

Hammes, Mitchel

From: Friedman, Samuel
Sent: Friday, May 21, 2021 5:05 PM
To: Hammes, Mitchel
Subject: FW: City Council #10093534 has been assigned to you

Just FYI

From: City of Colorado Springs <noreply@publicstuff.com>
Sent: Friday, May 21, 2021 9:53 AM
To: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>
Subject: City Council #10093534 has been assigned to you

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NEW ASSIGNMENT City Council

Hi Samuel Friedman,
City Council Request #10093534 has been submitted to PublicStuff and assigned to you.

This request was submitted by
cliff.gray
Resident at
May 21, 2021, 9:52 AM MDT through
iframe

<https://gov.publicstuff.com/request/view/10093534>

REQUEST DETAILS

DESCRIPTION

I would like to make a comment on the carport regulations being proposed. It was stated that if the house has a two car garage a carport would not be allowed. The reason I need a carport is because my Silverado pk-up is too tall to fit in the garage. It wont clear the door opening. The second issue is that the 6 foot requirement for the sides is not the industry standard for most carport manufacturers. Five

feet is more the standard for the height from ground to wall opening. Thank you for your time. Cliff Gray

PRIORITY
MEDIUM

STATUS
SUBMITTED

ADDRESS

DUE DATE
Jun 1, 2021,12:00 AM MDT

[EMAIL PREFERENCES](#) | [UNSUBSCRIBE](#) | [ABOUT](#) | [SUPPORT](#)



Hammes, Mitchel

From: Pete Lee <senatorpetelee@gmail.com>
Sent: Friday, May 21, 2021 8:06 PM
To: Hammes, Mitchel
Cc: Scott Hente
Subject: Car port rules

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Hi Mitchel; I am contacting you at the suggestion of Scott Hente pertaining to the carport rules that are being developed. We lost four cars in the last two years to hail storms and erected a Home Depot carport. It is near the street in our semi circular driveway for easy access and next to our fence to protect a car. We would greatly appreciate keeping it as is where it is. You are invited to inspect it at 1600 W. Cheyenne Rd. in the canyon, although a city inspector has already been here as has Wayne Williams. Please feel free to call me if you have any questions.

Pete Lee
719 460-2834

Sent from my iPhone

Hammes, Mitchel

From: Friedman, Samuel
Sent: Monday, May 24, 2021 8:45 AM
To: Hammes, Mitchel
Subject: FW: Car ports

From: jackoftheling <jackoftheling@gmail.com>
Sent: Saturday, May 22, 2021 7:03 PM
To: Council Members - DO NOT USE - OLD GROUP <allcouncil@coloradosprings.gov>
Subject: Car ports

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I dont know anyone who actually gives a shit about how car ports look, just let people have car ports for the love god it's not the important nor does it effects anyone's lives. If someone cites me for building a carport I literally wouldn't give a shit because it's no ones business but my own if I want to protect my car from the weather. This the stupidest grumpy ass rich person law I've ever seen written. With love jack ❤️

Sent from my Sprint Samsung Galaxy S10+.

Hammes, Mitchel

From: Friedman, Samuel
Sent: Monday, May 24, 2021 8:47 AM
To: Hammes, Mitchel
Subject: FW: Feedback on Carports

From: Ed Schoenheit <eds@stetsonhillshoa.com>
Sent: Sunday, May 23, 2021 10:05 PM
To: O'Malley, Mike J <Mike.O'Malley@coloradosprings.gov>
Subject: Feedback on Carports

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Councilman O'Malley

Sir, Hello

I am writing in response to the issue before the Council concerning carports. I am not in favor of carports for a number of reasons and there are several things that should be changed in the draft code update.

While I did fill out the online questionnaire I wanted to provide some direct feedback on a few issues.

For background I'm a 14yr resident, 25yr engineer, veteran and president of the Stetson Hills Master HOA.

I stay attune to the City operations and issues before the Council on a regular basis and did reach out to Rep. Pico a few times a year in the past.

