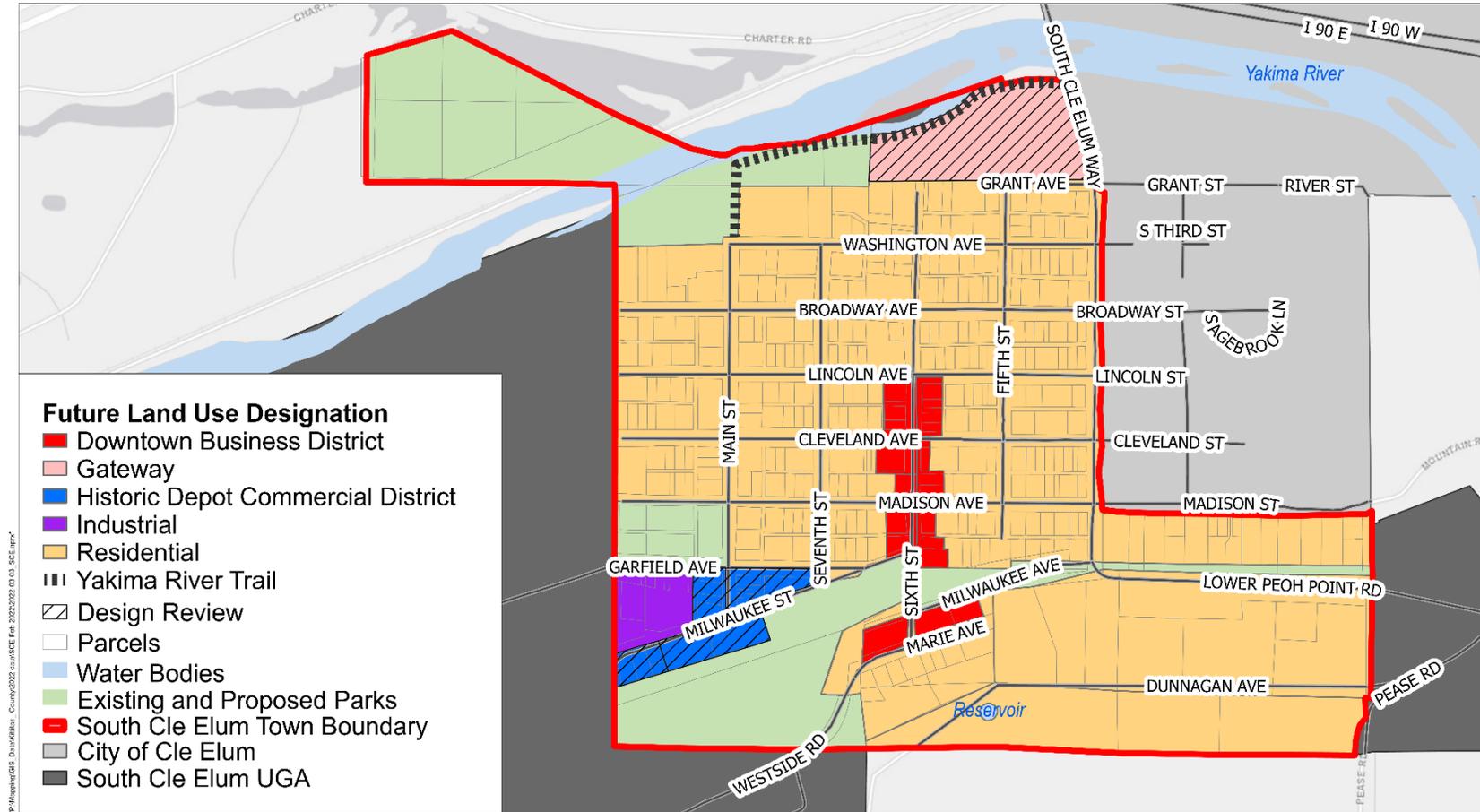
Current zoning designations show the general distribution of land uses reflecting the unique character of the Town, as well as the desired pattern for new development. Current land use acreage and percentages are tallied in Exhibit 2-1, and a map of future land use designations is shown in Exhibit 2-2. The Town’s predominant use of land is for single family residential uses and the UGA’s predominant use of land is for industrial uses.

Exhibit 2-1. Existing Land Use Inventory for Town Limits (2015)

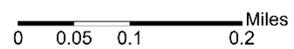
CURRENT LAND USE	CITY + UGA (ACRES)	CITY (%)
Commercial/Mixed Use	3	2.5%
Industrial	1	0.8%
Multifamily Residential	2	1.7%
Single-family Residential	94	78%
Right-of-Way	20	17%
Total	120	100%

Source Kittitas County, 2015

Exhibit 2-2a. Future Land Use Designation map (2022)



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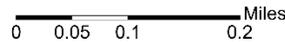
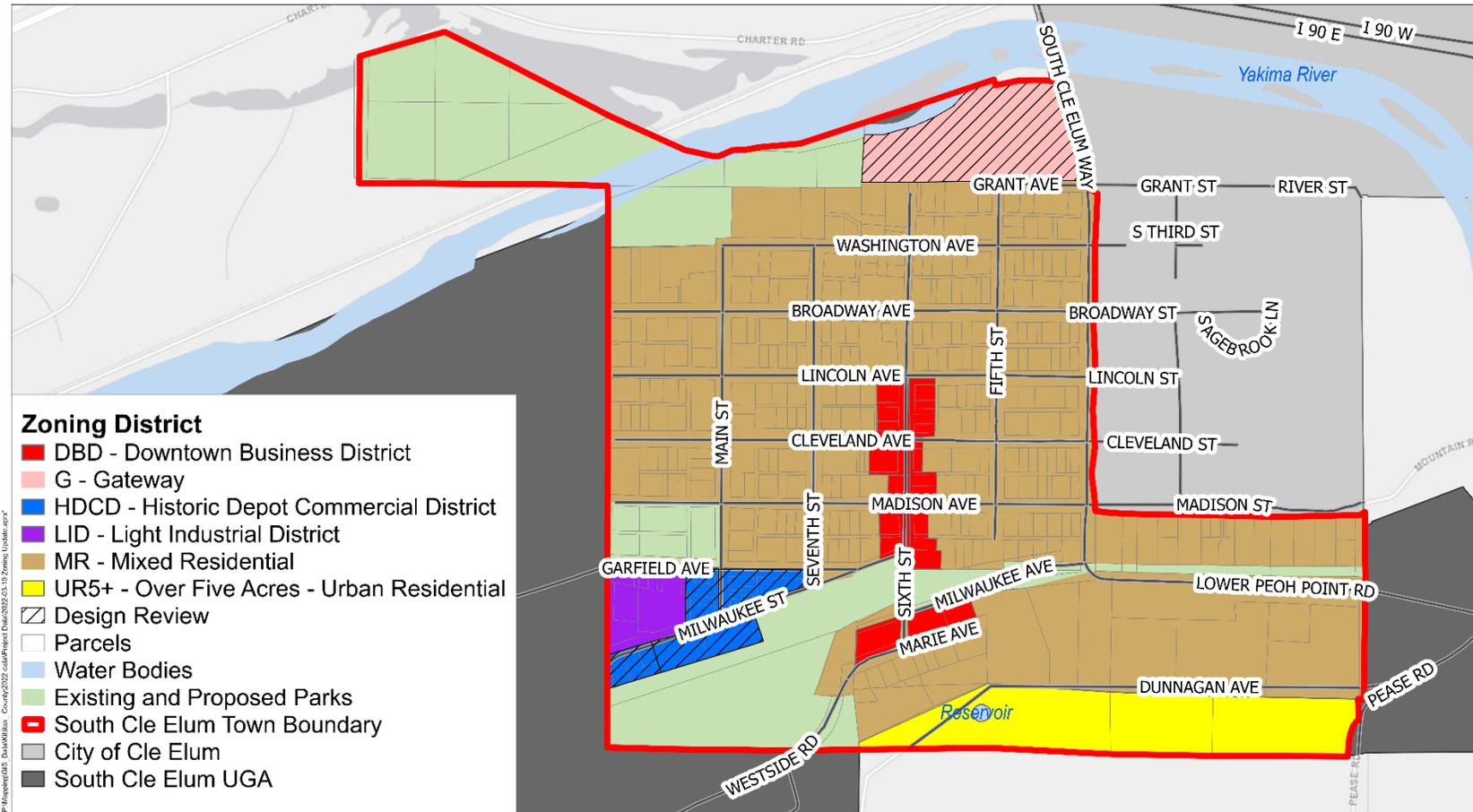


GIS Data Source:
Data sources applied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map. BHC CONSULTANTS, LLC assumes no responsibility for the validity of any information presented herein, nor any responsibility for the misuse of this data. Map updated on April 15th, 2022.

Future Land Use Designation

Comprehensive Plan
 Town of South Cle Elum, Washington
 Adopted by the South Cle Elum Town Council on
June 21, 2022 by Ordinance No. 623

Exhibit 2-2b Zoning map (2022)



GIS Data Source
Data sources supplied may not reflect current or actual conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map. BHC Consultants, LLC assumes no responsibility for the validity of any information presented herein, nor any responsibility for the misuse of this data. Map updated on April 26th, 2022.

Zoning Map

Comprehensive Plan

Town of South Cle Elum, Washington

Adopted by the South Cle Elum Town Council on

June 21, 2022 by Ordinance No. 623

Source: South Cle Elum Zoning Data provided by Town

Future Land Use Designations Descriptions

The Future Land Use Designation map in Exhibit 2-2 is intended to indicate the type of future development that is desired for an area, while at the same time allowing flexibility for previously approved development.

South Cle Elum's Future Land Use Designations include the following:

- Mixed Residential
- Gateway
- Central Business District
- Historic Depot District

The following describes the general characteristics of each Future Land Use Designation.

Mixed Residential. The majority of the land within the Town is identified as residential. The Town is primarily developed with single family structures with some duplexes and one recently built multiple family development. There are few larger parcels. Some areas with sensitive areas are developed with larger lots.

It is anticipated that future growth will be accommodated primarily with infill on existing lots. In order to maintain the small town character, duplexes would be allowed when spaced appropriately so not to change the single family character. Multiple family would be allowed on larger parcels through a planned unit development process.

Gateway. Approximately 13 acres of property are located between Grant Avenue and the Yakima River and are under one ownership. Overall, this designation's intent is to establish a welcoming gateway to South Cle Elum with residential options that are flood-sensitive and protective of critical areas and limited river-dependent economic development. Because of the extent of environmentally critical areas in this designation and due to its visual significance as the entrance to the Town, development in this designation should be subject to a design review process.

Residential density in this designation shall be similar to what is allowed elsewhere in Town, but density bonuses can be applied if development is clustered in a way to protect critical areas and shoreline buffers.

Recreational uses and a minimal amount of water-related commercial development, such as river- or fishing-oriented businesses, are acceptable in the portion of the designation adjacent to South Cle Elum Way. Otherwise, the remainder of the designation should be limited to flood-proof, single-family or clustered residential development consistent with South Cle Elum's neighborhood character.

Primary access to the designation should be from South Cle Elum Way, based on analysis to minimize congestion on South Cle Elum Way, while the width and current traffic usage of Grant Avenue should be retained.

Structure design should be inviting and reflective of the bungalow style residence currently on the property. In particular, the residential character and density of

development south of Grant Avenue should be mimicked for neighborhood consistency, and the chimney of the existing building, because it is visible from the bridge coming into Town, is a cherished visual marker for South Cle Elum.

Central Business District. The community has identified a corridor in close proximity to the existing public services, centrally located to the community, and available for a transition of land use. This area has been identified as a Central Business District. It is to be located on both sides of 6th Street from Lincoln Avenue to Garfield Avenue/Milwaukee Avenue connecting the Historic Depot District. The establishment of business in commercial buildings along the Sixth Street corridor is encouraged so as to create needed local services. These uses might include: bank, personal services, offices, galleries, public facilities, and retail activities.

Pedestrian facilities along 6th Street should be installed not only to connect between commercial uses, but also to provide a connection to the Historic Depot Commercial District. The designation on the land use map reflects the present zoning and is intended to reflect the general commercial corridor along 6th Street. Specific development proposals will be evaluated in the zoning process.

Historic Depot District. The South Cle Elum Rail Yard with historic Cle Elum Depot, Milwaukee Road Electric Substation, Bungalows of Substation Operators, and the relocated Bunkhouses (now Iron Horse Inn B & B) provide an incredible opportunity to define a small specialty commercial center anchored by these historic attractions. One of the buildings fronting on Garfield Avenue is considered with a turn-of-the-century storefront building and once was used as a Town Hall. The south portion of this district is at the entry to the Town from Westside Road near the Iron Horse Inn. Here it is important that an improved “gateway” be created. New construction should reflect the design period of the major historic structures from 1909 through the 1920’s.

The owners within this proposed district are encouraged to cooperate to develop a concept plan and overall development strategy. It is critical that a unified development with a consistent design and shared parking occur within this area.

Over time it will be important to control the access to the gravel operation or other future uses to minimize the conflict of truck traffic with increased pedestrian activity in the vicinity- particularly along Milwaukee Road. This is probably a matter of controlling the speed of trucks and assuring that the surface of Milwaukee Road is well maintained to minimize dust and noise. Parking should be readily available; however, it should be located so it does not disrupt the pedestrian continuity and quality of the area. Possibly parking accessible to the alley west of Main Street could be built on a portion of the unused electric substation parcel.

Development of new buildings in the area should be subject to design review and incorporate specific elements consistent with the historic structures:

- Pitched Roof with decorative cave detail;
- Small-scale window patterns; and

- Exterior wail materials- wood siding or brick- reflecting the period:

The entire area should have a strong pedestrian orientation (walkways, sitting areas, covered entrances, benches, lights, signs and landscaping connecting the historic buildings to new commercial properties most likely in the vicinity of the intersection with Main Street and Milwaukee Avenue). Amenities such as lights and benches should reflect the historic and railway themes. Small specialty retail shops orientated to the pedestrian system should be on the main floor with offices, motel or residential uses on upper floors.

The portion of this district between Milwaukee and Garfield adjacent to the 7th Street right of way is right a right of way presently used for snow storage.

Land Use Calculations

Exhibit 2-3 shows the acreages for the South Cle Elum, the UGA, and the entire study area (Town + UGA). The most common designation in the Town is Mixed Residential. In the UGA, the predominant designation category is Industrial. For the entire planning study area (Town + UGA), the predominant designation is Mixed residential, followed by Industrial.

Exhibit 2-3. Land Use Designation Acres for Town Limits and the Urban Growth Area

LAND USE	TOWN + UGA (ACRES)
Commercial/Mixed Use	3
Industrial	1
Multifamily Residential	2
Single-family Residential	94
Right-of-Way	20
Total	120

Analysis of Land Necessary for Residential Growth

In determining the amount of land needed to accommodate future growth within South Cle Elum’s Urban Growth Area, it is important to take certain factors into consideration. These factors are necessary to understanding the needed land base for the people living in the area. They are used to calculate whether South Cle Elum has the residential land base necessary to accommodate the projected new population and housing units identified in its growth projection of 1,059 residents by 2037.

While land use estimates generally start with the projected population there are historical “jumps” in population which occur when demand, price, location and developer interest support periods of market growth. Furthermore, there are additional factors that need to be considered for land needs:

Critical Areas: The Town has identified critical areas pertaining to flood area, along both creeks, and buildable soil hazards which will limit development. These areas represent a small but noticeable impact to development.

Other Public Uses: An assumption of 5% was used to account for a percentage of developable land to be used for unknown future institutional or public uses, such as community centers, day cares, and religious facilities, among others.

Market Factor: A market supply factor is important to a community for the purposes of maintaining a choice and selection of residential locations, of maintaining housing supply at all times and to build a reserve of residential land area. For the purposes of calculating the land available for housing, an assumed percentage of vacant land (15%) will likely not be available for development during the planning period and an assumed percentage of partially developed and underutilized land (25%) will likely not be available for development during the planning period. These partially developed or underutilized lands have challenges associated with redevelopment and are often less likely to redevelop than vacant lands.

Lands for Public Purpose/ Right-of-ways: The amount of land area needed to accommodate future roads and utility corridors for new development is not a known factor; however, it is assumed that 20% of developable land will be used for right-of-way.

Residential Density: Within the Land Use designations a desired residential density is determined. High density typically reflects such land uses as apartment buildings while low density development includes larger residential lots. The densities currently identified within the development regulations and Comprehensive Plan are considered maximum densities encouraged through the planning and building process. Exhibit 2-4 provides a summary of the total land supply for development, by development type, indicating the deductions described above and the net developable acres. Gross acres include vacant land, partially developed land, and underutilized land.

Exhibit 2-4. Summary of Land Supply for Development, by Development Type (2015)

	GROSS ACRES	DEDUCTIONS*				NET ACRES
		CRITICAL AREAS	RIGHT-OF-WAY	PUBLIC USE	MARKET FACTOR	
Residential	94	21	19	5	17	54
Commercial/Mixed Use	3	0	1	0	1	2
Industrial	1	0	0	0	0	1
TOTAL	98	21	20	5	18	57

*Assumptions made in the deductions are described above.

Source: Kittitas County, 2015

Housing Overview

The Kittitas County Council of Governments (COG) population projections show a need for an additional 235 homes by the year 2037. The Town of South Cle Elum and the UGA have land capacity for an additional 235 units to meet the residential needs through 2037 while preserving critical areas, providing parks and right-of-way and keeping market values affordable.

Exhibit 2-5 shows the residential land identified as vacant, partially developed, and underutilized. These lands provide space for future housing growth in South Cle Elum.

Exhibit 2-6 shows the housing capacity once the above factors are applied.

Exhibit 2-5. Vacant, Partially Developed, and Underutilized Residential Land in South Cle Elum and South Cle Elum UGA (Acres)

TOTAL CAPACITY				PARTIALLY DEVELOPED AND UNDERUTILIZED		
LAND USE	TOTAL	CRITICAL AREAS	DEVELOPABLE	TOTAL	CRITICAL AREAS	DEVELOPABLE
Single-Family Residential	94	2	92	43	2	41
Multi-Family and Mixed Use	2	2	0	2	2	0
TOTAL	96	4	92	45	4	41

Note: The above table shows the acres of vacant, partially developed, and underutilized land. The market factors above were then applied to these acreages to provide the capacity for housing and jobs shown in Exhibit 2-4.

Source: Kittitas County, 2015

Exhibit 2-6. Housing and Population Capacity (2015)

	HOUSING UNIT CAPACITY	HOUSING OCCUPANCY RATE	PERSONS PER HOUSEHOLD	TOTAL POPULATION CAPACITY
Town + UGA	246	87%	2.29	490

Source Kittitas County

Employment Overview

The COG employment projections show a targeted 1 additional job by the year 2037. The Town of South Cle Elum and South Cle Elum UGA have land capacity for an additional 41 jobs to meet the employment growth needs through 2037 while preserving critical areas, providing parks and right-of-way and keeping market values affordable.

Exhibit 2-7 shows the commercial and industrial land identified as vacant, partially developed, and underutilized. These lands provide space for future housing growth in South Cle Elum. Exhibit 2-8 shows the capacity for jobs once the above factors are applied.

Exhibit 2-7. Vacant, Partially Developed, and Underutilized Commercial and Industrial Lands

CAPACITY JOBS TYPE	VACANT			PARTIALLY DEVELOPED AND UNDERUTILIZED		
	TOTAL	CRITICAL AREAS	DEVELOPABLE	TOTAL	CRITICAL AREAS	DEVELOPABLE
City Limits - Commercial	1	0	1	1	0	1
UGA - Commercial	1	0	1	1	0	1
Total Commercial	2	0	2	2	0	2
City Limits - Industrial	1	0	1	1	0	1
UGA - Industrial	1	0	1	1	0	1
Total Industrial	2	0	2	2	0	2

Source: Kittitas County, 2015

Exhibit 2-8 Employment Capacity (2015)

	COMMERCIAL JOBS	INDUSTRIAL JOBS	TOTAL JOBS
Town + UGA	36	4	41

Source Kittitas County

Siting Essential Public Facilities

Essential public facilities (EPFs) include those facilities that are often difficult to place because they are often undesired in or near a community. EPFs include airports, state facilities, correctional facilities, solid waste handling facilities, and more. GMA requires that no comprehensive plan forbid the placement of EPFs within the area being planned. However, the Town can identify an appropriate review process, criteria, and mitigation for the siting of EPFs. Different EPFs may have differing locational needs.

Critical Areas

The purpose of defining resource and critical land is to ensure that land actions will not negatively impact the natural environment or the health, safety and welfare of residents and businesses. The prevention of environmental problems is stressed to avoid long-term costs associated with correcting these problems. The Town does not have any designated agricultural commercial lands of long term significance within the corporate limits or the UGA. Furthermore, there are no forest or mineral resource lands within the UGA.

