

City of Ellensburg Land Development Code Update
Public Participation Plan
October 27, 2010 Thru Adoption Process

As a supplement to the City's Growth Management Act (GMA) Public Participation process as established by City Council Resolution in 1992, the following specific public involvement and community outreach activities have been scheduled and conducted, or remain to be scheduled and conducted, in order to inform the community regarding the development of the Land Development Code Update and to obtain community input in that development process.

2010 thru June 2013

1. Community Survey

At the outset of the Land Development Code Update project, and in conjunction with the simultaneous development of an Energy Efficiency and Conservation Strategy, a community survey was performed in late 2010 thru early 2011 to assess community preferences and priorities. Although not a scientific survey, over 500 respondents completed the survey and several overarching themes were identified in relation to the Land Development Code Update:

- A desire to keep the community's small town, rural character and the ability to walk to places
- A desire to see a more vibrant, thriving downtown core
- Provision of more connectivity options for all modes of transportation with an emphasis on bike and pedestrian facilities
- Development regulations that include both mandatory and voluntary options to increase energy efficiency and resource conservation in the community
- A desire to see more mixing of uses such as small scale commercial activity in residential areas
- Options for development of more diverse housing within the community

2. Stakeholder Interviews

During fall 2010, interviews were conducted with project stakeholders via phone or in-person. The stakeholders included a variety of citizens, representatives from groups/organizations and businesses, property owners, developers, realtors, historic preservation advocates, CWU staff, economic development groups, and county and city staff. The interviews were designed to help develop a snapshot of existing conditions (including challenges with the current land development codes) and insights into changes that might be explored in the Land Development Code Update. Some 24 in-person interviews were held.

Key themes that came out of these interviews included:

- A desire for clear and predictable codes
- Interest in more flexibility on the types of housing permitted such as cottage houses and townhouses
- Interest in provisions that encourage clustering of lots in subdivisions
- Interest in density bonuses
- Desire to see incentives for energy efficient design
- Better pedestrian access and connectivity
- Compatible infill in and around downtown – mixed uses, townhouses, etc.
- Street-based development frontage standards
- De-emphasis of the garage in single family subdivisions

- Better streetscape design standards with reduced street widths, planting strips, sidewalks and minimization of tall fences in front yards
- Updated parking standards

3. Community Workshop

A community workshop was held on January 31, 2011 to introduce the Land Development Code project and to provide detailed information. Four stations were available for the public to visit and learn more, and to provide feedback and direction to the project: a non-motorized transportation table, a development frontage table, commercial and multi-family zone table, and a subdivision and single family development table. Questionnaires were provided to the audiences to solicit feedback on the preliminary code concepts detailed in the stations and a visual preference survey of possible residential development examples was included. The feedback was then used to guide the development of the first draft of the Land Development Code Update.

4. Project Website Page

A Land Development Code Update Project webpage was established on the City's webpage. It contained a brief background on what the project involved, all drafts of the Code as they were released in a track changes format to enable the viewer to see what changes had been made, and all comments received from the public and city boards/commissions. Upcoming meeting schedules were also listed.

5. Town Talk Articles and Newsletter

Several Town Talk articles were written as the project moved from initial kickoff to the draft document stage and a newsletter was developed by the consultant and distributed to all individuals who had requested to be kept informed of the project's progress.

6. City Council and City Board/Commission Study Sessions

A series of City Council Study Sessions, including several held jointly with the Planning Commission were held and were open to the public. Public comment periods were provided at each session. The purpose of the sessions was to update Council on the status of the project and to gather feedback from the Council and the Board/Commission on the direction the Update was taking and to resolve issues as they were identified in that direction. The Planning Commission also held a series of study sessions that were open to the public and went through the draft document in order to provide formal recommendations to City Council on changes it wanted to see. The Landmarks and Design Commission also held a series of study sessions that were open to the public to discuss the historic preservation aspects of the draft Update and to make recommendations to City Council on changes. In addition City Council had regular updates of the status of the project on their regular meeting agendas which included discussion and Council direction on issues that needed to be resolved as the draft document was developed.