Having experienced a few good/bad hail storms since moving here in 2007 I know the impetus for some owners wanting carports especially if they don't have a garage.

No one can blame for trying to protect their vehicles and avoid an insurance claim. That said given the tract record of most insurers rates go up regardless if you file or not based on area wide rate increases. I will point out that there are cheaper alternatives to protecting a vehicle than building a carport. While we have hail, the season is only a few months. I myself would buy a hail blanket or inflatable cover before I built a carport and spent more money.

For carports from a newer modern residential community and homes standpoint they don't fit with the style and have a high potential to negatively impact the appearance of the neighborhoods and home. I've lived in 10 states both rural and east coast metro and where I have seen these they never look great. Over time they just look worse. They become junk storage areas in short order as well and they dont get maintained. They would fit better in the more rural areas but inside a suburban residential area they don't.

I did provide detailed engineering feedback on the carports in the survey. **My main points are that they absolutely must be permitted through PPRBD and be factory certified to withstand our winds here. Home builds and non-certified carports are a recipe for disaster.** The first carport that goes airborne and

smashes into another owner's car or home will have liability placed on the City and that owner and this accessory structure warrants a permit to prevent that. The current code verbiage fails to address that and set carports not needing a permit. That needs to be changed for sure.

I believe the City Planning and PPRBD need to do more in-depth analysis on carport design and what types and methods of construction will work best for certification and permitting in our area.

On the issue of needing versus wanting a carport I believe it's fair to say that garage space must be used for parking before requesting or expecting a carport. If an owner has used all their available parking then it could make sense but if they are using their garage for a gym, junk (hoard) storage, man cave, or bedroom versus its intended built purpose it's not fair to other neighbors to have the appearance of the neighborhood negatively affected or impact resale of their home by have a carport next door. My recommendation is that the owner must be using all available parking areas that the home was designed for before requesting a carport. What I have seen is that some owners have an excess of cars or they rent out rooms in the home or simply don't use the garage for parking. I accept that not all vehicles will fit in some garages i.e. large trucks but in our Community they don't even fit in the driveway either due to short setbacks so a carport in the driveway would not help regardless.

I would recommend that any code change explicitly state that HOAs are not required to approve carports regardless of zoning. From our Board of Directors carports are not something we are looking to endorse or permit as they will certainly negatively impact the appearance of the Community and in the long term cause it to become depressed and junky as it ages further. If we ever did they would have to have a standard design or the neighborhoods would look terrible with a crazy assortment of styles and colors otherwise.

Following the large historic 2016 hail storm there was no huge outcry for carport in our Community. I don't recall a single owner even mentioning it during Board or annual owners meetings and I was on the Board in 2016. I don't see a huge outcry for this. Maybe in certain older areas of town. If only trying to appease ~100 owners out of 500K+ then again there are cheaper alternatives to carports.

My recommendation is to vote no or only to approve for homes that don't have a garage and with all the above requirements in the code (permitted by PPRBD, garage used for parking first etc). Please share my points with your fellow council members when this comes up for discussion or vote.

Thank you Sir

V/R

Ed Schoenheit

Ridgeview at Stetson Hills Master HOA

Board of Directors, President

eds@stetsonhillshoa.com

719-332-9307 (c)

Hammes, Mitchel

From: Avila, Yolanda
Sent: Monday, May 24, 2021 4:31 PM
To: Hammes, Mitchel
Subject: FW: car ports

Mitch, will you respond to this person once we have the ordinance in place? I'm not sure he'll be happy with your response. Thank you.

Yolanda L. Avila
City Councilmember District 4
City of Colorado Springs
719-385-5492 Office
yolanda.avila@coloradosprings.gov



From: FLIP <inevrpar@yahoo.com>
Sent: Sunday, May 23, 2021 5:06 PM
To: Avila, Yolanda <Yolanda.Avila@coloradosprings.gov>
Subject: car ports

CAUTION! - External Email.