The quality of life is directly related to the quality of environmental factors, such as air and water issues. Many times the subtle and prolonged degradation of the environment can undermine the community's appeal and viability. The critical areas goals and policies are intended to provide some measure of

protection to the environmental elements that contribute to the quality of life in South Cle Elum without being prohibitive as to development potential and private property rights. In reviewing and updating these goals and policies, the best available science was considered to protect the functions and values of critical areas.

The GMA states that local governments must classify, designate and regulate to protect critical areas, which include:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water
- Fish and wildlife habitat conservation areas
- Frequently flooded areas
- Geologically hazardous areas

The criteria and data for determining critical areas are in Appendix C, with critical area maps in Appendix B. Review of critical areas in South Cle Elum found that within the Town’s UGA, there are some areas of potential flooding and potential building geological hazard due to soil types.

Goals and Policies – Land Use

GENERAL

Goal LU -1	To ensure compatible land uses and preserve the semi-rural character of the community.
Policy LU-1.1	South Cle Elum’s future land use designations and their generalized characteristics and densities are to be implemented through the zoning ordinance and other implementing regulations.
Goal LU-1	To ensure compatible land uses and preserve the semi-rural character of the community.
Policy LU-1.2	All land use decisions shall take into consideration the effects of development on surrounding land uses and should take measures to preserve the semi-rural character of the community.
Policy LU-1.3	Land use shall be determined by, but not be limited to, topography, soil conditions, adjacent land uses, critical areas, critical area buffers and the ability to provide facilities and urban services. The Town will consider updates to its critical area ordinances that incorporate Best Available Science.
Policy LU-1.4	The zoning map adopted in this plan shall be the official zoning map for the Town of South Cle Elum
Policy LU-1.5	The future land use (Comprehensive Plan) map adopted in this plan shall establish the future distribution, extent and location of generalized land uses.

- Policy LU-1.6 Development proposals within the Town should incorporate construction designs which minimize water and energy consumption.
- Policy LU-1.7 Development proposals shall be reviewed for their effect on the ground water supply and surface water quality.
- Policy LU-1.8 All development proposals shall be assessed for growth impacts.
- Policy LU-1.9 Ensure that new development does not outpace the town's ability to provide and maintain adequate public facilities and services by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy LU-1.10 Policy LU-1.11 The town should support inter-jurisdictional programs to address problems or issues that affect the town and larger geographic areas.

Goal LU-2 To influence the character of the Town by managing land use change and by developing facilities and services in a manner that directs and controls land use pattern and intensities.

- Policy LU-2.1 No lot within the town limits should be further subdivided when such subdivision leaves a lot unbuildable for residential development.
- Policy LU-2.2 Infilling of existing residential lots within the town limits shall be the first option for the development of land. Prior to annexation of new areas for residential purposes, encourage redevelopment and in-fill of existing corporate boundaries.
- Policy LU-2.3 The town shall require adequate buffering whenever new commercial and industrial uses abut residential neighborhoods.
- Policy LU-2.4 Ensure that existing home occupations that exceed the established criteria which affect the external appearance of the property and temporary structures such as container/storage unites (except for use during construction (not to exceed six months) are removed.

RESIDENTIAL

Goal LU-3 Maintain residential neighborhoods that are served by adequate public facilities and utilities for people of all income levels, and that does not adversely affect the surrounding rural area.

- Policy LU-3.1 The community will continue its primary role in the conservation of housing by planning for capital facilities and publicly investing in the infrastructure servicing the area, such as storm drainage, streets, and recreation, and will provide zoning to help prevent incompatible land uses and depreciation of property values.
- Policy LU-3.2 Encourage residential growth to occur in areas where public utilities exist or may be provided at reasonable costs.

Policy LU-3.3 Encourage the construction of housing on vacant property within the Town and the redevelopment of underdeveloped property within residential areas to minimize urban sprawl and associated public service costs.

ECONOMIC GROWTH AND HEALTHY COMMUNITIES

Goal LU-4 To stimulate economic growth within the Town.

Policy LU-4.1 Designate a central business district for retail sales, personal, professional, and household services.

Policy LU-4.2 Designate a Light Industrial Zone:

- For industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining residential areas without serious effect, danger or hazard;
- For manufacture and assembly of light and small items made from previously prepared materials and includes operations which do not create noise, smoke, odor, vibrations or other objectionable nuisances.

Policy LU-4.3 Allow Conditional Use of Home Occupation, to be reviewed on an annual basis by the Town for a business license. Conditional uses should be defined and adopted as part of the Town of South Cle Elum Zoning Code. These uses should be limited to business which customary occur within the home and would be more appropriate to a home setting rather than a commercial or industrial building.

Policy LU-4.4 Encourage an inviting aesthetic in the business districts and a commercial district in scale with the needs of the population throughout the Town and region.

Policy LU-4.5 The expansion of commercial uses will occur adjacent to existing similarly developed areas and, in a manner, sensitive to less intensive land uses, such as residential neighborhoods.

Policy LU-4.6 Encourage businesses that will, through excellence of design and the nature of the use, provide long term benefits to residents and visitors.

Policy LU-4.7 Commercial land will be developed in a manner which is complimentary and compatible with adjacent land uses and the surrounding environment.

Policy LU-4.8 Support commercial areas with adequate streets, parking, utilities, and access to public transit and multi-modal transportation opportunities.

Policy LU-4.9 Require commercial development to provide adequate off-street parking, appropriate landscaping and setbacks.

Policy LU-4.10 Recognize pedestrian needs in commercial areas by promoting a more pleasant and comfortable environment through drought tolerant landscaping, buffering vehicular traffic, and bicycle and pedestrian amenities. Where appropriate, incorporate Complete Streets practices into design.

Policy LU-4.11 Maintain existing zoning for commercial uses and protect it from conversion to other uses.

INDUSTRIAL

Goal LU-5 Promote industrial development that contributes to the economic diversification, growth and stability of the community without degrading its natural systems, recreational opportunities, or residential living environment.

Policy LU-5.1 Identify lands best suited for industrial activity through development regulations and design criteria that compliments the existing nature of the Town.

Policy LU-5.2 Encourage clean industrial development which is compatible with the quality of the Town and natural environment (air, water, noise, visual).

Policy LU-5.3 Encourage small, light industries that will add to economic stability and diversity within South Cle Elum.

Policy LU-5.4 Encourage industrial development to locate adjacent to compatible zoning designations and land uses, for example in industrial/ business park areas adjacent to major street arterials and preferably on lands not suited residential uses.

Policy LU-5.6 Encourage, whenever possible, the extension of capital facilities, infrastructure, and services that support the development of industrial activity.

Policy LU-5.7 Encourage an attractive and high-quality environment for industrial activities through well-designed landscaping, sidewalks, parking and building where land uses of distinct character are adjacent.

Policy LU-5.8 Support economic development projects and proposals that serve to revitalize and/or promote the growth of existing industrial locations.

Goal LU-6 Encourage attractive mixed-use development in support of the local and regional needs which complement the residential nature of the town.

Policy LU-6.1 Develop design standards that provide flexible land use options while supporting the need for enhanced community character and preservation of residential communities.

Policy LU-6.2 Support tourism with land uses that allow service and tourist destination activities and compliment the residential character of the town.

Policy LU-6.3 Allow industrial uses provided that the impacts can be sufficiently mitigated to minimize impacts on surrounding properties.

Policy LU-6.4 Ensure adequate drainage facilities to protect property and environment from flooding and declines in water quality.

Policy LU-6.5 Support mixed use development, including a variety of retail, commercial, service businesses that complement the residential nature of the community and provide additional services.

ESSENTIAL PUBLIC FACILITIES

Goal LU-7 Provide adequate locations for siting essential public facilities.

Policy LU-7.1 All essential public facilities should be located and developed so that they are compatible with adjoining land uses.

Policy LU-7.2 Essential public facilities should be located where they can best serve those populations that they serve.

Policy LU-7.3 Planning for the location of essential public facilities should be done in coordination with other local and regional planning goals.

Policy LU-7.4 A local process should be identified for the review and comment from citizens on the siting of an essential public facility, and evaluation by the Town including appropriate conditions and mitigation to minimize impacts to the community.

Goals and Policies – Critical Areas

Goal LU-8 Preserve and protect the quality of the area's natural features while maintaining a harmonious relationship between the man-made community and the natural environment.

Policy LU-8.1 Protect environmentally sensitive natural areas and the functions they perform by the careful and considerate regulation of development.

Policy LU-8.2 Coordinate conservation strategies and efforts with appropriate state and federal agencies and private organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.

Policy LU-8.3 Encourage the development of an education program that promotes conservation areas and private stewardship of these lands.

Policy LU-8.4 Promote the recycling of all usable materials and alternative disposal methods.

Policy LU-8.5 Use best available science when determining critical areas location and qualified specialists for site specific development.

Policy LU-8.6 Promote fertilizer and pesticide best management practices of schools, parks, and other non-residential facilities that maintain large, landscaped areas, to protect against ground water contamination, as recommended by the Cooperative Extension Service or a licensed chemical applicator.

WETLANDS

- Policy LU-8.7 Recognize wetlands as a valuable resource in water and stormwater management.
- Policy LU-8.8 Provide protection from encroachment of changes in land use that would diminish the diversity of values or degrade the quality of wetlands located in the urban area.
- Policy LU-8.8 Provide protection from encroachment of changes in land use that would diminish the diversity of values or degrade the quality of wetlands located in the urban area.

AQUIFER RECHARGE AREAS

- Policy LU-8.9 As data is available, identify, map, and maintain critical ground water and/or aquifer recharge supply areas and areas with a high groundwater table or unconfined aquifers used for potable water.
- Policy LU-8.10 Recognize the wellhead protection areas identified in the Water System. Plan as designated aquifer recharge areas.
- Policy LU-8.11 Prohibit the installation of underground fuel or storage tanks or the disposal of hazardous materials within critical recharge areas unless appropriate protection measures and groundwater monitoring provisions are provided to assure continued acceptable groundwater quality.
- Policy LU-8.12 Within Aquifer Recharge Areas, subdivisions, short plats and other divisions of land should be evaluated for their impacts on groundwater quality.
- Policy LU-8.13 New development or failing septic systems will hookup to town water and wastewater facilities.

FREQUENTLY FLOODED AND NATURAL DRAINAGE AREAS

- Policy LU-8.14 Allocate frequently flooded areas to the uses for which they are best suited and discourage obstructions to flood-flows and uses which pollute or deteriorate natural waters and water courses. This includes, but is not limited to, filling, dumping, storage of materials, structures, buildings, and any other works which, when acting alone or in combination with other existing or future uses, would cause damaging flood heights and velocities by obstructing flows.
- Policy LU-8.15 Promote the preservation of natural drainage areas that are an important part of the storm water drainage system.
- Policy LU-8.16 Prevent the development of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards. Utilize the Building regulations addressing hydro testing soils to determine foundation and structure design requirements.

- Policy LU-8.17 Avoid fast runoff of surface waters from developed areas to prevent pollution materials such as motor oils, paper, sand, salt and other debris, garbage, and foreign materials from being carried directly into the nearest public waters.

GEOLOGICALLY HAZARDOUS AREAS

- Policy LU-8.18 Minimize the negative impacts of wind and water erosion resulting from development and construction in know erosion hazard areas by using best construction practices, erosion control plans, and appropriate landscaping.
- Policy LU-8.19 On lands being used for agricultural purposes, encourage the use of conservation techniques to reduce the amount of wind erosion.
- Policy LU-8.20 All proposed development projects should be evaluated to determine whether the project is proposed to be located in a Geologic Hazard Area, its potential impacts on the hazard area, and the potential impact of geologic hazards on the proposed project.
- Policy LU-8.21 All proposed development projects located within a Geologic Hazard Area, or which have the potential to adversely affect the stability of one of these areas, should be required to conduct a technical study by a qualified consultant to evaluate the actual presence of geologic conditions giving rise to the geologic hazard.
- Policy LU-8.22 Any new residential subdivision or short plat that is determined to be in a Geologically Hazardous Area should have a note placed on the face of the plat and on the title report stating that the hazard is present.

FISH AND WILDLIFE CONSERVATION AREAS

- Policy LU-8.23 Recognize the importance of protecting wildlife habitat conservation areas and encourage the protection and enhancement of these areas.
- Policy LU-8.24 Consider the impacts of new development on the quality of land, wildlife and vegetative resources as part of its environmental review process.
- Policy LU-8.25 Land uses adjacent to naturally occurring habitat areas will not negatively impact the habitat areas. If a change in land use occurs, adequate buffers and greenery linkages, determined using the best available science, will be provided to the habitat areas.

Goals and Policies – Parks and Recreation

Goal LU-9 **To maintain and improve the recreational opportunities for the enjoyment and pleasure of the community**

- Policy LU-9.1 As funding is available make improvements to Fireman’s Park.
- Policy LU-9.2 To add a small pocket park near the Iron horse State Park.

- Policy LU-9.3 To coordinate with the State of Washington Parks Department for the maintenance and improvements to the Iron Horse State Park.
- Policy LU-9.4 To connect Roslyn, Cle Elum and South Cle Elum through recreational corridors.
- Policy LU-9.5 To purchase, create and maintain a park on the Yakima River.

3 Housing

Introduction

Because taxes on property are the primary source of revenue for any local community, South Cle Elum’s housing stock represents the town’s most significant asset. Consequently, the availability and condition of housing in South Cle Elum will, for the most part, determine the overall character of the community in the future. Since most land within South Cle Elum has been used to facilitate residential growth, it follows that a considerable amount of the city’s fiscal outlay will go toward providing those services required by the public.

In this section requirements set forth by the Growth Management Act and their relationship to the housing element will be examined. The Growth Management Act- RCW 36.70A.070- states that the housing element of the comprehensive plan must recognize “the vitality and character of established neighborhoods that”:

1. Includes an inventory and analysis of existing and projected housing needs;
2. Includes a statement of goals, policies and objectives for the preservation, improvement and development of housing;
3. Identifies sufficient land for housing, including, but not limited to government-assisted housing, housing for low income families, manufactured housing, multi-family housing and group homes and foster care facilities; and,
4. Makes adequate provisions for existing and projected needs of all economic segments of the community.

Inventory

A major portion of Town’s expenditures comprises servicing housing and the residents within them. Taxes on housing are a principal source of local government revenue. The availability and condition of housing within the Town, therefore, is important in its long-term planning. Physical assessment of housing is necessary to get an understanding of problems individuals and families face now and might expect to face in the future. In addition, regular analysis of assessed valuation should be performed to show value-use relationships of land. This analysis can be used as general information, used to locate areas of similarity that should be protected from unsuitable land use, and used to show areas appropriate for the location of City facilities.

Assistance for both physical and assessed valuation studies from such organizations as the Kittitas County Housing Authority and Hope Source should be utilized to achieve both study actions.

The following inventory information includes data from the U.S. Census Bureau’s American Community Survey (ACS) 5-Year Estimates from 2011-2015. The ACS data is an estimate based on five years of surveying the community and represents trends and conditions in the community. Given the small sample size in South Cle Elum, these estimates tend to have a larger margin of error than larger surveyed areas

and should be considered a representation of the conditions rather than a precise count. The ACS data represents the best estimates available for recent years.

Existing Housing Type and Value

The most current data on housing from Kittitas County shows that there were 251 housing units in the Town of South Cle Elum in 2017. According to the U.S. Census American Community Survey 5-year estimates, in 2017 owner-occupied units represented 68% of the occupied units and the remaining 32% of occupied units were renter-occupied. In 2015, the vacancy rate for housing was estimated to be 11.5%, which is up from the 2010 vacancy rate of 6.0%. The average household size in South Cle Elum in 2015 was an estimated 2.64 persons for owner-occupied units and 2.44 persons per renter-occupied units.

As of 2015, the median dollar value of owner-occupied households was \$136,400 up from \$92,200 in 2000 and \$40,400 in 1990. The median monthly rental rate for a unit in South Cle Elum was \$1,000, up from \$192557 in 2000.

Income Range of Households

Widely accepted as the measure of housing affordability, housing costs that exceed 30% of the median family income is considered excessive. The following income brackets are based on Kittitas County’s 2017 overall area median income, which is used for calculating income levels for public assistance programs. The area median income in 2017 was \$67,200.

Exhibit 3-1. Income Ranges for the Kittitas County AMI (2017)

INCOME LEVEL	LOW END	HIGH END	MONTHLY HOUSING BUDGET (LOW END)	MONTHLY HOUSING BUDGET (HIGH END)
Very Low Income (less than 30% of AMI)	\$0	\$20,160	\$0	\$504
Low Income (30% to 50% of AMI)	\$20,161	\$33,600	\$505	\$840
Moderate Income (50% to 80% of AMI)	\$33,601	\$53,760	\$841	\$1,344
Lower Middle Income (80% to 100% of AMI)	\$53,761	\$67,200	\$1,345	\$1,680
Above Median Income (more than 100% of AMI)	\$67,201		\$1,681	

Source: HUD, 2017

Household Occupancy

Exhibit 3-2 shows the occupancy status for housing units in South Cle Elum. An estimated 529 units were occupied in 2015, with 69 units identified as vacant. Of the 529 occupied units, an estimated 300 were owner-occupied and 229 were renter occupied. The estimated average household size in 2015 was 2.62 persons per household.

Exhibit 3-2. Household Occupancy in South Cle Elum (2015)

OWNER-OCCUPIED UNITS/PERSONS	SOUTH CLE ELUM
Occupied housing units	236
Owner-occupied housing units	160
Renter-occupied housing units	76
Vacant housing units	15
Average household size (Owner)	2.25
Average household size (Rental)	2.46

Source: U.S. Census ACS 5-Year Estimates, 2013 – 2017

Structure Type

In the data, nearly 74.9% of the units are single family and another estimated 12.3% are mobile homes. The remaining units mostly fall in the duplex, triplex, and quad category, with 7 units located in structures that contain between 5 and 9 units. In addition, an estimated 82.6% of units had 2 or 3 bedrooms.

Age of Structure

Exhibit 3-3 shows the age of housing structures in South Cle Elum. Slightly over half of units were built before 1979, with another third built between 1980 and 1999. Only about 20.6% of the housing stock has been built since 2000. Since buildings are generally thought to have a useful life of around 40 years, almost half of South Cle Elum’s stock is at or near the end of its useful life.

Exhibit 3-3. Housing Age of Structure (2017)

YEAR BUILT	UNIT BREAKDOWN
Built 2010 or later	0
Built 2000 to 2009	42
Built 1980 to 1999	56
Built 1950 to 1979	44
Built 1949 or earlier	61
Total	203

Source: U.S. Census ACS 5-Year Estimates, 2013 – 2017

Housing Cost

Exhibit 3-4 shows the estimated housing costs for owner and renter units. There is a greater share of renters paying 30% or more for housing costs, at 59.5% of renters, than there is a share of owners paying 30% or more for housing costs (see Exhibit 3-4). About a quarter of renter households without a mortgage and approximately one third of owner households with a mortgage are paying as little as 20% of their income towards housing costs while over 30% of owners without a mortgage and over 58% of renters without a mortgage are paying less than 20% towards housing costs.

Exhibit 3-4. Housing Costs (2017)

PERCENTAGE OF HOUSEHOLD INCOME	OWNER UNITS WITH A MORTGAGE	OWNER UNITS WITHOUT A MORTGAGE	RENTER UNITS
Less than 20 percent	33.3%	58.6%	15.1 %
20 to 29.9 percent	40.1%	24.2%	26.8%
More than 30 percent	26.6%	17.2%	58.1%
TOTAL	100%	100%	100%

Source: U.S. Census ACS 5-Year Estimates, 2013 – 2017

Exhibit 3-5 shows the breakdown for the year that householders moved into their units. More than 50% of householders are estimated to have moved into their units between 2000 and 2014.

Exhibit 3-5. Year Householder Moved Into Unit (2015)

PERCENTAGE OF HOUSEHOLD INCOME	PERCENTAGE
Moved in 1979 and prior	3.4%
Moved in 1980-1989	9.4%
Moved in 1990-1999	22.1%
Moved in 2000-2009	25.8%
Moved in 2010-2014	28.8%
Moved in 2015 or later	10.5%
TOTAL	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2011-2015

Affordable Housing

The Department of Housing and Urban Development (HUD) sets thresholds for what is considered affordable housing as a percentage of a person's income. HUD finds that individuals should not contribute more than 28% of their total net income toward the purchase of a home.

The ACS 5 year estimates from the US Census figures show the yearly median household income for a family in South Cle Elum to be \$59,286. According to this same data published by the US Census, the median price of a detached single-family home in South Cle Elum was \$181,500. However, as discussed above, the actual sales price of homes between 2013 and 2017 has risen.

Elevated by Puget Sound investment dollars- the purchase of residential housing for vacation and retirement purposes, the average price of a single-family home in South Cle Elum now stands closer to \$200,000.

