The Next Evolution of Public Hearings

March 22, 2019
Presenters

Travis Parker, Planning Director, Lakewood, CO

Jason Sperling, Founder, People Speak, LLC

Paul Rice, Development Assistance Manager, Lakewood, CO
Agenda

Background

Lakewoodspeaks.org

Staff experience

Results/Analytics

Wrap up
Public hearings
GOALS

1. Increase engagement
2. Expand awareness
3. Save money and time
Can't make it? Comment online.
Care about what happens in Lakewood but don't participate in person? Provide input on this site by clicking on the item.

March 2019

- Repealing and Reenacting Chapter 5.38 of the Lakewood Municipal Code Pertaining to the Lakewood Liquor Licensing Authority
  - March 25, 2019
  - City Council
  - View

- Development Dialogue Mixed Use - Zoning Ordinance Amendments
  - March 25, 2019
  - City Council
  - View

- Abrusci's Temporary Parking - Long Term Temporary Use
  - March 20, 2019
  - Planning Commission
  - View

- 730 Simms Street Rezoning
  - March 20, 2019
  - Planning Commission
  - View

February 2019

- Lodging Facility Licensing Program
  - February 25, 2019
  - City Council

- Short-term Rentals Licensing
  - February 25, 2019
  - City Council
High View Water District Major Variance
Planning Commission Case: VM-17-002

The applicant is requesting relief from the material standard for a fence in the front yard at a public utility installation. The applicant would like to allow for the top 1 foot of a maximum 7-foot tall chain link fence to be trenched into the front yard.

View File

Location Map

MAJOR VARIANCE REVIEW CRITERIA

1. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, topographic conditions or other extraordinary and exceptional situation or condition on the property that is stated as the reason for the proposed variance.

2. The proposed variance will not substantially impair the appropriate use or development of adjacent property, and

3. The proposed variance complies with the purpose and intent of the standard to be varied and generally observes the spirit of the regulations.

4. The proposed variance will not substantially impair the appropriate use or development of adjacent property, and

5. The proposed variance is the minimum variance that will afford relief with the least modification possible of this Zoning Ordinance.
Every Device
Video Presentations

KENDRICK SUBSTATION FIELD AREA NETWORK PROJECT
Case SU 17-002
August 23, 2017

KENDRICK SUBSTATION SPECIAL USE PERMIT
1800 S. UNION BLVD
SU-17-002
Staff Report

Automated staff report distribution & review reminders
External Message System

Citizen questions
Internal Message System

Decision-maker questions

Planning Commissioner

Email Routing

Staff
Applicant
As an addition to our earlier comment, we believe vegetation (taller trees) and a decorative 8' wall along the west side of the property line with 7650 West 10th could be helpful. The plan in general looks good as long as we get those protections from noise and pollution added.

Culver Van Der Jagt
A person who owns a two BR single-family house with yard in our neighborhood and who has expressed an interest in this business was, for the last ten years, the landlord for full-time, long-term tenants—families—up until several months ago, when she threw her tenants out and started visiting the property on a regular basis as a pretext of residency. She will be transforming what was once a badly needed rental unit into a short-term rental if this ordinance passes. Bad idea.

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02/23/2019 10:52 am
1717 Council Members have viewed this comment

Susan Williams

To mayor’s new ordinance is being across the street for the last 1/2 years to a short-term rental or air bnb it is absolutely an awful idea to pass this. Lakewood police patrol has been stepped up. We have people from out of state moving in all hours of day and night. Knocking on our doors late looking for the address. Parking in front of our houses & driveways. The owner is not on premises so no one is in charge of weekly taking out trash & snow removal. Address not visible or porch light on. Cars have been gone through, the neighbors have banded together to look out for each other & packages left on porches. It’s like a business being ran in a residential neighborhood. Code enforcement has been at the house several times. Every time something unusual happen on this block has been linked to that house. It passed: who will monitor to make sure they are licensed, rules followed or taxes collected? My opinion is you are opening a can of worms that isn’t well thought out or can handle. I will to continue to look out for my neighbors & if anything looks suspicious or isn’t followed by the ordinance I will call code enforcement, police & mayors office. Thank you for your time.