Back a few months ago the city let the people with all the illegal car ports to keep them..Time is now to enforce the laws on taking them down...They should not be able to keep them because they want to do what they want, when they want and have city back down on enforcing the rule of them out to the sidewalk.. So what is the plan now when the time limit on giving them extra time is up..????

Phil Mcclean

DILLIGAS ...I gave up answering the phone for Lent..I hope the telemarketers can live with that..I sure can..

Hammes, Mitchel

From: sy mcgee <symcgee2001@yahoo.com>
Sent: Monday, May 24, 2021 8:14 PM
To: Hammes, Mitchel; S. McGee
Subject: 05/24/21 = Thank You for really "listening" to people

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Hi Mitchel Hammes, Neighborhood Services Manager

Thank You for really "listening" to people

It was a pleasure to meet you in person at Colette Cooke residence Carport meeting this evening @ 4975 Nolte Drive North on Monday May 24th 2021 at 6pm.



My carport is 18 wide by 15 long, sits behind my gated driveway 3640 Dogwood Dr. 80910
I was washing my driveway that day, that is why it is wet. Just keeping things Clean.
In May 2021 I added the wooden pieces so birds will stop building nests in my carport :)
Yes I am disabled and poor but very proud of my carport that keeps vehicles and me very **Safe**.

- * I was very honored to meet you in person today, you are **VERY** approachable and kind.
- * It was so kind of Yolanda to attend... how cool was that? way cool that you both attended.
- * For the record, Mr. Kurt was **NEVER** mean to me, he was so kind, friendly and professional
- * Again thank you for facilitating the meeting for the People in the community, **Great job!**
- * It was a great meeting, people left the meeting inspired and hopeful so thank you sincerely
- * Thank you for really taking out the time to really **LISTEN** to the Community for real. Ty.

Please email me with the decision and outcome of the Ordinance once it is decided please at symcgee2001@yahoo.com

Respectfully submitted,
Sharon McGee
719-574-3640

Hammes, Mitchel

From: Colette Cook <cook.colette@ymail.com>
Sent: Tuesday, May 25, 2021 2:13 PM
To: Hammes, Mitchel
Subject: Carport Meeting notes 5/5/24/2021
Attachments: Carport Meeting Sign Ins.xlsx; Carport meeting 1.jpg; Carport meeting 2.jpg

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Hi Mitch:

I just wanted to briefly go over a couple notes before I send out a group email concerning last night's meeting.

First I have attached a copy of the list by photo and excel for the list of contacts. I wanted to make sure that we can both have a list for our records.

So pertaining to the ordinance:

Section C1B. 400 square feet? That is all that is allowed? What is going to happen with carports for folks like mine?

C1C. The set back we were looking at is from 1 foot from sidewalk

C1E. Folks were asking if we could have panel down the sides up to front first half of carport. This ensures the visibility issues that were a concern, but also provides the additional protection without the need for materials that are not permitted.

C1J. That a front yard carport is only allowed where the property does not have a garage with two (2) or more parking spaces. (Really?) We were asking that this be abolished please. This is also where folks wanted to know if they could extend it out to make it a three.

I wanted to send this to you first before I mass mailed it. Please review and let me know.

Thanks,
Colette Cook
719-648-1066

Name	Phone Number	Email
Kathy Mock	719-726-4388	kmock5335@gmail.com
Steve Schumachov	719-237-1406	
Art De Los Reyes		7195738255 Arturo.delosreeyes@q.com
Alex Purcell		7193325478 alexpurcell@msn.com
Calvin NiMorris	719-392-1045	
Sharon McGee	719-217-1732	symcgee2001@yahoo.com
William Smith	719-574-3640	symcgee2001@yahoo.com
Nina Slazar	719-322-3207	nina4snoop@yahoo.com
Ronnie West Sr.	719-591-1949	
Kevin Stoke	719-761-9116	b0inger1@yahoo.com
Nicholas Gray	918-616-0215	Dragon_Wolves@comcast.net
Mike Mednansky	850-974-0139	Mednanskym@yahoo.com
Nabor Rodriguez	719-492-1011	rodriguezabor@gmail.com
Jennifer J Romero	719-231-8234	oreobones@comcast.net
Ed Martinez	719-597-7916	
Matthew Lane	719-551-6327	mplaneirish33@gmail.com
Robert Galled	719-393-3202	galled111@aol.com
Dale Hawkins	719-238-5062	
Renee Gallaghen	719-629-8026	
Judith Gonzalez Diaz	719-922-4151	
Ken Truyer	719-659-8775	
Thomas Hendricks	719-661-0947	tomthetoolman@juno.com