The mortgage payment for a \$200,000 home with a 20% down payment including interest (at a rate of 6.5%), taxes, insurance, and all closing costs would total approximately \$1000 per month, or \$12,000 per year. (at an interest rate of 6.5%). Therefore, based on the 2000 US Census figures, households with an annual income of \$5 should find housing in the town to be affordable according to HUD guidelines.

First time buyers

First time home buyers in any market are less likely to have a 20% down payment and therefore would be more likely rely on program that would allow 3-5% down payments. Therefore, the same home purchased by a first-time buyer would result in higher mortgage payments. The mortgage payment for a \$200,000 home with a 3% down payment, including interest (at a favorable interest rate of 6.5%), taxes, insurance, and all closing costs, would total \$1300 per month (assuming the buyer is required to carry private mortgage insurance).

The second-time home buyer with a higher down payment and a monthly payment of \$1000 would need only to earn \$43,157 per annum to purchase the average home in South Cle Elum. The first-time home buyer, without a down payment, would find that their income falls fall below HUD guidelines to afford a \$1,300 per month payment and would find the median home in South Cle Elum unaffordable.

FEDERAL, STATE AND LOCAL PROGRAMS

Kittitas County Housing Authority

Federal housing programs are directed by HUD, which together with local and state agencies, works to administer and implement housing activities. At the time of this writing the Kittitas County Housing Authority- KCHA- was not administering any HUD funded programs for upper Kittitas County municipalities.

Department of Community Development- Housing Division

The Housing Assistance Program is the Department of Community, Trade and Economic Development (CTED) housing division's principle program. The Housing Assistance Program provides loans and grants to local governments and public housing organizations for the benefit of households with incomes below 50% of the area's median income. Program funds are awarded through a competitive process, and are provided as loans which carry a 25-year commitment to maintain the housing or the prospective group.

Activities which qualify for, and are administered by the program include:

- New construction
- Rehabilitation or acquisition of low-income housing
- Manufactured housing
- Matching funds for related social services, low income rental assistance, and weatherization
- Technical assistance to non-profit organizations, cities, and counties

The Kittitas County Action Council- KCAC- has been recently received designation as the local administrator for CTED programs.

The Washington State Housing Finance Commission

The Washington State Housing Finance Commission's- WSHFC- primary role is to provide below market rate financing for first time home buyers with an income less than 80% of the area's median income, adjusted for family size. These below market rate mortgage loans are available through participating lenders.

Financing Options for Local Governments

In addition to federal, state and local programs, there are several finance options that South Cle Elum could utilize to foster the development of affordable housing. The Department of Community Development's "Housing Resource Guide" serves as an index for these programs. The local government options include:

- General Funds Estate Sales Excise Tax
- General Obligation Bonds for Housing
- Special Purpose Property Tax Levy

Housing Analysis

According to population projections (see introduction), at this growth rate, there will be around 1,059 residents in South Cle Elum by 2037. As identified in the Land Use Element, this means around 235 new units are needed given the current household size in South Cle Elum. Given that the Town's growth target is synonymous with its land capacity for residential development in the urban growth area, needed housing can be accommodated on the vacant, underdeveloped, and partially developed land over the next 20 years. However, full buildout could lead to constraints on housing affordability and housing choice and consistent evaluation of the zoning and development capacity

will ensure that the Town can continue to accommodate its residents with diverse, safe, and affordable housing.

See the Land Use Element for information on the number of housing units needed to meet the expected population projections and the corresponding land analysis located in the Land Use Element.

Goals and Policies

Goal H-1	To preserve and improve the atmosphere, aesthetics, and quality of life for all current and future residents of South Cle Elum by achieving and maintaining a high-quality residential housing stock.
Policy H-1.1	Conserve the town’s existing housing stock through code enforcement and zoning while at the same time discouraging conversion to non-residential use.
Policy H-1.2	Encourage a mixture of dwelling unit types in appropriate densities and areas.
Policy H-1.3	Manufactured housing, meeting specific requirements, is a viable housing option and will be allowed in all residential zones.
Policy H-1.4	The town should endorse private and public-sector efforts to secure federal and/or state funds to provide housing for elderly and disabled citizens.
Policy H-1.5	Encourage the provision of housing in a wider range of costs, with primary emphasis on housing units provided to low and moderate-income households.
Policy H-1.6	Due to the existing number of residential lots within South Cle Elum, it is necessary to dedicate a portion of these lots to multi-family development. The town shall encourage the proposal of multi-family development on infill parcels where: <ul style="list-style-type: none">• The parcels front on a collector or arterial roadways and;• Of sufficient size to permit adjacent buffering between higher and lower density land uses.• Permitted under the provisions of Section 17.45 – Planned Unit Development
Goal H-2	To accommodate growth and at the same time retain the semi-rural character within and around the town through the preservation of open space.
Policy H-2.1	The goals of retaining small town character and the preservation of open space shall be one of the principle considerations for annexation and development of the Town’s Urban Growth Area.
Policy H-2.2	The infilling of lots designated as Residential Land Use shall be the first choice for a development.
Policy H-2.3	Require the installation of sufficient water, sewer and roads in areas that are designated for high density housing.

- Policy H-2.4 All lots designated as residential shall be of sufficient size to meet zoning, health, and other regulatory requirements.
- Policy H-2.5 No lot less may be further subdivided when such subdivision will leave any lot less than the minimum size to accommodate residential development.
- Policy H-2.6 Multi-family residences shall provide a minimum of 300 square feet of yard area for each individual unit. Each area will be contiguous to those units which they are intended to serve. Also, all future multi-family residences shall provide a minimum of 1,000 square feet of yard area-not to include areas set aside for parking-use as a common by the occupants of such residences.
- Policy H-2.7 All future residences, whether single or multi-family, shall provide two off-street parking spaces for each unit constructed.
- Policy H-2.8 All future residences, whether single or multi-family, must maintain a minimum of 65% of the total lot area as open space, free from buildings or other structures.
- Policy H-2.9 As of January 1st, 1992, only standard double-wide manufactured mobile homes with a minimum square footage of 1,000 square feet shall be utilized as a place of habitation within the town of South Cle Elum, except in those areas designated as travel parks, mobile home parks or mobile home subdivisions. Any existing use of trailers or single-wide mobile homes prior to January 1, 1992 shall be permitted to continue.

4 Economic Development

Introduction

Economic development is a priority for South Cle Elum and this Element provides the goals and policies that will help guide the City’s economic growth over the next 20 years. The Economic Development Element establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life in South Cle Elum.

Employment & Trends

The residents of South Cle Elum have a limited opportunity for employment within the Town. This is generally the result of the small number of industries within the City, and changing trends in industries such as manufacturing, agriculture, and more. In 2015, according to the U.S. Census American Community Survey (ACS) 5-Year Estimates, there were an estimated 639 (59.4%) residents in the labor force. It was also estimated that about 91% of those in the labor force were employed and about 9% were unemployed.

The 2015 ACS 5-year estimates found that educational, health and social services was the largest employment industry (21.8%) of those living in South Cle Elum followed by the arts, entertainment, recreation, accommodation and food services industry (21.7%). More information on jobs by industry can be found in Exhibit 4-1.

Exhibit 4-1. Commercial and Industrial Jobs in South Cle Elum

INDUSTRY	PERCENT
Agriculture, forestry, fishing and hunting, and mining	0%
Construction	12%
Manufacturing	12%
Wholesale trade	0%
Retail trade	11.2%
Transportation and warehousing, and utilities	0%
Information	4.3%
Finance, insurance, real estate, and rental and leasing	0%
Professional, scientific, management, administrative,	5.8%

INDUSTRY	PERCENT
Educational, health and social services	21.8%
Arts, entertainment, recreation, accommodation and food services	21.7%
Other services (except public administration)	7.6%
Public administration	3.6%
Total	100%

Source: U.S. Census Bureau ACS 5-Year Estimates, 2013 – 2017

Evidence of the lack of employment within the own is seen in the work commute times. The Town of South Cle Elum is a small community with a travel time of less than 10 minutes from end to end. When reviewing the ACS 5-year estimates data, around 60% of residents work outside the Town given their commute times of more than ten minutes.

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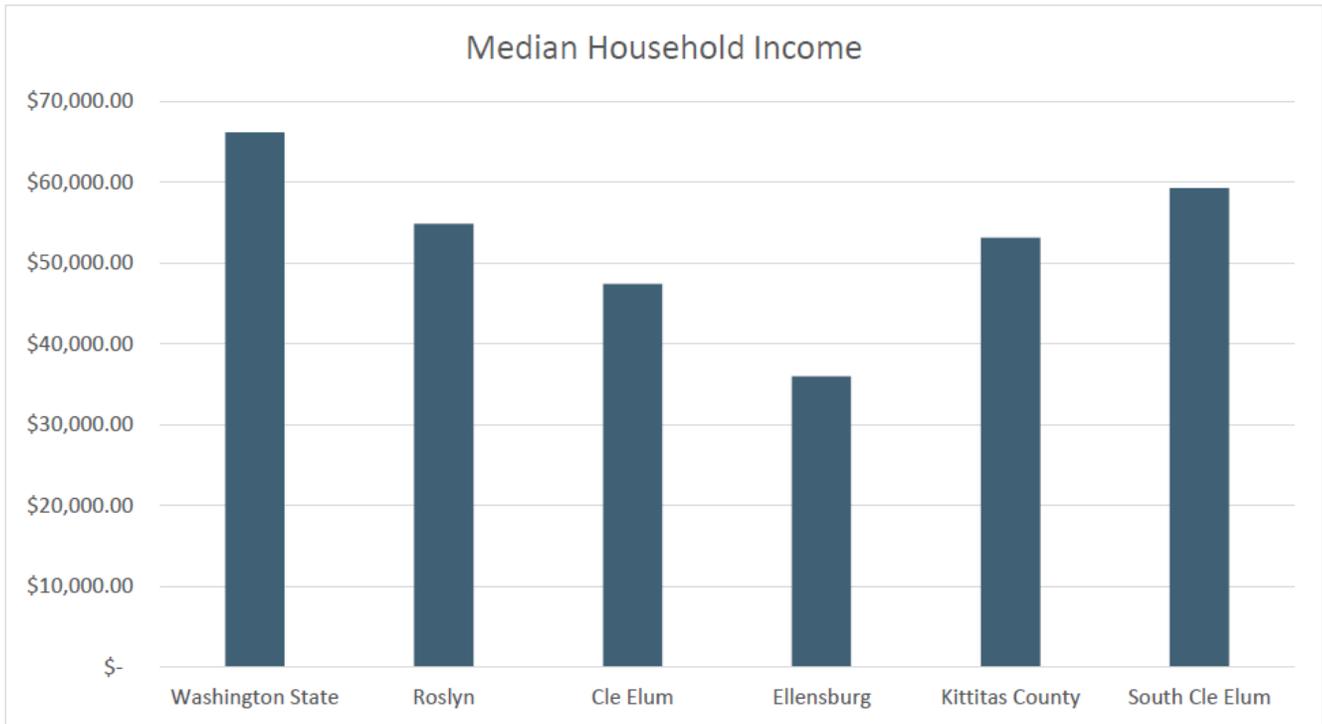
Exhibit 4-2. Travel time to Work for City of South Cle Elum Residents

TRAVEL TIME	ESTIMATE
Less than 10 minutes	37.1%
10 to 14 minutes	19.0%
15 to 19 minutes	9.1%
20 to 29 minutes	1.3%
30 to 34 minutes	12.5%
35 to 44 minutes	2.2%
45 to 59 minutes	0%
60 minutes or more	15.5%

Source: US Census ACS 5-Year Estimates, 2013 – 2017.

Exhibit 4-3 shows the ACS 5-year estimate for the 2015 median household income in South Cle Elum, as compared to Cle Elum, Ellensburg, South Cle Elum County, and Washington State. Although the County had an overall median income that is lower than the state, South Cle Elum falls below both the County and Cle Elum. Ellensburg has a lower median household income estimate than South Cle Elum, but it is likely influenced by the presence of a large university student population.

Exhibit 4-3. Median Household Income (2013 – 2017)



Source: U.S. Census ACS 5-Year Estimates, 2013-2017

South Cle Elum has one of the higher estimated median incomes for the County. However, data indicates that 6.6% of residents are below the poverty level in South Cle Elum. This is slightly below the state average from 2013 to 2017 and on the lower end of other jurisdictions within the County.

Employment Capacity

The City has sufficient capacity to meet the City’s 2037 employment target. The 2037 job target is 1, and the current job capacity is 41. For more information on land capacity see the Land Use Element.

Home Occupations

Much if the commercial activity of the Town has been and is presently conducted in home occupations. By definition, these uses are to be designed to be secondary to the residential use, carried out in a home by a member of the family and not to affect the outside appearance. By their nature they are to generate little traffic or noise and should not have outside storage or require parking of commercial vehicles.

Over the years many of the Home Occupations have expanded so that they exceed the intent of the comprehensive plan and zoning ordinance in size with many having significant outside storage activities and parking. Enforcement of the regulations through the annual review of home occupation permits should be initiated to bring these into compliance over a reasonable period of time. It may be desirable to further refine the zoning ordinance to add more specific criteria that might limit the

amount of the residence devoted to the home occupation, allow only one non-resident employee, prohibit outdoor storage or repair painting of automobiles and trucks and limit the number of vehicles.

Goals and Policies

The following goals and policies help guide economic development in the Town of South Cle Elum.

- | | |
|------------------|---|
| Goal ED-1 | Encourage development and businesses that serve the citizens of South Cle Elum. |
| Policy ED-1.1 | Encourage locally serving businesses to locate within the Historic Depot District and downtown core. |
| Goal ED-2 | Support programs, projects, and development efforts that enhance the job market and promote community cohesiveness. |
| Policy ED-2.1 | Accommodate economic development in a manner that minimizes impacts on surrounding agricultural land, resources, and critical areas. |
| Policy ED-2.4 | Consider innovative economic techniques and strategies for providing affordable housing as part of the economic development strategy. |
| Policy ED-2.5 | Encourage economic growth within South Cle Elum that is compatible with Town and county character. |

5 Utilities

Introduction

This Utilities Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address utility service in the Town of South Cle Elum.

The Utilities Element specifically considers the general location, proposed location and capacity of all existing and proposed utilities, including, but not limited to electrical lines, telecommunication lines and natural gas lines. This element also identifies general utility corridors.

Electricity, gas, and telecommunications are available in the Town and Urban Growth Area of South Cle Elum.

City-provided services are addressed in the Capital Facilities Element and the Capital Facilities Appendix.

Inventory and Analysis

GAS

The Town does not currently provide natural gas service.

ELECTRIC

Electrical energy is provided to the town by Puget Sound Energy. Puget Sound Energy is a private, investor owned utility with responsibility for providing service to over 4,750 customers in the Upper County area. The inventory and forecast of utility facility needs is contained in Puget Power's Growth Management Act Electrical Facilities Plan for Kittitas County.

The Bonneville Power Administration, a federal Agency, operates regional transmission lines within two corridors through the valley. These lines carry bulk electrical energy from hydroelectric generation facilities on the Columbia river to the Puget sound region. There are no local connections to these transmission lines.

TELECOMMUNICATIONS

Telephone services are provided by Qwest, an investor owned utility that serves the entire town. Qwest serves customers in the upper county area from a central office switch located in Cle Elum. Services are provided via aerial and buried cable. A fiber optic cable was recently installed to connect the town and the Easton area with its main office in Yakima. Extensions can easily be accomplished to serve future growth.

AT&T has installed a major fiber optic cable in the Iron Horse State Park to provide regional long-distance communication service. There are no local connections to this cable.

Television cable services are provided to the town and portions of the unincorporated Kittitas County by TCI cablevision, Inc. TCI serves approximately 950 customers in the area. A central receiving station is in Cle Elum at 215 Pennsylvania Avenue.

Goals and Policies

The below goals and policies relate to utilities in the Town of South Cle Elum. For capital facility goals and policies see the Capital Facilities Element.

Goal U-1 **Designate the general location, proposed location and capacity of existing and proposed utility facilities in the town.**

- Policy U-1.1 Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as many be prescribed by applicable law and prudent utility practice.
- Policy U-1.2 Appropriately place utility facilities within public rights-of-way.
- Policy U-1.3 Where safe and practical use regional and local power, natural gas, and telecommunications corridors for the development of recreational trails, open spaces, parking lots or other land uses that may provide multiple benefits to the local community or neighborhood.
- Policy U-1.4 Where practical and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm.

Goal U-2 **The town of South Cle Elum’s plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility’s public service obligations.**

- Policy U-2.1 On an annual basis, provide all private utility companies copies of the town of South Cle Elum revised 6-year capital facilities plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance and other needs in an efficient manner.

Goal U-3 **Decisions made by the Town of South Cle Elum regarding utility facilities within the town will be made in a manner consistent with and complementary to regional demands and resources.**

- Policy U-3.1 Promote energy conservation measures in building codes including the use of insulated roof and siding material, window panes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient applications, temperature maintenance levels and other activities to reduce power and natural gas demands.

Goal U-4 **Additions to and improvements of utility facilities will be allowed to occur at a time and in a manner sufficient enough to serve planned growth.**

- Policy U-4.1 Process permits and approvals for all utility facilities in a fair and timely manner and in accordance with development regulations that ensure predictability and project concurrency.
- Policy U-4.2 Electrical power substations should be sited, designed and buffered through extensive screening and/or landscaping to fit in harmoniously with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimize noise, light and glare impacts. Visual and land use impacts resulting from electrical system upgrades shall also be mitigated.
- Policy U-4.3 The town shall encourage or require implementation of resource conservation practices and best management practices according to the U.S.D.A. Soil Conservation Service, Washington State Departments of Ecology, Fish and Wildlife, and Natural Resources, or other appropriate agencies during the construction, operation, and maintenance of utility structures and improvements.
- Policy U-4.4 The impacts from utility lines on the visual and physical environment should be mitigated by requiring the underground placement of utility lines to minimize clutter and the obstruction of views in new developments of greater than five dwelling units.

Goal U-5 **Planning by the town of South Cle Elum for utility facilities development within the town will be coordinated with planning by other jurisdiction for utility facility development.**

- Policy U-5.1 The town shall coordinate the formulation and periodic update of the utility element and relevant implementing development regulations with adjacent jurisdiction.
- Policy U-5.2 The town shall coordinate, and seek to cooperate with, other jurisdictions in the implementations of multi-jurisdictional utility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provision of utilities.
- Policy U-5.3 Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

6 Capital Facilities

Introduction

The upper Kittitas County community of South Cle Elum is comprised of approximately 578 people who enjoy public services. They include: Roadway maintenance, domestic water supply, sanitary sewer, fire protection and police protection. Each of these systems have been inventoried by Type, Level of Service, and Cost by Year in the Capital Facilities Plan. This plan differs from past Capital Improvement Plans by the establishment of Levels of Service standards or LOS is a measurement of service to the public. This can be either a technical equation or an aesthetic rule of thumb which directs capital outlay. Concurrency is a guarantee for the provision of urban public services, it requires the presence or funding for capital facilities at the time of a development's completion. This entire plan is tied to specific funding to assure that this plan is not a "wish list" nor a "think for today" plan on capital expenditure. In total, this Capital Facilities Plan is a good management technique to assure long range fiscal planning.

The town of South Cle Elum is traditionally funded by real estate taxes and services fees for the utilities provided by the town. In addition, the town has made a commitment to conserve funds when possible to assist in the offset of costs for Capital Expenditure by increasing service fees thereby spreading costs in the long term for anticipated public service improvements. The town defines a capital project as a non- recurring expenditure greater than \$7,500.00 for an item with a life span of more than five years. This definition includes fleet replacement, street improvements, and structural improvements while not encompassing purchases such as computers, office supplies or small equipment as a capital expenditure.

Additional details on the service providers is located in the Capital Facilities Appendix to the Comprehensive Plan.

Service Providers

Detailed descriptions of the service provided by each of the service providers, an inventory of their capital facilities, a list of planned projects, and typical funding sources is located in Capital Facilities Plan Appendix. The Town of South Cle Elum maintains capital facilities that provide the following services:

- Public Buildings
- Fire & Emergency Services
- Law Enforcement
- Water
- Sewer/Wastewater
- Parks & Recreation
- Streets

The Town of South Cle Elum coordinates with the following service providers, which provide services to the Town of South Cle Elum, among other communities:

- Cle Elum – Roslyn – South Cle Elum Police Department
- Cle Elum Roslyn School District

Financing

There are numerous potential financing options the Town of South Cle Elum will need to consider to implement the Capital Facilities Element. The plan presumes that funding for needed capital improvements will be obtained from a variety of sources, including private, local, state and federal agencies. More information on capital funding is available in the Capital Facilities Plan (Appendix D).

Amendment Process

Because the Element is not intended to be a static and unchanging document, amendments to it should occur on an annual basis in response to changing conditions within the community. The most appropriate time for it to be amended is during the City’s annual budget process. Amendments can be in many forms, such as the addition of projects which arise as result of unique opportunities or the unexpected availability of special funding; or deleting projects that are deemed unnecessary. The amendments can be proposed by individual citizens, Town staff, the Planning Commission or Town Council, but amendments must be formally adopted by the Town Council.

