

**Share Your Thoughts at www.playyourpart.org
Summary of Web entries
Received between August 12, 2010 and January 12, 2011**

The following is a summary of the citizen comments received on the LAKEWOOD! Zoning Improvement website, www.playyourpart.org. The summary is organized by the topics that were covered by respondents when asked, "When thinking about land use in Lakewood, what do you like? What could be better?"

**Urban agriculture/Keeping of chickens/Keeping of horses/Keeping of Bees
Six emails submitted through the website commented on this topic. Below are highlights from the entries received.**

"Here is some news about Seattle's new zoning law changes--very much in line with what you're working toward for Lakewood's zoning changes. Excerpt from <http://5minforecast.agorafinancial.com/is-this-what-recovery-looks-like/> (scroll down toward bottom of article). Keep up the good work."

Begin excerpt.

*Sign of the times? **The city of Seattle just made major changes to its zoning laws, clearing the way for people to produce more of their own food.** Folks in the Emerald City can now keep up to eight chickens, and they can grow crops on up to 4,000 square feet of property in residential zones. (They can sell their produce on-site, too.)*

Sure, you can chalk up some of this to effete Pacific Northwest types going organic and "locavore." But it could also be an extension of the "new frugality," as seen with the boom in home gardening that got under way more than a year ago, when mail-order seed companies ran out of supply.

And even Seattle has its limits: Roosters are banned.

"Urban agriculture is a great idea. Chickens in 2R would be awesome."

"We should consider maintaining a seed library for heritage seeds at one of our public libraries--a project that is being done in other progressive municipalities to keep seed availability and variety in the hands of the public -- not corporate interests.

Also, please consider authorizing rain barrels for use in watering our lawns and gardens. I hear the water laws may soon be loosened to allow this water-wise practice. Thank you for keeping this process open, visible, and attainable."

"Expand opportunities for urban agriculture. I encourage you to not expand agriculture in the sense of animals into any residential neighborhood. Dogs and cats are a large enough problem people believe that everyone is supposed to love their pets and clean up after them. I know there is a code but who do you think will clean up after the chickens, goats, pigs, calves maybe even a lion. Have you ever had to put up with the stink of rabbits? A single-family home owner has the right to expect that the city will protect each family though its codes from the potentially negative impacts of other agricultural neighbors. I grew up on a farm and farmed with my dad. It is an admirable occupation but it belongs on a farm not as a neighbor to me in the city."

“Please consider the adverse effects of allowing chickens etc. in residential areas before allowing this land use. They attract foxes, coyotes and other predators that increase the chance of someone or a pet being attacked and, perhaps, bitten by a rabid predator.”

“I am not in favor of allowing chickens or other such barnyard animals to be raised in residential areas as I have said in prior comments. However, if such must be allowed then I recommend that the lot must be at least 23,000 square feet and that all such coops be at least 100 feet from the nearest dwelling not occupied by the chicken, fowl, barnyard animal owner.”

Accessory Dwelling Units (ADU) and Urban Agriculture

Three emails submitted through the website commented on this topic. Below are highlights from the entries received.

“I just attended the Thursday night open house and wanted to provide additional input. I live in an older PD Hutchinson single family home in the Green Mountain neighborhood and am very interested in the potential urban agriculture zoning regulations. I’d love to have a few hens in my backyard. But, the discussion of accessory dwelling units in single-family neighborhoods also perked my interest. As long as parking considerations are taken into account I am SUPPORTIVE of allowing ADUs in these areas. A little extra income from an ADU could allow my family to move to a Lakewood home that meets more of our preferences more lot space for urban agriculture – animals and gardens. I feel the concerns expressed by the attendees who were upset that an extra dwelling would bring undesirable elements to a neighborhood were overstated. As a family with a rental ADU would be sharing their property with the tenant, the property owner is more likely to select a tenant that had similar values to their own and also wishes to live in a quiet residential area.”

“Allowing Accessory Dwelling Units ADUs within certain single-family residential district. The key phrase defining these residential areas is SINGLE-FAMILY. Allowing ADUs has only one objective by those promoting the change rental property. ADUs would flood the neighborhood with cars parked in the street and would negatively impact the homes of that neighborhood for many blocks beyond the immediate area. This provision should not be considered. In fact, I encourage you to revisit the rental property rules of renting out every room to make them compliant with the SINGLE-FAMILY nature of neighborhoods. Your job is not to destroy the single-family nature of a neighborhood but to protect it and the individual landowners.”

“I am opposed to the new zoning regarding ADUs and expanded urban agriculture.”

Pedestrian and Bicycle Circulation and Parking Standards

Three emails submitted through the website commented on this topic. Below are highlights from the entries received.

“BIKES AND PEDESTRIANS Except in downtown malls or other core areas there are very few pedestrians using our walkways. For this reason and because the bike lanes are dangerously inadequate, sidewalks in those other areas should be designated and posted for use by bikes as well as pedestrians. Bikes must yield to pedestrians even if it means a dismount. People will not start biking in numbers until the safety problem is addressed. When new developments occur or older areas are revamped consider a generous expansion of the sidewalks to accommodate the traffic.”

“I was wondering about a new zoning code or variance that encourages more sustainability by allowing developments with less parking except for maybe emergencies and drop-offs and

encourages walking and biking. As someone mentioned at an earlier rezoning meeting, preserving residential neighborhood character is key - and that new sustainable centers might only occur on the fringes. It would be great if these fringes could be encouraged to be very local thus facilitating more nonpolluting and healthy activities while creating more community-like settings. Thanks.”

“I really appreciate the efforts being made by the City of Lakewood to improve pedestrian and bicycle travel--especially the upcoming overpasses on major roads such as 6th Ave. Looking forward to the light rail.”

Home Child Care

The website collected one email that commented on this topic. Below is a highlight from the entry received.

“I concerned about he current regulations for home child care. The City regulations are not consistent with State regulations. I would like to see the City adopt the state regulations. Specifically, I am concerned about the limited number of children allowed in a home child care setting. I would like to have more kids at my home pre-school.”

Sign Standards

The website collected one email that commented on this topic. Below is a highlight from the entry received.

“I would like to have the use of feather banners and also a-frame signs. Currently, they are not available per city code.”

Land Use process and Notification Requirements

The website collected one email that commented on this topic. Below is a highlight from the entry received.

“The second item that needs to be updated it the notification process requiring notification be sent to all property owners within a 500 limit of the subject property and to all registered HOAs. I believe this should be changed to 1000 and 1500 respectfully.”

Property Maintenance

The website collected one email that commented on this topic. Below is a highlight from the entry received.

“Zoning changes to include maintenance of R-1 property i.e. front lawns junk vehicles parked on grass etc. plus newsletters sent and enforcement. Poorly kept lawns affect property prices for all of us.”

*** Legal Protest Requirements**

The website collected one email that commented on this topic. Below is a highlight from the entry received.

“I believe that Article IX Section 9.2 on page 21 describing the procedures and requirements for legal changes and protests needed to force a super majority vote need to be updated. It should be added that any properties held by the Federal government Jefferson County the Parks system or City of Lakewood should be excluded in the 100 foot rule calculation since these

properties are essentially publicly owned and makes it untenable to collect signatures that would fore a super majority vote.”

** These topics are not directly determined by the zoning ordinance. The comment was noted and passed on to the appropriate City Department to address this comment.*