Car Port Meeting 5/24/2021

Please Sign in

- 1 ART DE LOS REYES 719573-8255 Arturo.DelosReyes@com
- 2 Alex Purcell 719 332 5478 Alex.Purcell@msn.com
- 3 CALVIN N. MORRIS - 719-392-1045 - 4909 ELWOOD.
- 4 Sharon McLee - 719-217-1732 syncgee2001@yahoo.com
- 5 William Smith 719-574-3640 syncgee2001@yahoo.com
- 6 Nina Salazar 719-322-3207 nina4snoop@yahoo.com
- 7 RONNIE WEST SR 719-591-1949 - ~~554-236~~
- 8 Kevin Stake. 719-761-9116 bfringer1@yahoo.com
- 9 Nicholas Gray 9186160215 Dragon_Wolves@comcast.net
- 10 Mike MedNANSKY 8509740139 MedNANSKYM@yahoo.com
- 11 Naber Rodriguez. 719 492 1011 Rodrigueznaber@gmail.com
- 12 JENIFER S ROMERO 719-231-5234 areobones@comcast.net
- 13 Ed Martinez 719-597-7916
- 14 Matthew Lane MPlancirish33@gmail.com 719-551-6327
- 15 Robert Galled galled11@aol.com 719-393-3202
- 16 DALE HAWKINS 238 5062
- 17 Renee Gallagher 719-629-8026
- 18 Judith Gonzalez Diaz - (719) 922-41-51
- 19 Ken Troyer 719-659-8775
- 20 Thomas Henrichs 719-661-0947 tomthetomax@juno.com

21 Kathy Mock 719-726-4388 KMOCK5335@GMAIL.COM

22 Steve Schumacher 719 237 1406

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Hammes, Mitchel

From: Ed Schoenheit <eds@stetsonhillshoa.com>
Sent: Thursday, May 27, 2021 4:44 PM
To: Hammes, Mitchel
Subject: Feedback on the Draft Carport Ordinance

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Sir

Hello

I have read over the draft ordinance.

As it reads now it's pretty good but I have the following comments.

The ordinance needs to have a line in it which explicitly says that HOA can supersede the allowance of carports. This is missing.

I strongly urge that these structures obtain a PPRBD permit, be it a pre-engineered kit or not.

Not all kits are certified, certainly for our 60mph+ winds.

We require PPRBD permits for attached pergolas or decks on home but these carports have a huge potential and liability to be ripped out and go airborne into other homes, people or cars. I say this as degreed ME/CE engineer. Why are we not requiring a permit? Make the permit cost reasonable but inspection ensures we dont have ramshackle home built.

There needs to be some owner inspection and maintenance requirements stated. Who is going to ensure these stay safe and maintained over time.

In the HOAs the HOAs will have to pick up inspection responsibility unless code enforcement does so.

The setbacks are spot on and logical. These must stay out of the side easements for sure.

The requirement for allowance only if there is not a 2 car garage is spot on as well. One of our biggest issues we have is owners that use their garage for junk storage, gyms, bedrooms or man caves and then dont use it for parking. This creates all sorts of parking and stored car issues on the street. This is not fair to other owners using their garage for parking and as such their property values should be negatively affected by that other owner not using their garage for parking then erecting a carport. Garages are for parking cars period. By stating that restriction it strikes fair balance.