The Element should guide the annual budget process by outlining desired and necessary projects and determining needed revenue for the completion of those projects. By reviewing the projects and the funding options annually the Town will be able to maintain a clear picture of its financial goals.

Because there will almost always be more projects than available funding, a rating system for evaluating project priority is proposed. A project’s status should be based on a combination of things, primarily the goals and policies of the Comprehensive Plan, identified deficiencies in the existing systems, citizen input, and the feasibility of obtaining funding. The following decision matrix and rating system (see Exhibit 6-1) is intended to provide at least a beginning quantification of these factors which can be used to initiate discussions on a project’s merits.

Exhibit 6-1. Capital Facilities Decision Matrix

KEY RATING	CRITERIA	EXPLANATION
Life, Health & Safety 5	Is the proposed improvement needed to protect public health safety and welfare?	This criterion should be considered one of the most important since one of the basic functions of government is to protect the public health, safety and welfare.

KEY RATING	CRITERIA	EXPLANATION
Legal Mandate 5	Is the proposed improvement required to comply with a legal mandate?	Compliance with legal mandates is often a prerequisite to obtaining state or federal funding assistance needed for utility improvements and failure to comply can result in severe penalties to the City.
Tax Base 4	Does the proposed improvement contribute to or directly improve the community's tax base?	It is important to judge a proposed improvement's impact on the local tax base. For example, an improvement which extends
Funding Available 4	Is funding available?	It is important to separate improvements that have an identifiable and available source of funding from those that require applications for funding, bond issues or other financing mechanisms that may or may not be approved. For example, an improvement which could be directly budgeted out of the City's Current Expense or General Fund would rate higher than one which required a lengthy grant or loan application and approval process.
Revenue Generation 4	Is the proposed improvement part of a service that generates revenue?	Improvements to revenue-generating utilities (water and wastewater) are better able to pay for themselves or at least generate matching dollars for loans/grants.
Maintenance 4	Does the proposed improvement have a clearly identified source of revenue for ongoing maintenance and operation?	It is important to provide an opportunity to incorporate a project's long term maintenance needs into the prioritization process. A project with high maintenance costs and no identified funding source for maintenance would rate low, while a project with a clear source of maintenance funds would rate high.
Cost Effective Service 4	Will the proposed improvement result in cost effective service delivery?	There should be some consideration of the proposed improvement's long term impact on the City's financial situation. For example, an improvement which corrects an existing maintenance problem or a project which results in an improvement with low maintenance requirements should rate better than an improvement which does not correct an existing maintenance or will result in higher maintenance costs.

KEY RATING	CRITERIA	EXPLANATION
Coordination 4	Is the proposed improvement a part of another project?	This criterion gives projects that, considered alone would not rate well, a chance to be given a higher priority because it is part of another improvement. For example, a street is scheduled for an overlay and there are water and/or sewer lines under the street that are not planned to be upgraded for several more years. These water and/or sewer lines should be upgraded prior to the street overlay and thus become part of that project
Partnership 3	Does the proposed improvement create opportunities for public/private partnerships, intergovernmental cooperation or further existing commitments to private or public parties?	Improvements that involve other private or public entities are important. For example, a developer is extending a City's water main to serve a new private development in an area that is presently undeserved. The partnership in this instance could be that the City would participate in increasing the size of the line over that required for the new development as a means of improving service to existing customers.
Consistency 3	Is the proposed improvement consistent with the elements of the comprehensive plan, including the goals and policies of the capital facilities element?	Planned improvements, particularly utility upgrades and expansions, must be consistent with the comprehensive plan. The issue of consistency also comes into play if the City seeks outside funding for all or parts of planned improvements.
Level of Service 3	Will the proposed improvement enhance the provision of that service for existing residents?	This criterion is used to determine a project's impact on the current residents.
Forecast Demand 2	Is the proposed improvement needed to help meet forecasted demand?	This criterion is used to determine a project's impact on forecasted demand.

Goals and Policies

- Goal CFP-1** **To assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.**
- Policy CFP-1.1 The town does not provide police protection, animal control, library services and some recreational services. These services are currently provided by the City of Cle Elum. The Town of South Cle Elum should discuss and exchange population forecasts, development plans and technical data with the agencies identified in this plan. This data should be used to prepare regional service plan.

- Policy CFP-1.2 The town 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.
- Policy CFP-1.3 The town shall pursue interlocal service agreements for the provision of water, sewer, fire and police protection. This interlocal service agreements should set forth the terms and limitations.
- Policy CFP-1.4 Surplus water shall not be sold outside of the town limits except to service immediate health or safety problems threatening existing residents. 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 countywide land development pattern
- Policy CFP-1.5 The town shall upgrade the town water system to reduce loss from leakage.
- Policy CFP-1.6 The town should pursue state funding of the conversion of the Burlington Northern Railroad right-of-way to recreational link to the City of Roslyn and the conversion of the town lagoons to a park through grant programs sponsored by the Department of Natural Resources and the Interagency Committee on Outdoor Recreation.
- Policy CFP-1.7 The town adopts the Roslyn/Cle Elum School District's Capital Facilities Plan to enable the district to collect impact mitigation fees.

Goal CFP-2 To ensure that continued development and implementation of the Capital Facilities Plan to reflect the policy priorities of the Town.

- Policy CFP-2.1 High priority of funding shall be accorded projects which are consistent with the adopted goals and policies of the Town Council.
- Policy CFP-2.2 Projects shall be funded only when incorporated into the town budget, as adopted by the Town Council.
- Policy CFP-2.3 Capital projects that are not included in the Six Year Facilities Plan and which are potentially inconsistent with the comprehensive plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the town annual budget.
- Policy CFP-2.4 The six-year capital facilities plan shall be updated annually prior to the town budget process.
- Policy CFP-2.5 All town departments shall review changes to the capital facilities plan and shall participate in the annual review.

- Goal CFP-3** **To actively influence the future character of the town by managing land use change and by developing town facilities and services in a manner that directs and controls land use patterns and intensities.**
- Policy CFP-3.1 Development shall be allowed only when and where all public facilities are adequate and only where such development can be adequately served by essential public services without reducing levels of service elsewhere.
- Policy CFP-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.
- Policy CFP-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 developments for the purposes of this policy. Concurrent with the development shall mean that improvements or strategy are in place to complete the improvements or strategies within six years, except in the case of public schools, whereby financial commitment to complete the improvements within three years is required.
- Policy CFP-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.
- Policy CFP-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 build improvements.
- Policy CFP-3.6 Town plans and development regulations allow for the siting of essential public facilities. The town will continue to work with KCCOG, surrounding municipalities and Kittitas County during the siting and development of facilities of regional significance consistent with the County-wide planning policies.
- Goal CFP-4** **To influence the town's needed capital facilities in as economic, efficient and equitable a manner as possible.**
- Policy CFP-4.1 The burden of financing capital should be borne by the primary beneficiaries of the facility.
- Policy CFP-4.2 General revenues should be used only to fund projects that provide a general benefit to the entire community in the general government functions of the town.
- Policy CFP-4.3 Long-term borrowing for capital facilities should be considered as an appropriate method of financing large facilities that benefit more than one generation of users.
- Policy CFP-4.4 Where possible, special assessment, revenue and other self-supporting bonds will be used instead of tax supported general obligation bonds.

Goal CFP-5 Provide capital facilities that are adequate to support and meet the needs of growth through acceptable levels of service

Policy CFP-5.1 Establish the levels of service shown in exhibit 6-2 for city provided facilities. The levels of service are the minimum thresholds necessary to adequately serve future development.

Exhibit 6-2. Town Operated Capital Facilities LOS

FACILITY TYPE TOWN OWNED/OPERATED	LEVEL OF SERVICE
Public/Municipal Buildings	No level of service
South Cle Elum Volunteer Fire Department	No level of service
Water	Maximum treatment capacity of 316 Earned residential units (ERU's)
Sewer/Wastewater	Flow standard of 207 (average) and maximum of 689 gallons per day Treatment capacity of 6,301 ERUs and maximum storage capacity of 7,229 ERUs.
Parks	No Level of service
Streets	LOS "D" for local streets

Policy CFP-5.2 Establish the levels of service shown in exhibit 6-3 for capital facilities and services provided through shared services or by other agencies. These standards are a guide future delivery of service as well as evaluate the actual service thresholds for maintained adequacy of services.

Exhibit 6-3. Shared or other Agency Capital Facilities LOS

CAPITAL FACILITIES: SHARED AGREEMENT OR OTHER AGENCY	LEVEL OF SERVICE
Schools Cle Elum-Roslyn School District	As established by school district capital facility plan. For many districts, levels of service are based on building square footage, student capacity, and student generation.
Police Cle Elum – Roslyn- South Cle Elum Police Department	No level of service.

- Policy CFP-5.3 Identify additional needs for capital facilities to accommodate forecasted growth and planning to accommodate growth in a timely manner.
- Policy CFP-5.4 Make adjustments to levels of service, sources of revenue and planned growth for the Town to maintain balance between available revenues and additional need for capital facilities improvements, additions and/or upgrades.

7 Transportation

Introduction

The Transportation Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address the motorized and non-motorized transportation needs of the Town of South Cle Elum. This section includes a twenty-year policy plan and a six-year road improvement plan.

The Transportation Element has been developed in accordance with the County Wide Planning Policies, and has been integrated with all other elements to ensure consistency throughout the comprehensive plan. The Transportation Element specifically considers the location and condition of existing traffic circulation system; identified transportation problems; projected transportation needs; and establishes Level of Service standards by which improvements will be measured. All development will be evaluated on the basis of concurrency, the availability of urban public services or financing for the urban public service to offset the “costs” of that development. The Town of South Cle Elum may require developer impact or mitigation fees to offset the costs of development on transportation.

- Inventory and Analysis of Existing Transportation System Conditions
- Future Needs and Alternatives of Future Transportation Needs
- Goals and Policies for Future Transportation

Impact fees are provided for in RCW 82.02. Other mitigation fees that address transportation impacts can be collected under RCW 43.21C (SEPA) or RCW 39.92, Local Transportation Act.

Inventory

This section of the plan presents an inventory and description of the existing transportation system and begins to analyze current and projected needs. The inventory and analysis of service and facilities are intended to provide an assessment of the capability of the existing system to meet existing needs, as well as to correlate system needs with estimates of projected land use and growth in South Cle Elum.

PEDESTRIAN & BIKE (NON-MOTORIZED TRANSPORTATION)

Due to the rural nature of South Cle Elum, pedestrian facilities are limited. There are no sidewalks in South Cle Elum, residents rely on the broad road shoulders to provide safe walking. Pedestrian activity is centered around the Post Office, Town Hall and Fireman’s park. South Cle Elum Way/ 4th also receives some pedestrian traffic due to the services and stores of Cle Elum. Currently there is a partially improved sidewalk providing pedestrian access across the Yakima River to Cle Elum. This is not adequate to accommodate anticipated bike and pedestrian traffic and long-term plans should provide for expanded walkways along the bridge.

Due to burdensome cost of sidewalk improvements, pedestrian access will remain primarily by utilizing road shoulders. Safety may be increased by adding painted crosswalks and signs at two and four way intersections in town. Those streets that are part of the pedestrian/ bike network within the town will be

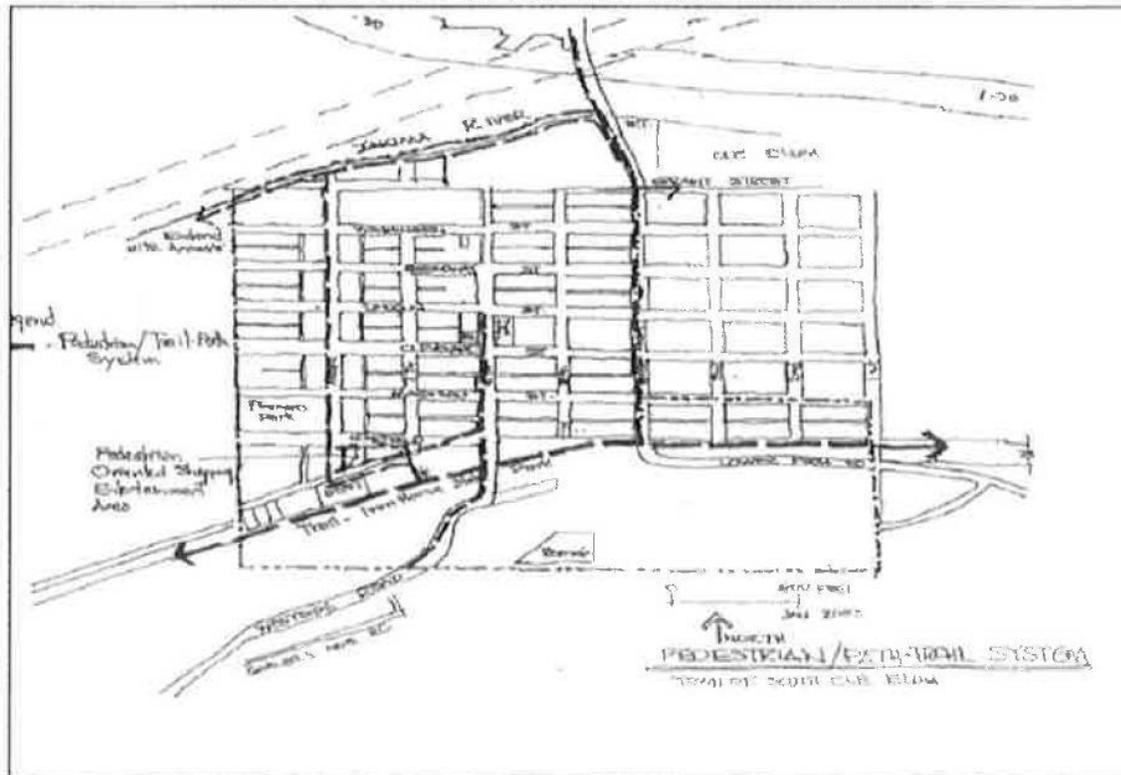
signed to emphasize their use in this way. Along these streets driveways to garages should be limited. If a property has an alley, vehicular access to parking or a garage should be from the alley.

To facilitate the use of alternative modes of transportation and a safer non-motorized access across the river, the town is endorsing the creation of a walker/bicycle trail adjacent to South Cle Elum Way/ 4th Street beginning at the bridge over the Yakima River. This trail would be adjacent to the road and would link the Iron Horse State Park, Clem Elum's Firemen's Park and the proposed Roslyn/ Cle Elum trail, the proposed path of creation. This will become increasingly important as the recreational facilities proposed at the Suncadia Resort are developed.

In addition to the South Cle Elum Way 4th Street path, it is proposed that within the Town of South Cle Elum that pedestrian/bike improvements be made on the south bank of the Yakima River West from the South Cle Elum Way Bridge. Initially, this path should extend to align with Main Street; as annexations occur it should be extended to the West. Main Street would connect from the river path to the historic railroad depot site. Pedestrian/bike improvements along 6th Street should extend from least Lincoln Avenue to Milwaukee Avenue and then along Westside Road to Town Limits.

With the establishment of a Central Business District and a Light Industrial Area, parking will become a problem. Off-street parking standards are necessary to accommodate the increased volume of vehicles and protect limited residential parking. Currently the town of South Cle Elum Zoning Code contains standards for off-street parking based on zoning and use. These are adequate to provide sufficient parking. The town should consider a parking plan as a portion of the development proposal. This should become quite valuable as the new commercial and industrial uses develop.

MAP OF PEDESTRIAN TRAILS/PATHS



COORDINATION & CERTIFICATION

Land use effects on transportation can impact neighboring jurisdictions; therefore, large development or transportation changes made within the City are benefited by intergovernmental coordination efforts.

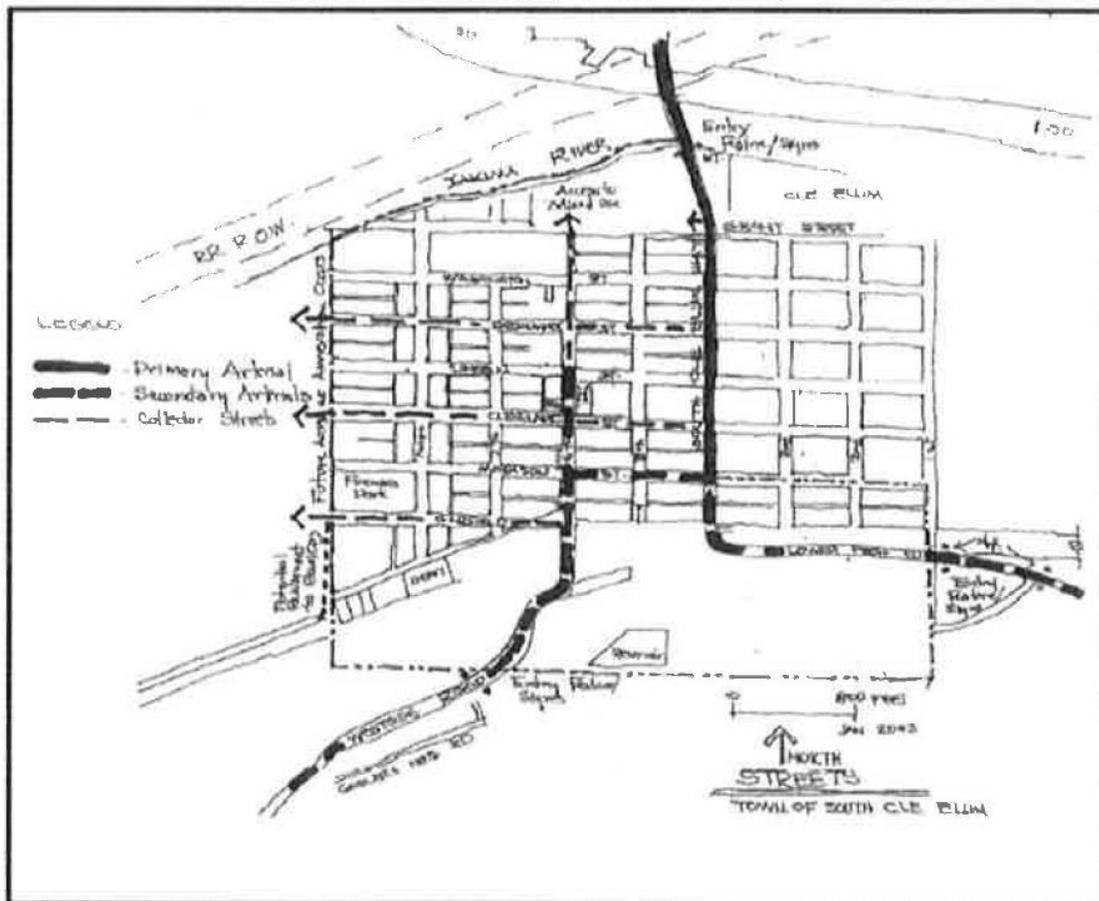
Additionally, the Quad-County Regional Transportation Planning Organization works to ensure an effective transportation system for its region and State. The Town of South Cle Elum supports this effort by having their transportation plan certified by the regional transportation planning organization.

TRAFFIC PATTERNS

There are several barriers to the traffic circulation system requiring special consideration when determining traffic volumes and circulation expansions. These include the irrigation canals, creeks, the abandoned rail road and Interstate-90.

The heaviest vehicular traffic is found on Patrick Avenue, Main Street, and Second Avenue west of Main Street. Additionally, heavy truck traffic from hay farms and other agricultural or industrial uses travel through the City via a truck route along Clark Street to move the truck traffic off the Main Street.

MAP OF STREET NETWORK



LEVEL OF SERVICE (LOS)

The Level of Service (LOS) is a standard method of measuring the performance of transportation facilities. An LOS A means traffic is generally free flowing, and an LOS F means traffic is very congested with long delays at intersections. The City adopts an LOS C which means traffic flow is stable, but there may be some delays at intersections. The level of service standards will be maintained through upkeep of the existing circulation system, expansion of transportation services, and/or traffic demand management strategies. As specified in the GMA, transportation capacity must be evaluated when new development is proposed. New development will be required to mitigate for transportation impacts if the level of service is impacted.

**TOWN OF SOUTH CLE ELUM
LEVEL OF SERVICE DEFINITIONS**

LEVEL OF SERVICE CATEGORY	DEFINITION
Level of Service A	Describes a condition of free flow with low volumes and high speeds. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. Stopped delay at intersections is minimal.
Level of Service B	Represents reasonably unimpeded traffic flow operations at an average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
Level of Service C	In the range of stable flow, but speeds and maneuverability are more closely controlled by the higher volumes. The selection of speed is now significantly affected by interactions with others in the traffic stream, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and conveyance declines noticeably at this level.
Level of Service D	Represents high-density, but stable flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.
Level of Service E	Represents operating conditions at or near the maximum capacity level. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increase in flow or minor disturbances within the traffic stream will cause breakdowns.
Level of Service F	Describes forces or breakdown flow, where volumes are above theoretical capacity. This condition exists wherever the amounts of traffic approaching appoint exceeds the amount which can traverse the point. Queues form behind such locations, and operations within the queue are characterized by stop-and-go waves which are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion.