02/23/2019 11:25 am
777 Council Members have viewed this comment

Rose Chapman
Streaming & Recorded Hearing Videos
Decision Posting

Approved
Vote 5-0
Staff experience
PLANNING COMMISSION PUBLIC HEARING NOTIFICATION

CASE: Special Use Permit, Case Number SU-16-002
ADDRESS: 599 Sheridan Blvd. and 5300 W 6th Avenue, Lakewood, CO 80214
APPLICANTS: Fred Gans, Cornerstone RPC Storage

The Lakewood Planning Commission will hold a public hearing at 7 p.m., Wednesday, January 18, 2017 in the City of Lakewood Council Chambers, 480 S. Allison Parkway, to consider a Special Use Permit (SUP) proposal by Fred Gans, representing Cornerstone RPC Storage for the properties located at 599 Sheridan Blvd. and 5300 W 6th Avenue. The Special Use Permit request would allow a mini-warehouse storage use within the Mixed-Use General Suburban (M-G-S) zone district. Notification of the public hearing is being sent in accordance with the notification requirements of the City of Lakewood Zoning Ordinance.

You are invited to attend the public hearing or participate online at www.lakewoodspeaks.org and express your comments on this case. You may submit written comments regarding the case online or in person to the Secretary to the Planning Commission up to 5 p.m. the day prior to the hearing. After that time comments may be submitted orally or in writing to the Planning Commission at the 7 p.m. hearing.

All documents and materials for this case, including the staff report, are available for review at the City of Lakewood Planning Department and at www.lakewoodspeaks.org. If you have questions regarding this case or would like to make an appointment to review the case files, please contact the Secretary to the Planning Commission at 303-987-7505 or by email at diabro@lakewood.org.
Earlier Deadlines
Comment Moderation

Comments From The Public

This case is closed, see hearing results above.

I think the pigeons should be allowed on the smaller residential lots with the common-sense restrictions outlined in the video.
01/01/2019 2:34 pm
7/7 Planning Commissioners have viewed this comment
Maureen Yaskanin

I think pigeons should be allowed in all residential areas, as they are in Wheatridge, Littleton and Denver, provided that they are treated humanely and kept in accordance with the Planning Staff's recommended standards.
01/11/2019 4:58 pm
7/7 Planning Commissioners have viewed this comment
Lillian Kraemer

I think pigeons should be allowed in r-1-6 and R2 provided they are kept safe from predators (hawks/coyotes/cats, etc) and maintained appropriately.

If dwarf goats, ducks, and chickens are already allowed, it would seem pigeons would be the least intrusive animal of the bunch to have kept as pets and would not negatively impact neighbors who are already exposed to the existing list of approved animals- therefore i see no downsides of allowing pigeons.

Also, I think requiring a 15 feet setback from the fence might be too extreme, considering a storage shed/garage can be +/-5 feet from a fence if it's under a 32' in length and 12' in height (just thinking about my house in Lakewood where I have a 32x24 garage in the back corner of my lot)... I believe an animal enclosure setback requirement that follows the same rules as the shed setback requirements might be easier to understand/follow - and maybe add a consideration of distance to living spaces (house/patio/deck, etc) instead of a blanket "15ft", maybe even a requirement that the enclosure be within the back 20-30% of the lot, so that all home owners know what to expect when it comes to neighbors and the possibility of animal enclosure locations anywhere in Lakewood.
01/14/2019 2:08 pm
7/7 Planning Commissioners have viewed this comment
Christopher Tschiffely
## Kendrick Substation FAN Special Use Permit

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Welcome To Lakewood, Colorado

4,230 views
Source of Public Input

- Case 1: Public Hearing 4, Online 2
- Case 2: Public Hearing 3, Online 1
- Case 3: Public Hearing 1, Online 2
- Case 4: Public Hearing 0, Online 0
- Case 5: Public Hearing 0, Online 15
- Case 6: Public Hearing 2, Online 2
- Case 7: Public Hearing 0, Online 0
- Case 8: Public Hearing 0, Online 2
# Site Access

Critical for content to be accessible on all devices

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Commenters by Age

In-Person Participation

Lakewood Population

Online Participation
Comments by Time

Limitations of evening hearings
Decision Maker Experiences
Wrap up
Legal Questions

● Open Meetings Law
  ○ Does not replace in-person hearing
  ○ Additional opportunity to participate

● Ex Parte communication
  ○ Info available to all decision makers equally
  ○ No one-on-one decision maker interactions
Considerations

- Build vs buy as a service
- Review with legal staff
- Internal process & timeline
- Staff and decision maker training
- Review how public info is shared
- Marketing & outreach
Q&A

Additional Info:

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