We need PPRBD to set some min standards for the types, construction, certification before this ordinance is approved not after. Building and certification standards are very important.

There is risk with allowing carports in rear yards if people then want to store cars which run afoul or the car storage on the lot ordinances that already exist. Goal should not be to have cars stored in backyards.

Thank you for your time.

V/R

Ed Schoenheit

Ridgeview at Stetson Hills Master HOA

Board of Directors, President

eds@stetsonhillshoa.com

719-332-9307 (c)

Hammes, Mitchel

From: Chelsea Gondeck <Chelsea@downtowncs.com>
Sent: Friday, May 28, 2021 10:57 AM
To: Hammes, Mitchel
Subject: RE: City Council to Consider a Front Yard Carport Ordinance
Attachments: 05.28.2021 Carport Ordinance.pdf

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Morning Mitch,

Attached is a letter of support from the Downtown Partnership. Please let me know if you have any questions.

Otherwise, have a lovely weekend!

Chelsea



Chelsea Gondeck

Director of Planning & Mobility

Downtown Partnership of Colorado Springs

111 S. Tejon St. Ste. 703

Colorado Springs, CO 80903

Office: 719.286.7048

www.DowntownCS.com

From: Herington, Meggan <Meggan.Herington@coloradosprings.gov>
Sent: Thursday, May 27, 2021 2:18 PM
Subject: City Council to Consider a Front Yard Carport Ordinance

You are receiving this notice because the City of Colorado Springs Planning Department has your email as the point of contact for an HOA or organized neighborhood group wanting to receive notification of land use changes that may impact your neighborhood.

The below is information on a proposed front yard carport ordinance that will be considered by the City Planning Commission on June 17. The ordinance will allow carports in the front of homes - they are currently not allowed within a front yard setback.

Attached is the current DRAFT document as well as information below for a survey on the allowance for front yard carports.

Please provide any comments or questions on the ordinance to:

MITCH HAMMES, Neighborhood Services Manager
Mitchel.Hammes@coloradosprings.gov

City Council to consider allowing carports in front of homes

In Progress

Ordinance designed to help residents protect vehicles from damaging weather

City Council will consider an ordinance this summer that, if approved, would allow carports in the front yard setback in all single-family and most multi-family zoned areas.

Although front-yard carports are not allowed in Colorado Springs, City Council passed a moratorium in January to delay enforcement of carport regulations for six months. This was in response to residents voicing the need to protect their vehicles from damaging weather when they could not be stored in a garage or other covered parking.

This ordinance defines a carport as: “a permanent structure consisting of a roof and supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structure on one side.”

As written, the proposed ordinance would apply to zones A, R, R1-600, R1-900, R2, R4, and single-family PUD zone districts. For more information on these zones and the how your property is zoned visit <https://coloradosprings.gov/page/property-zoning-and-what-it-means>. Homeowners associations may elect to supersede the ordinance to prohibit front yard carports.

Please take a few minutes to [respond to a questionnaire\(link is external\)](#) to help inform council what residents think of the provisions of the proposed ordinance.



May 28, 2021

City of Colorado Springs
Planning Commission
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Planning Commissioners,

The purpose of this letter is to express an opinion by Downtown Partnership regarding a proposed front yard carport ordinance that will be considered by the City Planning Commission on June 17. If approved, the ordinance would allow carports in the front yard setback of residential zones surrounding Downtown.

The draft ordinance for consideration maintains several requirements that will sustain the high-quality urban form of Downtown's adjacent Form Based Code. The five-foot setback from the near edge of the adjacent sidewalk and at least ten feet from the property line is essential to maintaining the pedestrian-friendly atmosphere of the area. The panel, screening, enclosure, and material conditions further support this mission as well as sustain the aesthetics for streetscape vibrancy. The additional limitations regarding side and rear yard accessibility and garage capacity will inhibit unnecessary installations and promote appropriate placement. The approval of the ordinance will also further the inclusivity of the area providing equitable housing opportunities for people and families of all cultures, ages, and incomes with increased accessibility to Downtown and its amenities.