TRAFFIC ANALYSIS

Projected travel within the City will increase along with the population and growth in the commercial, recreational, and industrial sectors. Previous traffic counts calculated within the comprehensive plan show validity based on population estimates and trends from the previous period. Due to the growth that is being seen in surrounding areas it is probable that a more in-depth study will need to be done within the next 5 years to update this analysis data.

Streets listed in the following table have been designated according to the Federal Functional Classification System (FFCS). Using the FFCS, all roads within South Cle Elum are Rural Major Collectors (07), Rural Minor Collectors (08), or Rural Local Access (09) (Table 3-2). They are defined as:

Rural Major Collectors (07)

1. Serves county seat that is not on an arterial route, larger town not directly served by the higher systems and other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, county parks and important intracounty travel corridors;
2. Links these places with nearby larger towns or cities, or with routes of higher classification; and
3. Serve the more important intracounty travel corridors.
4. Should be spaced at intervals consistent with population density to accumulate traffic from local roads and bring all developed areas within reasonable distances or collector roads;
5. Should provide service to the remaining smaller communities; and
6. Should link the locally important traffic generators with their rural hinterland.

Rural Local Access (09)

Road which primarily provides access to land adjacent to the collector network and serves travel over relatively short distances.

**TOWN OF SOUTH CLE ELUM
TRAFFIC COUNT DATA**

LOCATION	TYPE	LENGTH	WIDTH	ADT	DATE	AGENCY	FFCS
Grant Street	Oil/Chips	0.01	26'	53	1994	S. CLE ELUM	
Lincoln Street	Asphalt	0.05	26'	381	1994	S. CLE ELUM	
Washington Street	Oil/Chips	0.04	26'	118	1994	S. CLE ELUM	
Broadway Avenue	Oil/Chips	0.05	26'	443	1994	S. CLE ELUM	
Cleveland Street	Oil/Chips	0.05	26'	449	1994	S. CLE ELUM	
Madison Street	Asphalt/Oil/Chips	0.05	32'/26'	1514	1994	S. CLE ELUM	08
Garfield Street	Oil/Chips	0.02	26'	67	1994	S. CLE ELUM	08
Milwaukee Street	Concrete/Travel	0.03	18'	41	1994	S. CLE ELUM	
Milwaukee Avenue	Gravel	0.02	18'	UNKNOWN	1994	S. CLE ELUM	
Marie Avenue	Asphalt/Oil/Chips	0.02	26'	962	1994	S. CLE ELUM	08
4th Street	Asphalt/Oil/Chips	0.08	32'/26'	4631	1994	S. CLE ELUM	
5th Street	Asphalt	0.04	26'	42	1994	S. CLE ELUM	
6th Street	Asphalt/Oil/Chips	0.06	26'	69	1994	S. CLE ELUM	08
7th Street	Oil/Chips	0.04	26'	63	1994	S. CLE ELUM	08
Main Street	Oil/Chips	0.05	26'	87	1994	S. CLE ELUM	08
South Cle Elum Way	Bit. Concrete, Sheet Asphalt, Rock Asphalt	0.28	24'	1300	1993	KITTITAS CO.	07
Lower Peoh Point Road	Bit. Concrete, Sheet Asphalt, Rock Asphalt	0.34	22'	1333	1993	KITTITAS CO.	08
Westside Road	Bit. Concrete, Sheet Asphalt, Rock Asphalt	0.19	22'	506	1992	KITTITAS CO.	07

ROAD STANDARDS

The second way to evaluate level of service for South Cle Elum roads is by a safety. This is done by using road standards for pavement width, lane width and surface material. To do this the town will adopt

roadway geometric standards based on Kittitas County Design Standards. However, the town can establish additional standards to address town-specific needs, such as that of snow removal services.

Roads are classified by the purpose or the function of the road. Function is the controlling element for classification and shall govern right-of-way, road width and road geometric. Other elements such as access, arterial spacing, and average daily traffic count (ADT) are used. Within each functional classification roads are further characterized as rural. A rural or “shoulder” type road typically requires a shoulder or open ditch drainage. Table 3-3 and 3-4 contain levels of service design criteria for roads based on the Federal Functional Classification System and Kittitas County Road Standards.

At a minimum, Horizontal Curvature and Sight Distance Design values as indicated in Table T-6 are necessary to meet the requirements outlined in Tables T-4, T-5 for selected design speed and roadway classification.

CONCURRENCY REQUIREMENT

Land use changes have a direct impact on transportation. As new development takes place, it must demonstrate to the community that it will not negatively affect the level of service. If a negative impact is predicted, mitigation measures or alterations to the development will be required. The City may also consider re-evaluation of the land use plan to reduce transportation impacts as development occurs.

PLANNED IMPROVEMENTS

The City’s road system currently exceeds the City’s Level of Service standards and is expected to meet the needs of the City’s future growth. Future improvements will focus on the existing road system, through maintaining existing paved streets, and paving of all gravel streets to improve dust control, ease maintenance and increase the longevity of roadways. Specific projects will be identified and completed as funding becomes available.

New development will be required to construct facilities that comply with the City’s regulations and concurrency requirements. The most intense development is expected to occur near Interstate 90 in the Industrial and Gateway Commercial Zoned areas. Development in this area will comply as much as possible with the conceptual design shown in KMC 17.36 Figure 1, including reserving future connections to lands beyond the concept area.

The final way to establish level of service standards is by rotating streets on the 6-year Transportation Improvement Plan. Historically, the Town of South Cle Elum has been replacing roads on a rotating basis. For each six-year road plan, six roads per year were nominated that required maintenance. The scheduling was then rotated to include every road in a twenty-year period. The roads which make it to the six-year road plan are a mixture of high and low maintenance requirements, so that in any given period the strategy has been one of control and prevention. The system has been adequate for the town given its limited number of streets and the operating budget.

Based on the three Level of Service Standards outlined in this Comprehensive Plan to town shall maintain these standards:

1. Maintain at least a level B capacity for all arterials
2. Use rural road standards described above for all new road development
3. Rotate all streets onto the 6-year Transportation Improvement Plan

FINANCING PLAN

The Town of South Cle Elum is dependent on state and local funding sources to complete street improvement projects. The limited funding sources require the city to carefully prioritize street maintenance and reconstruction projects and ensure private development complies with concurrency and development regulations. This careful coordination ensures the City will be able to fund improvements identified within the 6-year TIP, shown in Exhibit 7-1.

Exhibit 7-1. 6-Year Transportation Improvement Plan

6-YEAR TRANSPORTATION IMPROVEMENT PLAN 2019-2024			
Street	Cost	Year	Funding*
South Cle Elum Way Resurfacing Grant Ave to Madison Ave Chip seal, sweep, and apply pavement markings	\$ 66,900	2019	Local
South Cle Elum Way Resurfacing – South Madison Ave to South City Limits Chip seal, sweep, and apply pavement markings	\$ 66,950	2020	Local
Cleveland Avenue South Cle Elum Way to West City Limits Chip seal, sweep, and apply pavement markings	\$ 70,000	2021	Local
6 th Street Resurfacing Washington Avenue to Marie Avenue Chip seal and sweep	\$ 53,600	2022	Local

TRANSPORTATION DEMAND MANAGEMENT (TDM) STRATEGIES

TDM strategies are a proven way to reduce traffic congestion in communities of all sizes. Individuals within the community currently work together to help provide ride or car sharing as needed. Additional TDM's that may work in City include:

- Public education and promotion
- Custom Transit Services
- Support for pedestrians and cyclists, such as shelters and benches
- Park & Ride Lots

TRANSIT SERVICE

There is no regularly scheduled public transportation in South Cle Elum of Kittitas County. Inter city bus routes (Greyhound) stop in Cle Elum but there is no connections to South Cle Elum. Kittitas County Action Council does provide a phone and pick up service to Ellensburg, but this system is very limited. A Public Transportation Benefit area has been proposed in Kittitas County of which a commuter vanpool would connect South Cle Elum to the larger system, however the plan failed to pass a bond issue.

RAIL TRANSPORTATION

During the coal mining days and the boom of logging, the railroads were the hub of industry in the community. As the coal mines shutdown and logging became dependent on trucks the railroad declined. At present no railroad companies run or maintain lines through the city. The land upon which the rails lie provides a major track of ownership in the town and dissects the town north-south. Re-activation of the rails during the lifetime of this plan is not expected due the lines dedication as the Iron Horse Trail.

AIR TRANSPORTATION

The City of Cle Elum currently maintains a regional airport. It is only public airport in the upper county region. The Washington State Department of Natural Resources maintains an airfield in the Easton area. The Cle Elum Municipal Airport has a 2,452-foot paved runway that is used by small aircraft. There is no scheduled air traffic at this facility, although charter service is available. The airport is closed November through March because of the snow and hazardous conditions. The City of Cle Elum has an Airport Advisory Committee which oversees maintenance and development at the airport.

Goals and Policies

Goal T-1 **To evaluate existing and future land use for its impacts to the circulation system and ensure that a consistent level of service is provided to the public and any improvements that may be required are concurrent to the development.**

Policy T-1.1 The town shall produce a financially feasible plan in the Transportation Element demonstrating its ability to achieve and maintain adopted levels of service.

Policy T-1.2 The town shall not issue development permits where the project requires transportation improvements that exceed the town's ability to provide these in accordance with the adopted Level of Service standard. However, these necessary improvements in transportation facilities and services, or development strategies to accommodate the impact of the development may be provided by the developer.

Policy T-1.3 New development shall be allowed only when and where all transportation facilities are adequate at the time of the development, or unless a financial

commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

- Policy T-1.4 The town shall coordinate with the City of Cle Elum, Kittitas County and the State of Washington to program and construct those improvements to City, County and State arterial systems which are needed to maintain the level of service for the Town of South Cle Elum.
- Policy T-1.5 The town shall require developers to construct streets directly serving new development and pay a fair share fee for specific off- site improvements needed to mitigate the impacts of the development. The town shall also explore with developers' ways that new development can encourage van pooling, car-pooling, public transit use and other alternatives and strategies to reduce single occupant vehicle travel.
- Policy T-1.6 the timing of implementing actions under the comprehensive plan and elements shall be based in part on the financial resources available to fund the necessary public facilities.
- Policy T-1.7 high priority for funding shall be accorded projects which are consistent with the goals and policies adopted by the Town Council.
- Policy T-1.8 projects shall be funded only when incorporated into town budget, as adopted by the Town Council.
- Policy T-1.9 Encourage the maintenance and safety improvements of South Cle Elum's existing roads as a priority over the creation of new roads, wherever such use is consistent with other objectives.
- Policy T-1.10 All acts of development shall be reviewed for their impact on the density and land use.
- Policy T-1.11 the developer/ landowner proposal shall provide to the town of Cle Elum a site plan which indicates:

Those components of the transportation system which may be affected by the proposal; and
The plans to mitigate the impacts.

- Policy T-1.12 At a minimum, the developer/landowner proposal shall include provisions for sidewalks, lighting, access, off-spring parking, storm water control, road and signage improvements.
- Policy T-1.13 Transportation facilities and services should be sited, designed, and buffered (through extensive screening and/or landscaping) to fit in harmoniously with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.

Policy T-.14 If sufficient public and/or private funding cannot be found to maintain levels of service outlined in this chapter, land use assumptions will be reassessed to ensure that levels of service standards will be met, or level of service standards will be adjusted.

Goal T-2 To provide Level of Service Standards which will ensure adequate road safety and capacity.

Policy T-2.1 Streets within the Town of South Cle Elum shall be of “shoulder” type improvements unless otherwise indicated by the town. Certain exceptions to the shoulder type standards may apply within clustered housing development.

Policy T-2.2 Cul-de-Sacs:

- A. Whenever a Cul-de-sac serves more than six lots or extends more than 150 feet from the centerline of the accessing street to the farthest extent of surfaced traveled way a widened “bulb” shall be constructed as follows:
 - 1. Minimum right-of-way diameter across bulb section: one-hundred feet in a permanent cul-de-sac; ninety feet in a temporary cul-de-sac, with bulb areas lying outside straight street rights-of-way provided as temporary easement pending forward extension of the street.
 - 2. Minimum diameter of surfacing across bulb: ninety feet of paving to curb or shoulder.
 - 3. Where required on cul-de-sacs, sidewalks shall be constructed on both sides of the street and on the bulb.
- B. A permanent cul-de-sac shall not be longer than 600 feet measured from centerline of intersecting street to the center of the bulb section. Proposed exceptions to this rule will be considered by the town of South Cle Elum based on pertinent traffic planning factors such as topography, sensitive areas and existing development. The cul-de-sac length may extend to 1,000 feet if twenty-five or fewer potential lots are to be serviced and there is provision for emergency turnaround near mid-length.
- C. The town may require the developer to dedicate and construct an off- street walk or an emergency vehicle access to connect a cul-de-sac at its terminus with other streets, parks, schools, bus stops or other pedestrian traffic generators.
- D. If a street temporarily terminated at a property boundary, serves more than six lots or is longer than 150 feet, a temporary bulb shall be constructed near the plat boundary. The paved bulb shall be ninety feet in diameter with sidewalks terminated at the point where the bulb radius begins. Removal of the temporary cul-de-sac and extension of the sidewalk shall be the responsibility of the developer who extends the road.

Policy T-2.3 Alleys:

- A. An alley is considered a private access, typically in the urban area. Any alley shall meet the following requirements:
 - 1. Requirements of Loop Streets from Table T-4, for horizontal curvature and stopping sight distance, apply.

2. Serves a maximum of thirty lots, with a maximum length of 400 feet, no dead ends or cul-de-sacs.
3. Minimum tract width of twenty feet with bituminous surface of eighteen feet (including thickened edge), based on a six-foot structure setback. For differing structure setback requirements, alley configuration shall be designated to provide for safe turning access to properties.
4. Public streets to which an alley connects or which provide access to the front boundary of the properties served by the alley shall be twenty-eight feet minimum paved width with vertical curb. Alley entry shall be provided by driveway cut.
5. Modifications to existing alleys serving commercial or industrial properties, in accordance with the above, will be determined on a case-by-case basis subject to approval by the town.

Goal T-3 To provide safe pedestrian access.

- Policy T-3.1 The town will improve pedestrian amenities through public improvements, signing regulations and development standards. The maintenance of public and private improvements should be given priority commensurate with the Central Business District role as the focal point of the community.
- Policy T-3.2 The town of South Cle Elum shall establish cross walks improvements in areas which contain public services or in areas which demonstrate a risk to pedestrian safety. Currently, no such areas are designated.
- Policy T-3.3 All acts of subdivision should be reviewed for their impact on the residential density of the neighborhood and be evaluated on their impact to pedestrian movements.

Goal T-4 To actively influence the future character of the town by managing land use change and by developing facilities and services in a manner that directs and controls land use patterns and intensities.

- Policy T-4.1 Coordinate land use planning with the facility/utility planning activities of agencies and utilities identified in this comprehensive plan element. Providers of public services and private utilities should utilize the Land Use Element of this plan in planning future facilities.
- Policy T-4.2 The cities and counties in the region should coordinate transportation planning and infrastructure development in order to:
- Ensure a supply of buildable land sufficient in are and services to meet the region’s housing, commercial and employment needs; located so as to be efficiently provided with public facilities and services;
 - Ensure protection of important natural resources;
 - Avoid unnecessary duplication of services;
 - Avoid over-building of public infrastructure in relation to future needs.

- Policy T-4.3 Work with local, regional, and state jurisdictions to develop land use development strategies that will support public transportation.
- Policy T-4.4 Consider the impacts of land use decisions on adjacent roads. Likewise, road improvements should be consistent with proposed land use designations.
- Policy T-4.5 Through or regional traffic should be discouraged in South Cle Elum’s residential areas.

Goal T-5 To preserve and enhance transportation access.

- Policy T-5.1 Driveways, new street access plans and the costs for improvement on South Cle Elum Way shall be coordinated with the City of Cle Elum.
- Policy T-5.2 Sufficient access to new development shall be required by the town of South Cle Elum before occupancy or final approval of the development.
- Policy T-5.3 The town shall not vacate street rights-of-ways.
- Policy T-5.4 Where primary access is not by dedicated public street, the private access street should be improved to town street standards which include but are not limited to surface material, storm water control, snow removal, sidewalks and width improvements.

Goal T-6 To provide alternate methods of transportation.

- Policy T-6.1 The town of South Cle Elum shall examine the opportunities for a County Public Benefit Transportation System for the purposes of providing regional transportation through cooperation with a regional transit system.
- Policy T-6.2 the town of South Cle Elum should establish a regional van pool system which would provide access to the public services in Cle Elum such as health care, library services, and shopping.
- Policy T-6.3 The town of South Cle Elum shall promote the use of land and establish walking and bicycling corridor as an alternative form of transportation.

Appendix A: Definitions and Acronyms

The Town of South Cle Elum Comprehensive Plan utilizes the following definitions.

- **Capital Facilities:** those physical structures or assets which provide a public service such as, but no limited to, fire stations, water towers, police stations, libraries, highways, sewage treatment plants, communication and recreation facilities.
- **Capital Improvement:** physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.
- **COG:** is the Kittitas County Council of Governments.
- **Comprehensive Plan:** generalized coordinated land use policies that guide regulations and decision making of the governing body.
- **Concurrency:** adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts. of adequate capital facilities and of available capital facilities as defined above.
- **Consistency:** that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in system.
- **Critical Areas:** include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.
- **DAHP:** is the Department of Archaeology and Historic Preservation.
- **Density:** a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acres). Density is useful for establishing a balance between potential local service use and service capacities.
- **Development Regulations:** any controls placed on development or land use activities by the City, including but not limited to zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding sit plan ordinances.
- **Financial Commitment:** that sources of public or private finds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such finds will be timely put to that end.
- **GMA:** is the Washington State Growth Management Act (RCW 36.70A).

- **Goal:** a statement of the desires of a group/individual.
- **Growth Management:** a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.
- **Infrastructure:** those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid wastes disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.
- **Intensity:** a measure of land use activity based on density, use, mass, size, and impact.
- **Land Development Regulations:** any controls placed on development or land use activities by a county or City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.
- **Level of Service (LOS):** an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.
- **Level of Service Capacity:** the measure of the ability to provide a level of service on a public facility.
- **Local Improvement District:** legislative establishment of a taxing district to pay for specific capital improvements.
- **Planned Unit Development (PUD):** the result of a site specific zone change, based on binding site plan. The PHD zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land.
- **Planning Period:** the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.
- **Policy:** the way in which programs and activities are conducted to achieve an identified goal.
- **Public Facilities:** may include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. These physical structures are owned or operated by a government entity which provides or supports a public service.
- **Public Services:** include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.
- **RCW:** is the Revised Code of Washington.
- **Regional Transportation Planning Organization (RTPO):** the voluntary organization conforming to RCW 47.80.020, consisting of local government within a region containing one or more counties which have common transportation interests.

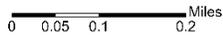
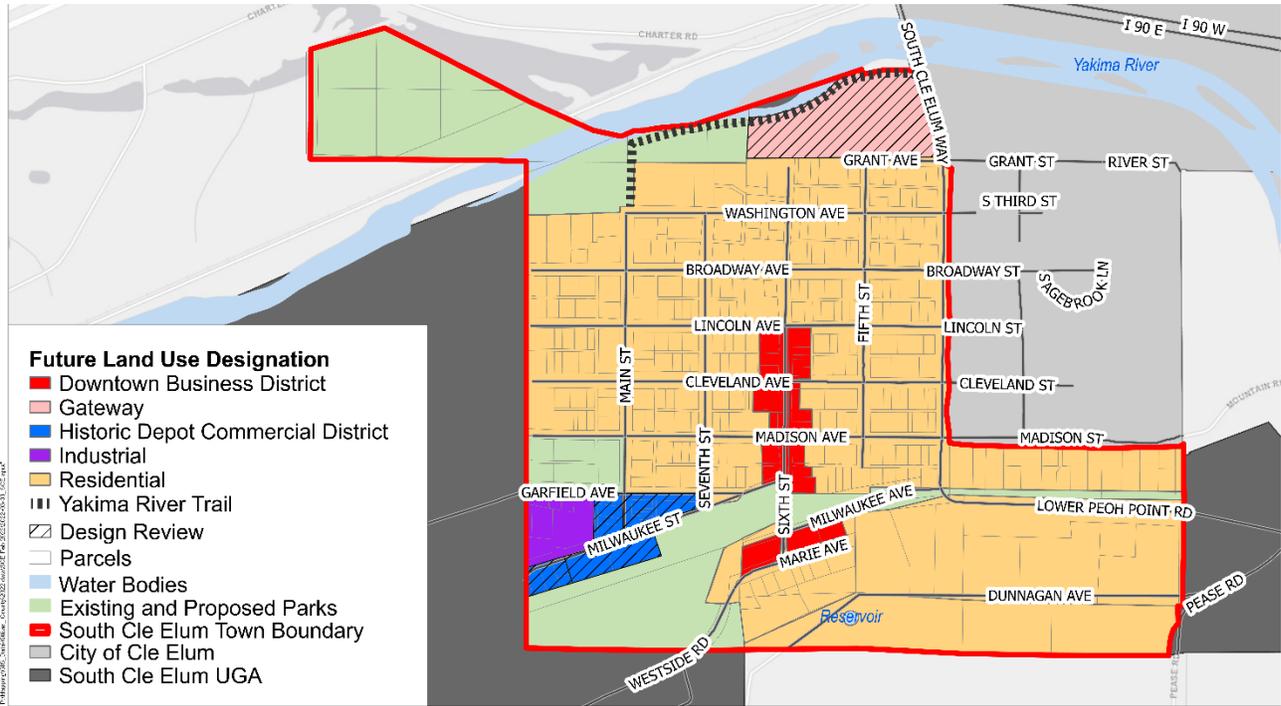
- **Rural Lands:** all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.
- **Sanitary Sewer Systems:** all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.
- **Transportation Demand Management Strategies (TDM):** strategies aimed at reducing traffic through alternative travel options, such as, the promotion of work hour changes, ride-sharing options, parking policies, and telecommuting.
- **Urban Lands:** those lands located inside the Urban Growth Area or the City and are generally characterized by densities and uses of a non-rural character with municipal services provided.
- **Urban Growth Area (UGA):** those areas designated by a county pursuant to RCW 36.70A.1 10.
- **Urban (or Municipal,) Governmental Services:** include those governmental services historically and typically delivered by cities, and include sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public services associated with urban areas.
- **Utilities:** private facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity and telecommunications services.
- **Visioning:** a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.
- **WAC:** is the Washington Administrative Code.
- **Zoning:** the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones.

Appendix B: Map Folio

City Context Map



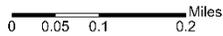
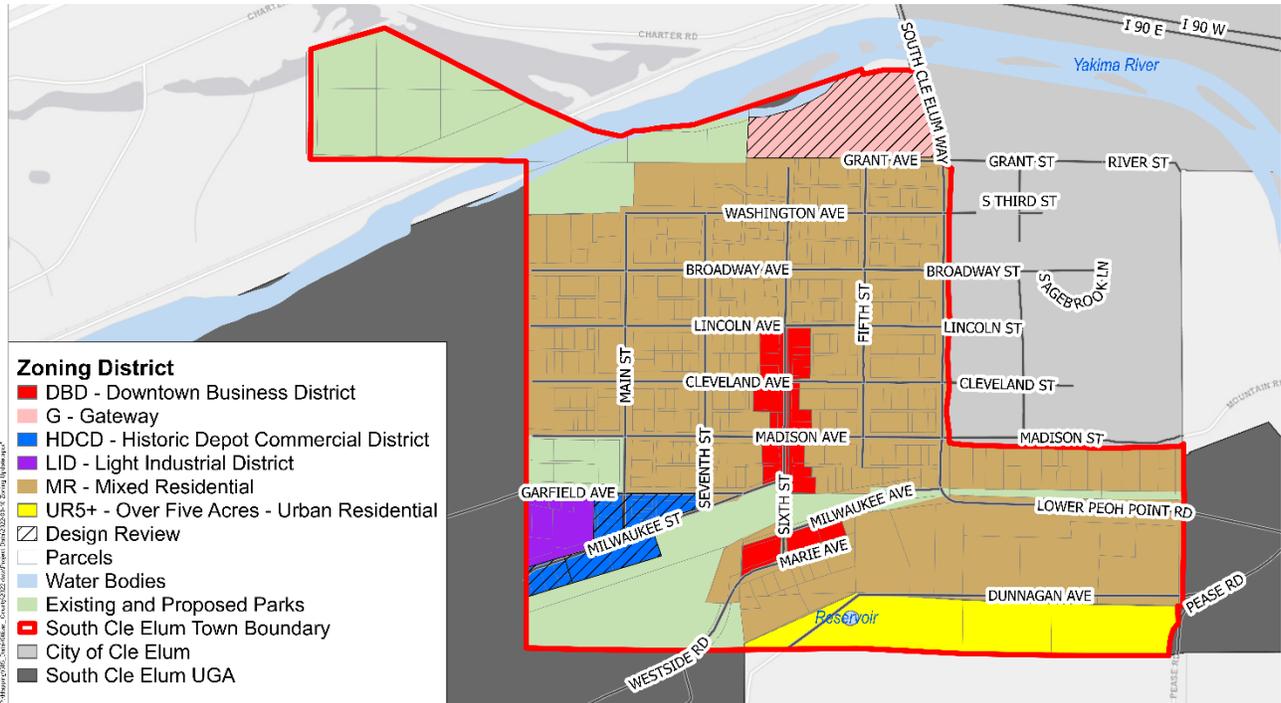
Future Land Use Map



© 2022 B4E CONSULTANTS
 This map is a general representation of the future land use design. It is not intended to be used as a legal document. The map is a conceptual plan and is subject to change without notice. The map is not intended to be used as a legal document. The map is a conceptual plan and is subject to change without notice.

Future Land Use Designation
 Comprehensive Plan
 Town of South Cle Elum, Washington
 Adopted by the South Cle Elum Town Council on
[June 21, 2022](#) by Ordinance No. [623](#)

Zoning



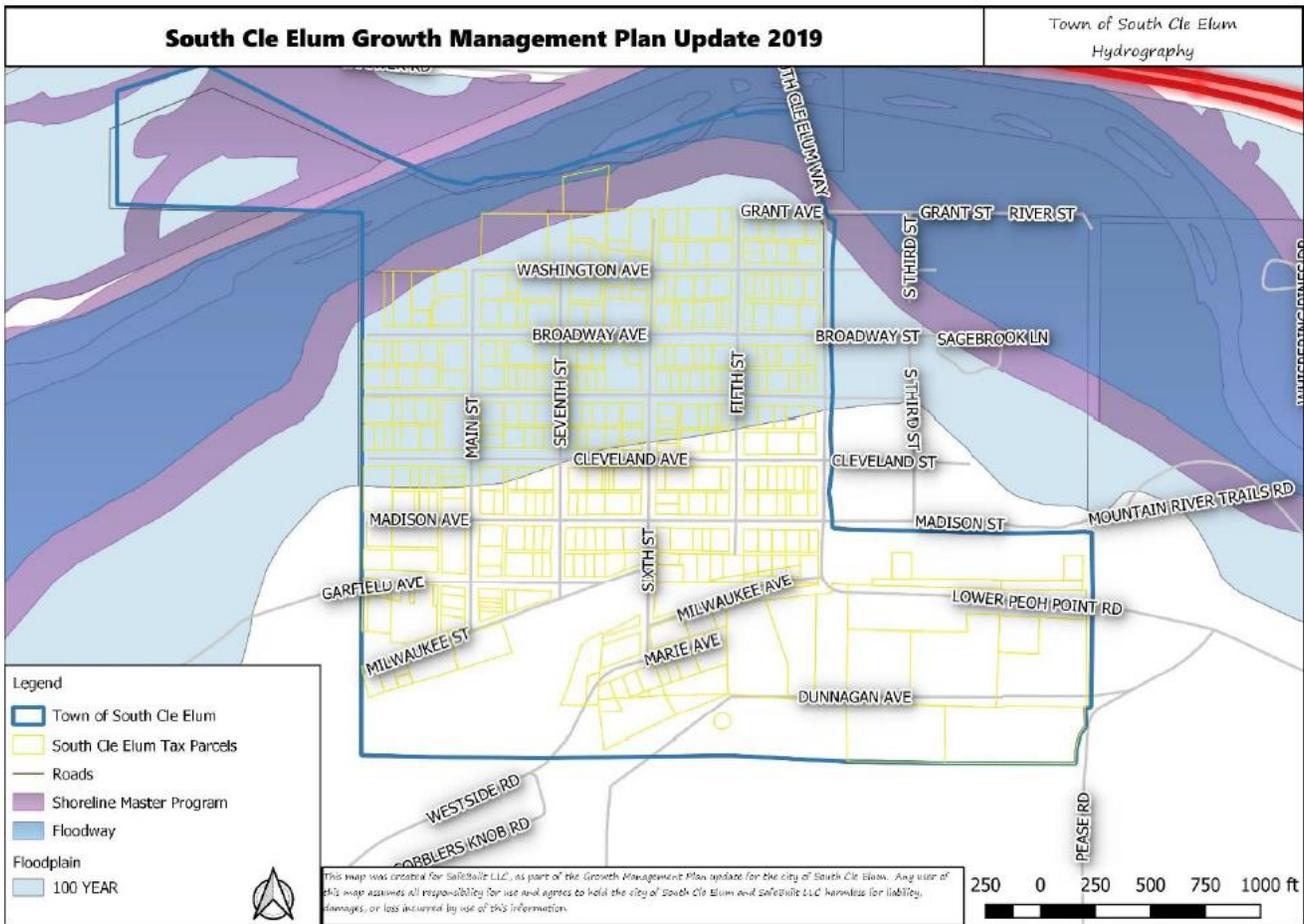
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Zoning Map

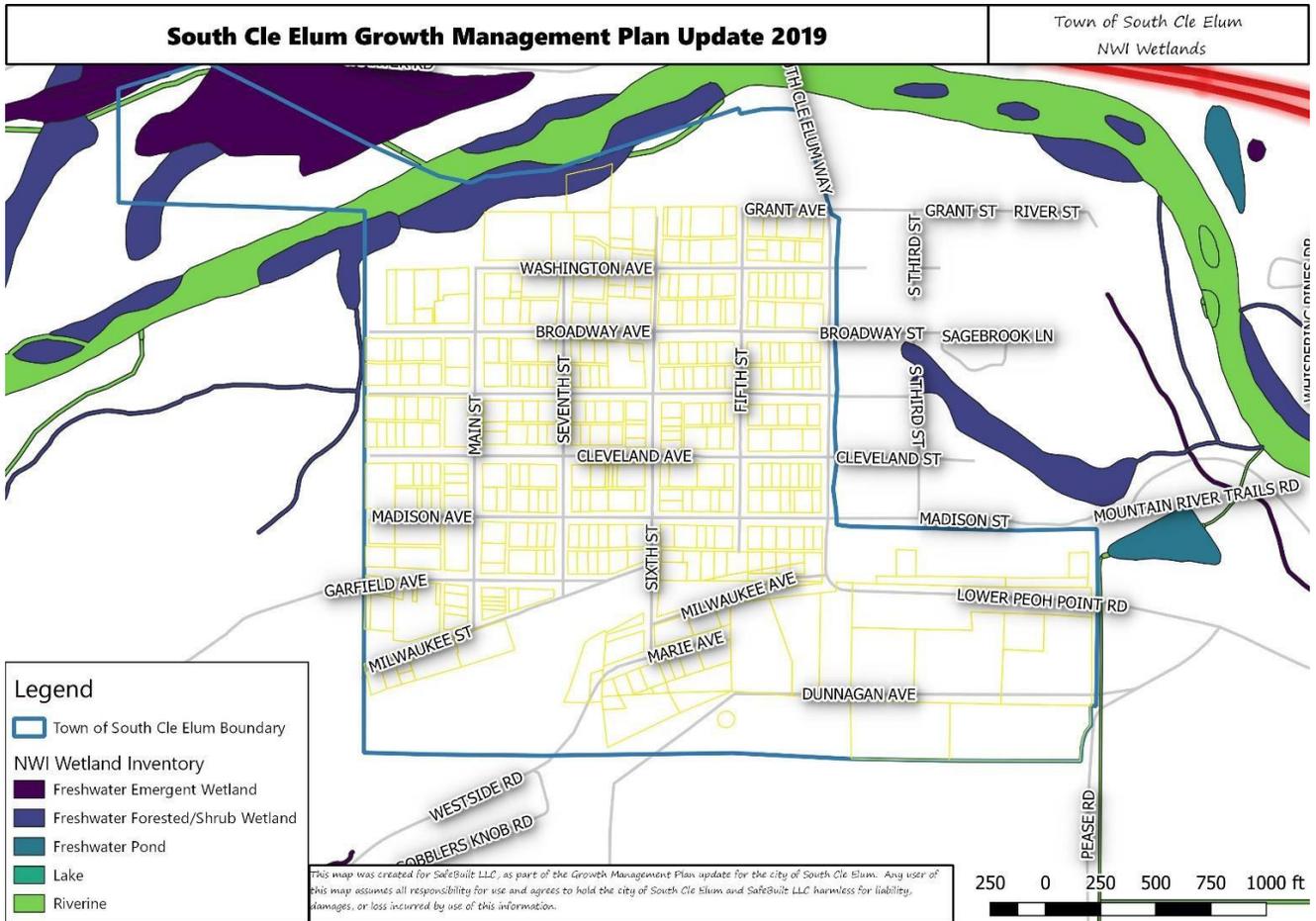
Comprehensive Plan
Town of South Cle Elum, Washington

Adopted by the South Cle Elum Town Council on
[June 21, 2022](#) by Ordinance No. [623](#)

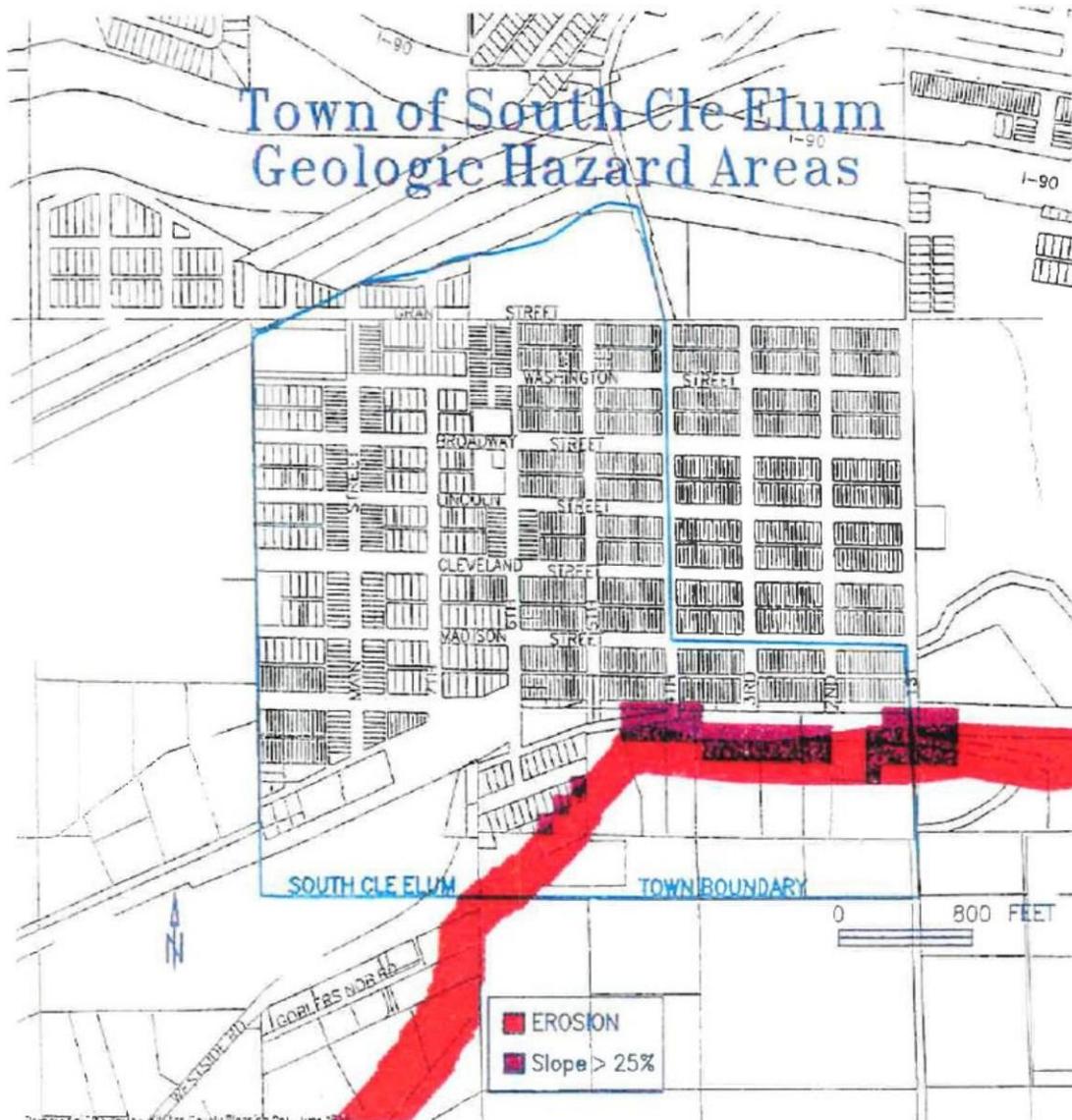
Flood Hazard Areas (FIRM Data*)



Wetlands



Soils with Geologic Building Hazards



Appendix C: Critical Areas Summary

The following information was collected in the spring of 2006 from the US Department of Agriculture, Natural Resources Conservation Services.

Fish and Wildlife Conservation Areas

IDENTIFY FISH AND WILDLIFE HABITAT CONSERVATION AREAS

Fish and wildlife habitat conservation areas mean land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated sub-populations are not created.

CLASSIFY AND DESIGNATED FISH AND WILDLIFE HABITAT CONSERVATION AREAS

- 1) Areas with which endangered, threatened, and sensitive species have primary association;
- 2) Habitats and species of local importance;
- 3) Lakes, ponds, streams, rivers planted with game fish by a government or tribal entity; or
- 4) State natural area preserves and natural resource conservation areas;
- 5) Water of the state.

Wash. Department of wildlife's priority habitat and species

These areas include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These also include habitats that are of limited availability or high vulnerability to alteration, such as cliffs, talus, and wetlands. The wash. Department of wildlife's classification system priority habitat includes the following criteria and shall be available to freely participating citizens.

Priority habitats and species are listed by the Washington Department of Fish and Wildlife according to the priority for protection and/or vulnerability to certain land uses. "management recommendations for Washington's Priority Habitats and Species," (Rodrick and Milner, Eds.) and subsequent additions, Washington State Dept. of Fish and Wildlife, is to be used to identify Priority Habitats and Species.

SOURCE

- Washington state department of fish and wildlife priority species and habitat map set
- Forest practices W AC 222-16-30, Water types

- Field Survey-1991 (see wetland areas)

FINDINGS

- The Yakima river provides habitat for priority fish species identified in the wetland areas section and the Washington state wetlands rating system for Eastern Washington;
- The Yakima river is a riparian wildlife corridor as identified on the Washington state department of wildlife priority species and habitat map set;
- The Yakima river is planted with anadromous fish species by both the Yakima Indian nation and by the U.S. department of fish and game;
- The Yakima river is type 1 water, or water of the state as outlined in the forest practices classification system, WAC 222-16-30.

CONCLUSION

The Yakima River and its associated wetlands are fish and wildlife habitat. This corridor is an area which qualifies for conservation to protect habitat for migration, foraging and feeding of both fish and wildlife. To preserve greater species diversity, provide recreational resources, and protect an ecosystem which is highly susceptible to disturbance this corridor must be preserved and protected from substantial intrusion by development.

Geologically Hazardous Areas

SOILS

Within the town limits there are four types of soil:

#205, zerofluvents, 0-5 percent slopes, consists of deep, well drained soils formed in recent alluvium on floodplains, stream terraces and river bottoms, flooding is frequent but brief.

#208, patit creek. Patit creek consists of deep, well drained soils formed in alluvium on terraces, flooding is rare.

#210, zerofluvents, 50-70 percent slopes, consists of deep well drained soils formed in glacial outwash and volcanic ash on terrace escarpments.

#211, teanaway loam, 0 to 3 percent slopes, consists of deep well drained soils formed in glacial drift and old alluvium on terraces and terrace escarpments.

Detailed descriptions of each soil type is contained in the soil conservation services, soil interpretations record, which is included as inserts #1, S2, S3, and S4 of this document. In addition page 96, shows the location of the soil types found within the town limits.

GEOLOGY

The geology as designated on page 94 of the Comprehensive Plan, within the town limits is composed of two major lithologies:

- alluvium of the Yakima river consisting of pebble to boulder gravel containing rounded stones largely of volcanic and dike rocks, is moderately of metamorphic and sedimentary rocks and sparsely of intrusive rocks.
- mainstream alluvium consists of a mixed lithology of gravel forming distinct terraces 50m to 18 m above the Yakima river, its material is identical to Qy, but indicates a discontinuous mantle of loess as thick as 0.5m and supports soil no thicker than 130cm.