The Downtown Partnership supports the ordinance with the aforementioned requirements being upheld.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck".

Chelsea Gondeck
Director of Planning & Mobility

Hammes, Mitchel

From: William Boddington <Boddman@comcast.net>
Sent: Monday, May 31, 2021 3:24 PM
To: Hammes, Mitchel
Subject: City Council to review ordinance covering Car Ports in front yards

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Good afternoon Mr. Hammes:

It is Memorial Day and I am reviewing the proposed ordinance to allow carports to be located in front yards. I believe that this request by citizens wishing to protect their vehicles is a serious threat to Neighborhood Character. The fact that many of the proposed requests are from citizens who already have a garage means they likely have two or more vehicles. When the neighborhood was designed and zoned it was single family, and although at the time single family likely imagined single car ownership, permitting these temporary, unsightly and often architecturally incompatible structures destroys the fabric of the neighborhood. Additionally, I would offer a thought about how many claims the insurance industry has paid for hail damage at homes versus work locations. It feels like a reaction to a non-problem. A citizen's car gets damaged at the mall but they want a carport at home, just in case. A street scape should be beautiful, coherent in it's setbacks, heights, landscaping and sidewalks. To approach a street with various outcrops of ephemeral carports is not, in my opinion, consistent with a neighborhood's historic character.

Thank you for collecting my opinion and forwarding it to the Planning Commission's June 17th meeting.

Sincerely,

Tim Boddington

President, Historic Preservation Alliance of Colorado Springs

719-339-9168

Hammes, Mitchel

From: Leigh Westin <leighwestin@gmail.com>
Sent: Monday, May 31, 2021 6:06 PM
To: Hammes, Mitchel; Herington, Meggan; Skyway Communications
Subject: Fwd: City Council to Consider a Front Yard Carport Ordinance
Attachments: CarportCh7-2021-05-18v2.pdf; IMG 1202 detached ADU-1.JPG; IMG 21(5-27)old+new house.JPG

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Dear neighbors,

I received the following email four days ago and have been reluctant to forward it because of its errors, purportedly written by a city employee, so I thought the release might be a scam. Well, other neighbors heard or read about the proposal via different means, one asking, "Does the [Skyway Association] board intend to spread word of the proposal, or take a position?"

The City sometimes allows public input, but I'm unclear why, since our input makes no difference on their mindset.

Take, for example, the accessory family suite, AFS, [which it is definitely not] being built across the street from my property (see attached). It was initially approved by our Planning and Development Director's employee as a **new single-family house on one** single-family lot, which is illegal and certainly not "within" the primary structure—in fact no part of this new house is **within**. To make it "legal," the investor added a pathway between old and new structures' bedrooms [creepy] and will likely turn it into two large closets, one for each house.

The utilities "shall be connected to the same system," per the city. Neighbors doubt it. This could happen to you—by our taxpayer-funded city folks.

The press release from Assistant Planning Director Meggan Herington:

You are receiving this notice because the City of Colorado Springs Planning Department has your email as the point of contact for an HOA or organized neighborhood group wanting to receive notification of land use changes that may impact your neighborhood.

The below is information on a proposed front yard carport ordinance that will be considered by the City Planning Commission on **June 17**. The ordinance will allow carports in the front of homes - they are currently not allowed within a front yard setback.

Attached is the current DRAFT document as well as information below for a survey on the allowance for front yard carports.

Please provide any comments or questions on the ordinance to:

MITCH HAMMES, Neighborhood Services Manager

Mitchel.Hammes@coloradosprings.gov

City Council to consider allowing carports in front of homes

In Progress

Ordinance designed to help residents protect vehicles from damaging weather

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This ordinance defines a carport as: “a permanent structure consisting of a roof and supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structure on one side.”

As written, the proposed ordinance would apply to zones A, R, R1-600, R1-900, R2, R4, and single-family PUD zone districts. For more information on these zones and the how your property is zoned visit <https://coloradosprings.gov/page/property-zoning-and-what-it-means>. Homeowners associations may elect to supersede the ordinance to prohibit front yard carports.

Please take a few minutes to [respond to a questionnaire\(link is external\)](#) to help inform council what residents think of the provisions of the proposed ordinance.

Hammes, Mitchel

From: Linda Kennison <klkennison@msn.com>
Sent: Tuesday, June 1, 2021 5:29 PM
To: Hammes, Mitchel
Subject: Carports

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Sent from my iPhone

Why do you want to cheapen all neighborhoods? Carports might work behind the house. No one was forced to buy or rent a house without car protection. Do you know how they become trash pits? Why don't you planners require garages or is that because you want the garage to be another living space? Then you can have two or three cars, one carport, and a pit bull. Hope they live next door to you. Let's see if your tax assessment goes up \$200.

Hammes, Mitchel

From: William Boddington <Boddman@comcast.net>
Sent: Tuesday, June 1, 2021 6:13 PM
To: Hammes, Mitchel
Subject: Re: City Council to review ordinance covering Car Ports in front yards

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Additionally, Mitchel, I have the following thought. I wonder if (some of?) these carports are considered temporary structures and reversible (e.g. not physically attached to the house?) I also wonder how the 28 or so homeowners associations are coming down on this as well? I will bet you that they are a no go on carports.

An option, though it might not be a great option, might be to require carports to be a conditional use, reviewed case-by-case by the P.C., with criteria to take the protection of community character.

Tim Boddington

> On Jun 1, 2021, at 8:00 AM, Hammes, Mitchel <Mitchel.Hammes@coloradosprings.gov> wrote:

>

> Thank you for your feedback. It will be included with information provided to the Planning Commission and City Council.

>

> Sincerely,

> Mitchel Hammes, Neighborhood Services Manager

> (719) 385-5583 office

> mitchel.hammes@coloradosprings.gov

>

>

>

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>

>

> -----Original Message-----

> From: William Boddington <Boddman@comcast.net>

> Sent: Monday, May 31, 2021 3:24 PM

> To: Hammes, Mitchel <Mitchel.Hammes@coloradosprings.gov>

> Subject: City Council to review ordinance covering Car Ports in front yards

>

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>

> Good afternoon Mr. Hammes:

> It is Memorial Day and I am reviewing the proposed ordinance to allow carports to be located in front yards. I believe that this request by citizens wishing to protect their vehicles is a serious threat to Neighborhood Character. The fact that many of the proposed requests are from citizens who already have a garage means they likely have two or more vehicles. When the neighborhood was designed and zoned it was single family, and although at the time single family

likely imagined single car ownership, permitting these temporary, unsightly and often architecturally incompatible structures destroys the fabric of the neighborhood. Additionally, I would offer a thought about how many claims the insurance industry has paid for hail damage at homes versus work locations. It feels like a reaction to a non-problem. A citizen's car gets damaged at the mall but they want a carport at home, just in case. A street scape should be beautiful, coherent in it's setbacks, heights, landscaping and sidewalks. To approach a street with various outcrops of ephemeral carports is not, in my opinion, consistent with a neighborhood's historic character.

> Thank you for collecting my opinion and forwarding it to the Planning Commission's June 17th meeting.

> Sincerely,

> Tim Boddington

> President, Historic Preservation Alliance of Colorado Springs

> 719-339-9168

Hammes, Mitchel

From: Linda Kennison <klkennison@msn.com>
Sent: Wednesday, June 2, 2021 7:00 AM
To: Hammes, Mitchel
Subject: Re: Carports

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Thank you for acknowledging my concerns.

Sent from my iPhone

> On Jun 1, 2021, at 6:51 PM, Hammes, Mitchel <Mitchel.Hammes@coloradosprings.gov> wrote:

>

> Dear Ms. Kennison,

>

> Thank you for your feedback and thoughts. Your communication will be included with the Planning Commission and Council information packets regarding carports and community thoughts on the subject.