The alluvium of Qy and Ql_{bm} contains gravel, sand and smaller materials. The mainstream alluvium was deposited during the retreating and advancing of a glacier and dates back to 2 million years ago to the Pleistocene Epoch. The alluvium of the Yakima river dates back to 10,000 years ago. This most recent alluvium deposit resulted from water flowing swiftly down the mountain and picking up sand and other sediments. When the sediment laden river reaches the valley is spread out, depositing the alluvium along the sides of the valley.

IDENTIFY GEOLOGICALLY HAZARDOUS AREAS

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquakes, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard.

CLASSIFY AND DESIGNATE GEOLOGICALLY HAZARDOUS AREAS

MINIMUM GUIDELINES OF EROSION HAZARD AREA

- 1) Areas identified by the U.S. department of agriculture soil conservation service as having a
- 2) “severe” rill and inter-rill erosion hazard.
- 3) SCS defines a “rill” as a steep-sided channel resulting from accelerated erosion. A rill generally is a few inches deep and not wide enough to be an obstacle to farm machinery.
- 4) Rill erosion tends to occur on slopes, particularly steep sloped with poor vegetative cover. MINIMUM GUIDELINES OF LANDSLIDE HAZARD AREA

Areas potentially subject to landslides because of a combination of factors, including bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater or other factors:

- 1) Any area with a slope of 40 percent or greater and a with a vertical relief of 10 or more feet except areas composed of consolidated rock.

SOURCE

- soil conservation service map
- Soil conservation soil interpretations record

- Department of natural resources: forest soil management interpretations
- U.S. geological survey map: 7.5 series, Cle Elum Quad
- Field survey: July 1991
- Air photo: Kittitas County, June 1977

FINDINGS

- There are geologically hazardous areas within the town limits and study areas boundary of South Cle Elum.
- The area consists of zerochrepts soils, having a 50 to 70 percent north slope located on a glacial outwash terrace.
- The area is moderated to sparsely forested.
- If left in its natural state the area is stable.
- If disturbed the area becomes unstable to very unstable.
- Loose soil material on the slope is highly susceptible to sliding.
- The erosion potential for the slope area is high.
- Dwellings and roads are found at the base of the escarpment.

CONCLUSION

The location of this mineral resource is located on zerochrepts soils which have a north slope of 50 to 70 percent. The area at the top of the escarpment has been developed with several houses and a main road for residents in the outlying area abuts the property line at the bottom of the slope. The erosion potential for this slope is high since the slope is composed of loose soil material which is highly susceptible to sliding. If the slope is left in its natural state, then the slope stability is stable but if the slope is disturbed the area is unstable to very unstable. This area is moderately to sparsely forested which maintains the slope stability.

SHORELINE MANAGEMENT MASTER PROGRAM

The northern boundary for the town limits of South Cle Elum is the Yakima River. Plate 8, page E-10, of the shoreline master program designates this portion of the Yakima river as being a natural environment.

NATURAL ENVIRONMENT

Philosophy

The natural environment is intended to protect those shoreline areas which are considered unique by virtue of their existence and valuable only to the extent that the natural integrity is preserved for the benefit of future, as well as, present generations.

Definition

This environment is characterized by land being relatively free of human influence and having severe biophysical limitations for development. The presence of some unique natural or cultural feature which

is sensitive to intensive human use is also an important criterion. In addition, the natural environment is intended for areas being of such a nature that its value is retained only in its natural condition.

Criteria for designation

- 1) the presence of a natural, historical, cultural, scientific or educational feature considered valuable by virtue of its existence in a natural or original state and there by warranting preservation for the benefit of present and future generations
- 2) those areas which have been generally uninfluenced by human activities
- 3) those areas which are generally sensitive to intensive human use

CONCLUSION

Shorelines of statewide significance as defined in WAC 1973-16 are found within the town limits of South Cle Elum. These lands are administered through the Kittitas County shoreline management master program and are deemed adequate for the protections of these lands and their associated wetlands. The shoreline master program is an element of the comprehensive plan and its goals and policies are incorporated according to RCW 36.70A.480.

Aquifer Recharge Areas

IDENTIFY CRITICAL AQUIFER RECHARGE AREAS

Potable water is an essential life sustaining element. Much of the drinking water comes from ground water supplies. Once ground water is contaminated it is difficult, costly, and sometimes impossible to clean up. Preventing contamination is necessary to avoid exorbitant costs, hardships and potential harm to people.

CLASSIFY AND DESIGNATE CRITICAL AQUIFER RECHARGE AREAS MINIMUM GUIDELINES OF RECHARGE AREAS FOR AQUIFERS

Recharge areas for aquifers must be classified according to the vulnerability of the aquifer. Vulnerability is the combined effect of hydrogeological susceptibility to contamination and the contamination loading potential.

HIGH VULNERABILITY- indicated by land uses that contribute contamination that may degrade ground water, and hydrological conditions that facilitate degradation.

LOW VULNERABILITY- indicated by land uses that do not contribute contaminants that will degrade ground water, and by hydrological conditions that do not facilitate degradation.

Critical aquifers recharge areas are those aquifers with a critical recharging effect on aquifers used for potable water and at a minimum include:

- 1) Sole source aquifer recharge areas designated pursuant to the federal safe drinking act;

- 2) Areas established for special protection pursuant to a groundwater management program, RCW chapters 90.44, 90.48, and 90.54, and WAC chapters 173-100 and 173-200
- 3) Areas designated for wellhead protection pursuant to the federal state drinking water act;
- 4) Other areas meeting the definition of “areas with a critical recharging effect on aquifers used for potable water.”

Washington Department of ecology’s groundwater vulnerability table

The Washington department of ecology’s groundwater vulnerability table a measure of aquifer susceptibility, will be used to determine susceptibility and containment loading potential risk, therefore the overall vulnerability of the aquifer to contamination:

VULNERABILITY MATRIX
(LOADING X SUSCEPTIBILITY = INCREASING LEVEL OF VUNERABILITY)

CONTAMINANT LOADING:

	X	low loading=1	medium loading=2	high loading=3	
	low suscept.=1	1	2	3	INCREASED
SUSCEPTIBILITY:	medium suscept.=2	2	4	6	RISK OF ↓
	High Suscept.=3	3	6	9✓	SUSCEPT.
		INCREASED	RISK OF →	CONTAMIN.	

AN AREA WITH A FACTOR OF 9 IS REASON TO TAKE MEASURES TO PROTECT THAT AQUIFER RECHARGE AREA FROM THE POTENTIAL CONTAMINANTS THAT ARE THREATENING ITS PURITY.

To determine the susceptibility of the aquifer, evaluate the following characteristics:

- 1) Depth to groundwater
- 2) Aquifer properties such as geology, hydraulic conductivity and gradients;
- 3) Soil texture, permeability, and contaminant attenuation properties;
- 4) Characteristics of the vadose zone (the unsaturated top layer of soil and geologic material or above the permanent groundwater table level) including permeability and attenuation (thinning) properties; and
- 5) Other relevant factors.

To evaluate contaminant loading potential, evaluate the following characteristics:

- 1) General and specific land use;
- 2) Results from well logs and water quality test results; and
- 3) Any other information about the potential for contamination.

CONCLUSION

Identified critical aquifer recharge areas:

- 1) South Cle Elum's well, located in fireman's park, is municipal water source. The well is also subject to the rise and fall of the Yakima river indicating a strong hydrological connection. This well is centered in a recreational area susceptible to contamination by pesticides. It is also bordered by old septic tanks.
- 2) Wetlands associated to the Yakima river are rated as wetlands #1. They contain recharging
- 3) functions which are essential to water quality of the Yakima river,
- 4) Other areas of high susceptibility and vulnerability to contamination may be found on a case by case basis. Therefore, In the appendix of this comprehensive plan soil and ecology has been mapped to assist in the location of sites that may be vulnerable to contamination when used in conjunction with a high intensity land use.

Frequently Flooded Areas

IDENTIFY FREQUENTLY FLOODED AREAS

The "floodplain" means that area of land shown as being inundated by the waters of the one-hundred-year flood plan. "flood" means a general inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters. Floodplains are areas subject to periodic inundation from river or stream runoff. The purpose of the floodplain designation is to define areas in need of protection from damage due to flooding, to reduce the need for flood control structures, to assist the unhindered flow of flood waters, to limit costs of recovery from flooding and to protect human life and property. The floodplain designation recognizes that floodplain land is a natural and necessary part of the river system which should be as free of man-made development as possible.

CLASSIFY AND DESIGNATE FREQUENTLY FLOODED AREAS

The area along the Yakima River has historically been subject to flooding. The scenic value of the Yakima River, its wetlands and its unique ecosystem make this area a positive natural resource for the community which should be enhanced and accented. The Federal Emergency Management Agency, designates those areas which affect the town of South Cle Elum and its study area boundary.

CONCLUSION

Frequently flooded areas as defined by the growth management act and mapped by the federal emergency management agency exist within the town of South Cle Elum and study area boundary. There currently exists a flood damage prevention ordinance for both South Cle Elum and Kittitas County which adequately protects these areas.

Wetland Areas

Wetlands are defined as areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (RCW 36.70A.030(21))

Wetlands play a significant role in the reduction of water pollution, erosion, siltation, flooding, and provide significant wildlife fisheries and plant habitats; and their destruction or impairment may result in increased public and private costs or property losses.

“Wetland” means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the country or city.

CLASSIFY AND DESIGNATE WETLAND AREAS EASTERN WASHINGTON FOUR-TIERED SYSTEM SCRUB-SHRUB WETLAND CLASS

Any area of vegetated wetland where woody vegetation less than 20 feet tall comprises at least 30% of the aerial cover. Scrub-shrub vegetation class qualifies for points in the rating system if the total area of the scrub-shrub wetland class is at least ½ acre or 10% of the entire wetland area being rated.

FOREST WETLAND CLASS

Any area of vegetated wetland where woody vegetation over 20 feet tall comprises at least 30% of the aerial cover. Forested wetland class qualifies for points in the rating system if the total area of the forest wetlands is at least ½ acre or 10% of the entire wetland area being rated. AERIAL COVER means the % of vegetation covering any area of vegetated wetland. Used to decide which classes are present in the wetland.

NATIONAL WETLANDS INVENTORY MAP

Within the town limits of South Cle Elum and a larger study area there are five areas classed as wetlands according to the National Wetlands Inventory Map (NWI). The following is a description of the wetlands according to the classification used for the NWI:

- R30WH- naturally occurring system- Riverine class- open water / unknown bottom flood / Seasonally.
- PFOA- naturally occurring system- Palustrine class- forested flood- temporarily.
- PSSC- naturally occurring system- Palustrine class- scrub-shrub flood- seasonally.
- PEMCx- excavated system- Palustrine class- emergent flood- seasonally.
- POVVHx- sewage treatment pond for the Town of South Cle Elum.

FIELD SURVEY-1991

A field survey of the wetlands was done in September of 1991 and aerial photos were obtained for the years of 1977 and 1985. The following wetlands were identified:

- Wetland #1 scrub-shrub vegetation woody vegetation less than 20 feet tall comprises at least 30% of the aerial cover in agreements with the NWI map.
- Wetland #2 forested vegetation along the Yakima river mature forested vegetation average age of dominate trees 50-80 years high structural diversity- multi-layer community in agreement with the NWI map comprises at least 30% aerial cover approximately 5.1 acres approximately.
- 20% of total wetland area.
- Wetland #3 scrub-shrub along bank of the Yakima River and a sand bar comprises at least 30% aerial cover on the verge of domination trees is 50-80 years in high structural diversity- multi- layer community comprises at least 30% aerial cover approximately 2.8 acres approximately.
- 11% of total wetland area.
- Wetland #4 mature forested vegetation average age of dominant trees is 50-80 years high structural diversity-multi-layer community comprises over 30% aerial cover approximately 3.8 acres approximately 15% of total wetland area.
- Open water- Yakima river category #1 on NWI map approximately 10.6 acres approximately.
- 40% of total wetland area.

TOTAL WETLANDS

SCRUB-SHRUB	4.0 acres	15%
RIPARIAN/MATURE FOREST	11.4 acres	45%

OPEN WATER- Yakima River 10.6 acres 40%

TOTAL 26.0 acres

CRITERIA: CATEGORY I(v) WETLANDS WITH IRREPLACEABLE ECOLOGICAL

SUB-CRITERIA: MATURE FORESTED WETLANDS

Forest wetlands qualify as mature forested wetlands when the average age of dominant trees in the forested wetland is >80 years or the average age of dominant trees in the forested wetland is 50-80 years and there is high structural diversity as characterized by a multi-layer community of trees tall and trees 20-49>50 feet tall and shrubs and herbaceous groundcover and < 50% of the dominant plants in one or more layers are invasive/exotic plant species listed in Table 7, page 46, of the Washington State Wetlands Rating System for Eastern Washington.

SOURCE

- Wetlands Rating Field Data Form

FINDING

- Approximately 11.4 acres are riparian/mature forested wetland.
- Approximately 45% of the total wetlands are riparian/mature forested wetland.

JUSTIFICATION

Forested wetlands are important because of the variety of function that these wetlands provide and the very long time they take to develop. Mature forested wetlands require at least 50 years to develop and are most valuable for wildlife habitat when left undisturbed for several generations. Forested wetlands have exceptionally high functional values for wildlife habitat due to the multiple layers of vegetation which provide a variety of food, breeding and nesting sites, and thermal and hiding cover. Some forest wetlands are associated with standing water during all or part of the year which makes them extremely valuable, especially when the surrounding area is arid or semi-arid. Birds, mammals and amphibians often reach their greatest densities and diversity within forested wetlands. The tree canopy provides a moderated temperature within the wetland that is cooler in summer and warmer in winter than surrounding open areas and this reduces energy needs for wildlife. Trees may shade open water providing cover for fish and downed trees provide large organic debris essential for fish habitat structure in streams. Leaves and insects which are important in the aquatic food-chain, drop into the water from overhanging trees. Riparian forests may contain both wetland and non-wetland forest components. Non-wetland riparian forests are extremely important as a transition between wetland and upland. In arid and semi-arid portions of eastern Washington the non-wetland riparian forest is an integral part of the streamside habitat. Flood waters are slowed and diminished as they spread out in riparian forested wetlands and the trees and other vegetation trap sediments from the flood waters. Sediments shorelines and stream sides are stabilized by the extensive root systems and protected from erosion by vegetative cover.

CRITERIA: CATEGORY II (ii) DOCUMENTED PRIORITY HABITATS AND SPECIES RECOGNIZED BY STATE AGENCIES

SUB-CRITERIA: FISH SPECIES

Does the wetland provide habitat for priority fish species managed by the Washington Department of Wildlife? YES.

SOURCE

List of priority fish species Table 5, page 41 of the Washington State Wetlands Rating System for Eastern Washington.

Bull Trout	Dolly Varden	Kokanee Salmon
Mountain Sucker	Mountain Whitefish	Pygmy Whitefish
Rainbow and Steelhead Trout		Cutthroat Trout

FINDING

Letter from the State of Washington Department of Wildlife dated September 11, 1991, stating: the Yakima River in the vicinity of South Cle Elum is spawning and rearing habitat for rainbow trout, cutthroat trout, whitefish, steelhead, spring chinook salmon, suckers and squawfish protection of the shoreline riparian habitat will help insure that the river continue to provide suitable spawning and rearing habitat for fish.

CRITERIA: CATEGORY II(iv) WETLANDS WITH SIGNIFICANT HABITAT VALUE GREATER THAN OR EQUAL TO 22 POINTS (FRESHWATER WETLANDS).

SOURCE

- Wetlands Rating Field Data.

FINDING

- Total score of 32 on Wetlands Rating Field Data Form.

CRITERIA: CATEGORY I, II OR III WETLANDS OF LOCAL SIGNIFICANCE (WOLS): ANY WETLAND, IDENTIFIED AND ADOPTED BY A LOCAL GOVERNMENT AS PART OF ITS PLANNING PROCESS, FOLLOWING PUBLIC REVIEW AND APPEALS AND SATISFYING SUB-CRITERIA SUCH AS THOSE BELOW:

SUB CRITERIA: A WETLAND OF LOCAL SIGNIFICANCE:

- 1) Is locally rare, or
- 2) Is documented as a groundwater recharge area, or contributed functional value to a local government water quality or flood mitigation program, or
- 3) Provides habitat for fish and wildlife that is considered important by the local community, or d) Is recognized or planned educational site, or

- 4) Is part of a recognized or planned recreation resource, or
- 5) Is part of an open space or planned open space resource, or
- 6) Is planned for restoration or enhancement as a part of a local government protection program, or
- h) Is part of a wildlife corridor or connects wetlands areas of greater value, or
- 7) Is recognized and valued as part of the local landscape, or
- 8) i) is considered sensitive to development or disturbance or k) is considered irreplaceable, or
- 9) l) is a buffer area for a growth management boundary, or
- 10) m) is an integral part of a wetland system that would benefit from better overall protection or n) satisfies other criteria developed by local government in its comprehensive planning process.

SOURCE

To be recognized as a WOLS, each wetland should be specifically identified and adopted as a “wetland of local significance” under government flexibility in integrating the local government model ordinance for wetlands with the requirements of local government to protect critical areas, including wetlands, under the Growth Management Act.

FINDING

The wetlands, located within the town limits and study area boundary, meet nine of fourteen criteria for wetlands of local significance. The following is a summary of the findings:

- Sediments and pollutants are filtered through the wetlands thereby protecting the quality of the water from the town well.
- Wetlands slow and diminish flood waters and protect and stabilize the shoreline, thereby protecting human life and property.
- The Yakima river and contiguous wetlands provide suitable spawning and rearing habitat for fish as documented by the State of Washington Department of Wildlife.
- The wetlands are considered irreplaceable to the town.
- Wetlands #1 and #2 are within the town limits of South Cle Elum and wetlands #3 and #4 are within the town limits and study area boundary. The wetlands are contiguous with each other requiring classification as one wetland and whereas the study area boundary is under the jurisdiction of Kittitas County it will be necessary for the wetland to be classified as a wetland of Local Significance to provide consistent and uniform protection.

JUSTIFICATION

The purpose of criteria for wetlands of Local Significance is to provide ways for local government to protect wetlands within the wetlands rating system to a degree higher than that afforded by strict application of the other state criteria. It may be that local wetlands require more protection than that afforded by a strict application of rating criteria. For example, wetlands may be critical to a local water supply, or provide storage capacity for floodwaters. Or the wetlands may provide a

combination of values that, when considered together, provide important values that require higher levels of protection. WOLS could also be identified and categorized based on inter-local.

Fish and Wildlife Areas

IDENTIFY FISH AND WILDLIFE HABITAT CONSERVATION AREAS

Fish and wildlife habitat conservation areas mean land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated sub-populations are not created.

CLASSIFY AND DESIGNATED FISH AND WILDLIFE HABITAT CONSERVATION AREAS

- 1) Areas with which endangered, threatened, and sensitive species have primary association;
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- The Yakima river is a riparian wildlife corridor as identified on the Washington state department of wildlife priority species and habitat map set.
- The Yakima river is planted with anadromous fish species by both the Yakima Indian nation and by the U.S. department of fish and game.
- The Yakima river is type 1 water, or water of the state as outlined in the forest practices classification system, WAC 222-16-30.

CONCLUSION

The Yakima River and its associated wetlands are fish and wildlife habitat. This corridor is an area which qualifies for conservation to protect habitat for migration, foraging and feeding of both fish and wildlife. To preserve greater species diversity, provide recreational resources, and protect an ecosystem which is highly susceptible to disturbance this corridor must be preserved and protected from substantial intrusion by development.

Appendix D: Capital Facilities Plan

Introduction

The upper Kittitas County community of South Cle Elum is comprised of approximately 578 people who enjoy public services. They include: Roadway maintenance, domestic water supply, sanitary sewer, fire protection and police protection. Each of these systems have been inventoried by Type, Level of Service, and Cost by Year in the Capital Facilities Plan. This plan differs from past Capital Improvement Plans by the establishment of Levels of Service standards or LOS is a measurement of service to the public. This can be either a technical equation or an aesthetic rule of thumb which directs capital outlay. Concurrency is a guarantee for the provision of urban public services, it requires the presence or funding for capital facilities at the time of a development's completion. This entire plan is tied to specific funding to assure that this plan is not a "wish list" nor a "think for today" plan on capital expenditure. In total, this Capital Facilities Plan is a good management technique to assure long range fiscal planning.

The town of South Cle Elum is traditionally funded by real estate taxes and services fees for the utilities provided by the town. In addition, the town has made a commitment to conserve funds when possible to assist in the offset of costs for Capital Expenditure by increasing service fees thereby spreading costs in the long term for anticipated public service improvements. The town defines a capital project as a non- recurring expenditure greater than \$7,500.00 for an item with a life span of more than five years. This definition includes fleet replacement, street improvements, and structural improvements while not encompassing purchases such as computers, office supplies or small equipment as a capital expenditure.

Additional details on the service providers is located in the Capital Facilities Appendix to the Comprehensive Plan.

Service Providers

Detailed descriptions of the service provided by each of the service providers, an inventory of their capital facilities, a list of planned projects, and typical funding sources is located in Capital Facilities Plan Appendix. The Town of South Cle Elum maintains capital facilities that provide the following services:

- Public Buildings
- Fire & Emergency Services
- Law Enforcement
- Water
- Sewer/Wastewater

- Parks & Recreation
- Streets

The Town of South Cle Elum coordinates with the following service providers, which provide services to the Town of South Cle Elum, among other communities:

- Cle Elum – Roslyn – South Cle Elum Police Department
- Ce Elum Roslyn School District

Exhibit D-1. Service providers and Plans

SERVICE	PROVIDER	RELEVANT PLANS
Water	City of Cle Elum	City of Cle Elum/Town of South Cle
Sewer	City of Cle Elum	
Streets	Town of South Cle Elum Transportation Plan	
Schools	Cle Elum – Roslyn School District	
Parks and Recreation	Town of South Cle Elum	
Fire and Emergency	Town of South Cle Elum/Volunteers	Town Budget
Police	Cle Elum – Roslyn – South Cle Elum Police Department	
Town Buildings	Town of South Cle Elum	Town Budget

GENERAL LEVELS OF SERVICE

Each section of the Capital Facilities Plan will establish a Level of Service. A Level of Service is the standard by which a decision to extend capital will depend.

MINIMUM FIRE FLOW REQUIREMENTS

TYPE OF DEVELOPMENT	FIRE FLOW REQUIRED (G.M.P)	MINIMUM DURATION (MINUTES)
One and two -Family	1000	120 minutes at 20 PSI.

Section 3.3 of the City of Cle Elum and the town of South Cle Elum Comprehensive Water Plan has established performance and design criteria of the water system.

If the system fire flow does not meet these Level of Service standards when a capital outlay would be warranted to bring the system to this standard (per the Growth Management Act 1990). Levels of Service are not static as Federal, State and Local regulations and needs do change. Therefore, on

an annual basis the Capital Facilities program will be reviewed for adequacy and community need. In addition, the town of South Cle Elum will insure mitigation fees to share in the cost of facility development so as to offset the “costs” of development.

INVENTORY OF EXISTING CAPITAL FACILITIES

Water System

The town of South Cle Elum and the city of Cle Elum just recently updated and revised its Comprehensive Water Plan in February of 2015. The plan has been submitted to the Washington State Department of Health and was approved in February of 2016. The Town will update this plan again prior to February of 2022. This plan provides important information on the function and service available for current and future residents. The following data is a summary of the 2015 Water System Plan prepared by Huibregtse, Louman Associates, Inc.

While for many years the City of Cle Elum and the Town of South Cle Elum operated separate, independent water systems, major improvements in 2000 have combined the two systems as one with ownership of the various system components divided between the two communities.

The town of South Cle Elum’s 2005 service population was 570 and the 10-year future service population is projected to be 687 in the year 2016. The number of South Cle Elum’s equivalent residential units (ERUs) in 2005 was 371 and the 10-year future number of ERUs is projected to be 415 in the year 2016.

Water Supply Evaluation

The town of South Cle Elum’s 10-year water demand forecast for the year 2016, as well as the towns current source capacity and water rights are shown below:

	Projected Year 2016 Demand	Current Source Capacity	Current Water Rights
Services	344	-----	-----
Annual	43.6 MG	-----	87.7 MG
Maximum Day	0.384 MG	0.44 MG	1.37 MG
Peak Hour	544 GPM	300 GPM	-----

Summary of System Deficiencies and Recommended Improvements

Water Supply: water supply will be improved in 2007 with addition of a shallow well-field along the banks of the Cle Elum River adding 2,800 gpm of raw water pumping capacity to the water treatment plan. The water source capacity for the joint of City of Cle Elum/ Town of South Cle Elum water system of 5,600 gpm will not be exceeded in the foreseeable future.

Treatment Plant Capacity: the regional water treatment plant has the capacity of adding another filter train that would increase plant capacity to 6.0 MGD in the year 2016. Further capacity will not be needed until year 2026, which will require expansion of the existing water treatment plan.

Production v. Consumption: metering City/Town facilities will help improve the production versus consumption differences currently experienced by the Town of South Cle Elum. Tracking flow during flushing of water lines, filling fire trucks, or fighting fires will reduce the percentage of unaccounted for water.

Main Upsizing and Replacement: the town of South Cle Elum and the City of Cle Elum have identified and prioritized locations where replacement and/or looping of water mains will improve the distribution system, particularly fire protection. Main upsizing, looping and/or replacement improvements for the town of South Cle Elum include the following:

- Replace and upsize the existing 4-inch steel watermain in South Cle Elum Way, from Grant Avenue to Madison Avenue. This improvement will reduce the water loss and improve fire flow to South Cle Elum.
- Replace and upsize the existing 4-inch steel and 3-inch PVC watermain in the alley between Cleveland Avenue and Madison Avenue, from Third Street to Second Street, with a new 8-inch watermain. This improvement will replace undersized pipes and improve fire flow to this area.

Cross Connection Control Problems- The city of Cle Elum and the town of South Cle Elum will implement a cross-connection control program to protect the potable water system.

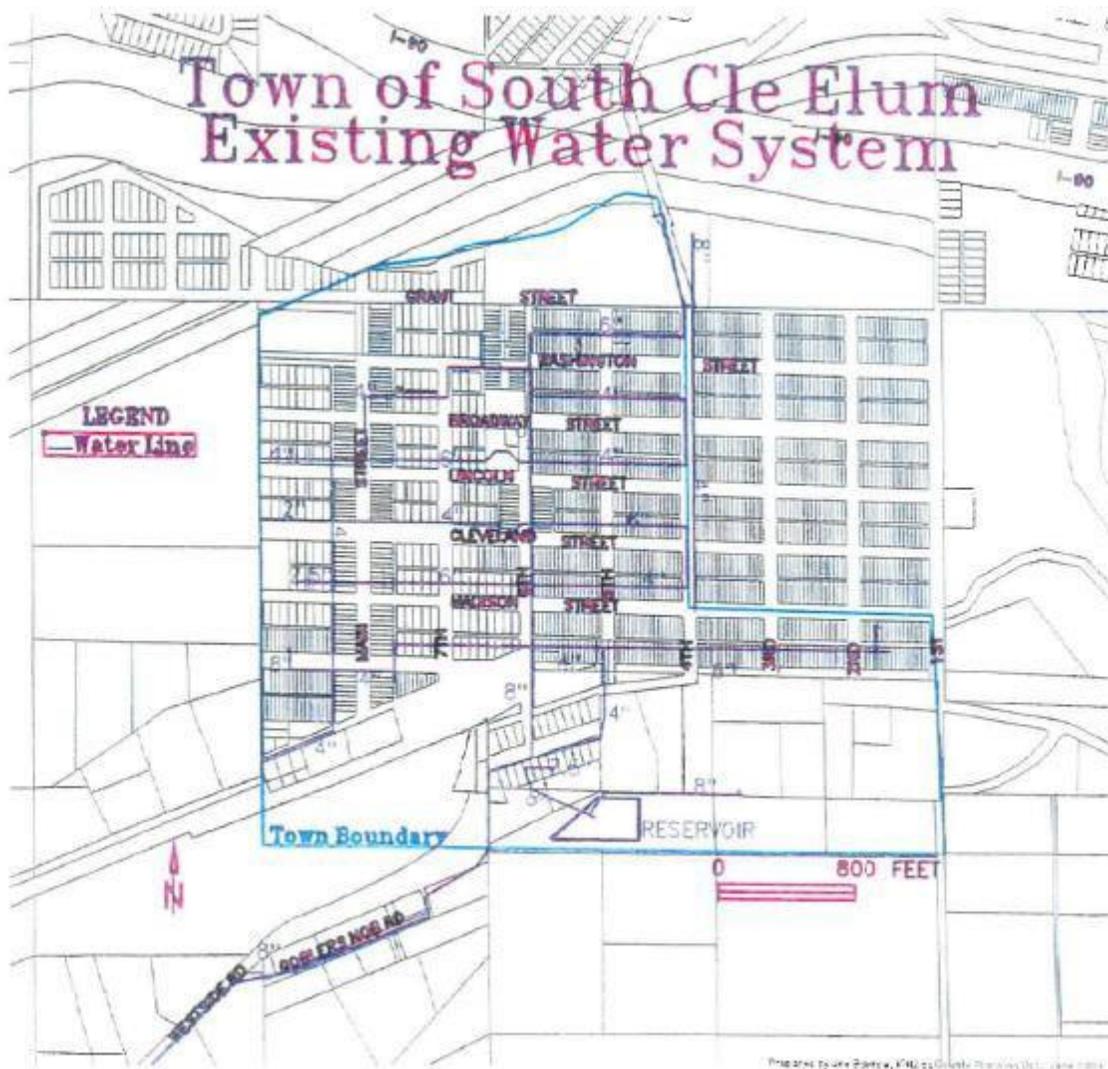
Customer Complaint Response Tracking Programs- The city of Cle Elum and the town of South Cle Elum will develop a customer complaint tracking program.

Proposed Water System Financial Program

Recommended South Cle Elum system improvements are scheduled for completion in annual increments for the next six years, as shown on Table C8-1 of the Comprehensive Water Plan. As areas outside of the current service area develop, extension of the town's water system will be necessary. Typically, transmission mains, sources of supply, and reservoirs require major local bond funding and/or outside funding participation to offset the high costs of improvements.

Five categories of potential financing for domestic water-related improvements are as follows: 1) Local public enterprise funds; 2) use of local public powers; 3) state assisted or guaranteed resources; 4) federally assisted or guaranteed resources; and/or 5) private development.

Table C9-4 of Comprehensive Water Plan set forth the financial program which incorporates projected operations, improvements and loan costs for the next 6-year period. Annual rate increases of 2% will be required to maintain an adequate fund balance in future years and an annual review of the water system's financial program is conducted during each year's town budget preparation process. The financial program will also be reviewed and revised as needed during the Comprehensive Water Plan update in 2012. This will allow modifications to the rate increases, should financial conditions change.



SANITARY SEWER SYSTEM

The Town of South Cle Elum owns and operates a sanitary sewer collection system consisting of 24,800 LF of sanitary sewer main, 64 manholes, a duplex pumping system sewer lift station and 2,320 LF of 6” ductile iron force main. The collection system was constructed in 1969, at the time that the sewage lagoon was also constructed and operated by the Town. In 1994 the town constructed a sewage lift station along with a force main and gravity transmission line to convey its sewage to the City of Cle Elum. The construction of the lift station led to the decommission of the sewage lagoon, which was disassembled and the site was approved by DOE in April 2001. Construction cost of the lift station was \$600,000.00.

After completion of the lift station in 1994 the Town conducted an L and I inspection with the help of the Town’s engineers HLA. The inspection revealed 13 leaking manholes that needed to be replaced as well as an additional 17 that were in low spots and needed to be brought up to grade. The manhole replacement/adjustment work was done in the summer of 1998 at a cost of \$65,000.

In March 2001 the Town replaced 260 LF of failing 4” PVC sewer main with 8” PVC and installed 2 new manholes, one at each end of the new line, cost \$21,300.

In September of 2002, the City of Cle Elum Regional Sewerage Facilities Plan was approved by the Department of Ecology. The Facility Plan along with addenda received in April of 2003 was approved as part of a facilities plan in May of 2003. In October of 2003, the City of Cle Elum submitted Amendment #1 to the Facilities Plan that lists new design criteria. The new upgrade facility has been in operation since the spring of 2005.

In October 2002 the Town replaced 275 LF of failing A.C. sewer main with 8” PVC, cost \$11,000. Additionally in 2002, the Town began a sewer maintenance program which involved annual cleaning, camera inspections, joint grouting and point repairs, (internal repair of hole or crack, eliminating the need for excavation). Each year since 2002 South Cle Elum has budgeted \$10,000.00 for this maintenance, in addition to the \$10,000.00 budgeted the Town has spent additional money from the water/sewer general maintenance fund to make necessary repairs.

To date the Town of South Cle Elum has spent:

Engineering	\$ 25,000.00
Lift Station Project	\$600,000.00
Manhole Adjustment and Replacement	\$ 65,000.00
Sewer Mainline Replacement	\$ 11,300.00
Meter Installation	\$ 15,000.00
Cleaning, Camera Inspection and Repair	\$190,000.00
TOTAL	\$906,300.00

The Town will continue its annual cleaning, inspection and repairs as long as it is financially feasible. As of 2009 the entire sewer collection system has been cleaned and inspected with all defected areas repaired or replaced.

In 2009 the Town installed a magnetic flow meter in the force main so that accurate measure of sewer flows could be monitored, cost \$15,000.

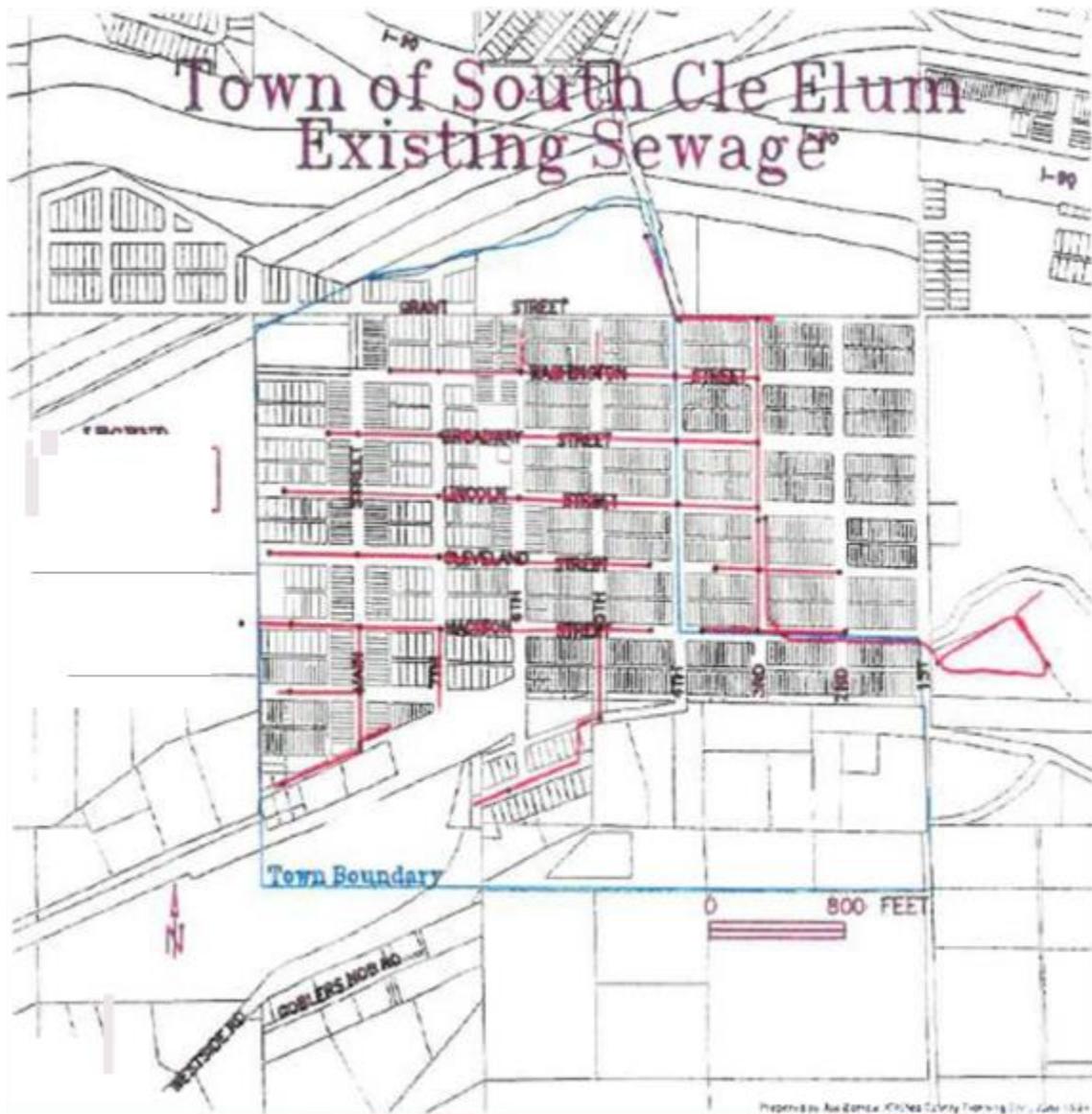
In 2010 the Town began a second cycle of maintenance at the N.E. corner of the Town’s collection system and work southward, 2015 completed the second cycle of work. The Town continues to work through the system yearly.

The Town of South Cle Elum wastewater treatment is serviced by the Regional Wastewater Treatment Facility (RWWFT), which was expanded and improved using the Design/build delivery method through the Suncadia (formerly Mountain Star) master planned resort. The facility provides wastewater treatment for the City of Cle Elum, Town of South Cle Elum, City of Roslyn, City of Ronald and unincorporated areas in the vicinity of Ronald and the Suncadia Resort.

The treatment facility is a Sequencing Batch Reactor (SBR), a biological treatment system in which all of the major steps, flow equalization, aeration, and clarification occur in the same tank in sequential order. The 30-year build out design criteria for the facility allows for an average daily flow of 3.6 million gallons per day (mgd). Wastewater enters the facility at the influent pump station and is then screened prior to entering the headworks where the influent is split between two sequential batch reactors (SBRs). The treated wastewater then flows to an equalization basin located between the two SBRs where it is pumped through the ultra-violet disinfection station; the flow is metered and discharged to the Yakima River at the newly constructed rock drop outfall.

The wastewater collection system for the Town of South Cle Elum and the City of Cle Elum totals about 13 miles of pipe serving an area of approximately 7.4 square miles. The Town of South Cle Elum was connected to the City of Cle Elum system in 1994 by construction of a sewage lift station, a force main across the Yakima River (suspended from the South Cle Elum Bridge) and a 12-to 15-inch interceptor along the railroad track bed.

A development agreement was executed in November of 2002 by the municipalities serviced by the facility with Suncadia and includes provisions whereby Suncadia is reimbursed over time for financing the facilities and interim improvements through a capital reimbursement charge that is collected from all new connections utilizing any of the capacity created by those interim improvements.



FIRE PROTECTION

The Town of South Cle Elum is serviced by a volunteer fire department. The fire protection for the Town is based on a mutual aid program with Kittitas County Fire District #7 and the City of Cle Elum. This system provides an efficient and safe service to both communities. The district provides service for an area of 5.0 square miles. The main station is located on 6th street in Cle Elum and houses two trucks as well as a sleeping area. In South Cle Elum, there is a fire station with attached Town Hall. It stores two fire trucks, 1987 models, which may be replaced in the next ten years. The existing fire protection for the Town of South Cle Elum is adequate now and for the next twenty years due to the relatively small size of the community and the limited growth estimates. Any improvements in the facilities or provision of services would be at the Fire District #7/Cle Elum Fire station.

POLICE PROTECTION

Police protection consists of the Cle Elum Police Department. That office responds to all emergency calls in the Town limits of South Cle Elum and approximately 5.0 square miles. The station is located on 2nd Street with the Cle Elum City Hall and Fire Station. The City of Cle Elum has no jail or juvenile facilities. All offenders are transported to the Kittitas County Sheriff's Department. As the population grows in the two communities, the service area, response time, number of officers and equipment should be analyzed to assure a safer environment for the citizens. Any improvements in the facilities or provision of services would be at the Cle Elum Police Department.

PARKS AND RECREATION

The existing community park is owned and operated by the Town of South Cle Elum. It is named Fireman's Park and is located on the West side of Town. It is approximately 2.0 acres and serves primarily as a picnic and seasonal play area. There is a second existing park area within the Town limits which is owned and maintained by the State of Washington, Iron Horse State Park. This is used as a trail in the summer and a cross country ski area in the winter. There is no-permit parking available.

PUBLIC SCHOOLS

Within the Town of South Cle Elum there are no schools. Students attend the Cle Elum/Roslyn School District. This district covers approximately 600 square miles and contains two facilities. The School District Board of Directors is placing a bond measure in the November 6, 2007 ballot to construct and renovate school facilities. This is part of a long term facility planning effort that has included 20 months of study, 10 public forums, and community.

LIBRARY

The nearest library facilities are those in the City of Cle Elum. The Town of South Cle Elum has never had a public library facility and does not anticipate the need for one in the horizon of this comprehensive plan.

HEALTH CARE

The Town of South Cle Elum has no medical services of its own. All services including emergency, health and dental are located in the City of Cle Elum. Coordination between the communities of South Cle Elum and Cle Elum is encouraged to ensure adequate health care services for both communities.