>

> Sincerely,

> Mitchel Hammes, Neighborhood Services Manager

> (719) 385-5583 office

> mitchel.hammes@coloradosprings.gov

>

>

>

>

>

>

>

>

> -----Original Message-----

> From: Linda Kennison <klkennison@msn.com>

> Sent: Tuesday, June 1, 2021 5:29 PM

> To: Hammes, Mitchel <Mitchel.Hammes@coloradosprings.gov>

> Subject: Carports

>

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>

>

> Sent from my iPhone

> Why do you want to cheapen all neighborhoods? Carports might work behind the house. No one was forced to buy or rent a house without car protection. Do you know how they become trash pits? Why don't you planners require garages or is that because you want the garage to be another living space? Then you can have two or three cars, one carport, and a pit bull. Hope they live next door to you. Let's see if your tax assessment goes up \$200.

Hammes, Mitchel

From: Avila, Yolanda
Sent: Wednesday, June 2, 2021 2:50 PM
To: Hammes, Mitchel
Subject: FW: carport issue

Good afternoon Mitch,

Would you mind responding to this constituent? Thank you.

Yolanda L. Avila
City Councilmember District 4
City of Colorado Springs
719-385-5492 Office
yolanda.avila@coloradosprings.gov



From: eva mcce <inevrpar@yahoo.com>
Sent: Wednesday, June 2, 2021 12:20 PM
To: Avila, Yolanda <Yolanda.Avila@coloradosprings.gov>
Subject: carport issue

CAUTION! - External Email.

I see the new rules are coming out...Will hope the city enforces them...No carports if you have a 2 car garage is the one I like along with back from sidewalk and no longer then 20'..Ones in my neighborhood are at least 30' from house all the way out to edge of sidewalk...

Sent from [Mail](#) for Windows 10



Virus-free. www.avq.com

Hammes, Mitchel

From: Leigh Westin <leighwestin@gmail.com>
Sent: Wednesday, June 2, 2021 4:26 PM
To: Herrington, Meggan; Hammes, Mitchel; Skyway Communications
Subject: Fwd: City Council to Consider a Front Yard Carport Ordinance
Attachments: CarportCh7-2021-05-18v2.pdf; 21(5-27)old+new houses+attachment.JPG

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear neighbors,

I received the following email a few days ago and have been reluctant to forward it because of its errors, so I thought the release was a scam, however, other neighbors heard or read about the proposal via different means, one asking, "Does the [Skyway Association] board intend to spread word of the proposal, or take a position?"

The city sometimes allows public input, but I'm unclear why, since our input makes no difference on their mindset, so I've lost my opinion, which is probably part of the city's Master Plan.

Take, for example, the accessory family suite, AFS, initially approved by our Planning and Development Director's employee as a **new single-family house on one single-family lot**, which is illegal and certainly not "**within**" the primary structure—in fact no part of this new house is **within**. To "comply," the investor added a pathway between old and new structures' bedrooms, likely for two closets, one for each of the two bedrooms.

Neighbor-taxpayers are appalled our city would pull this (photo attached).

The press release from Assistant Planning Director Meggan Herrington:

You are receiving this notice because the City of Colorado Springs Planning Department has your email as the point of contact for an HOA or organized neighborhood group wanting to receive notification of land use changes that may impact your neighborhood.

The below is information on a proposed front yard carport ordinance that will be considered by the City Planning Commission on **June 17**. The ordinance will allow carports in the front of homes - they are currently not allowed within a front yard setback.

Attached is the current DRAFT document as well as information below for a survey on the allowance for front yard carports.

Please provide any comments or questions on the ordinance to:

MITCH HAMMES, Neighborhood Services Manager

Mitchel.Hammes@coloradosprings.gov

City Council to consider allowing carports in front of homes

In Progress

Ordinance designed to help residents protect vehicles from damaging weather

City Council will consider an ordinance this summer that, if approved, would allow carports in the front yard setback in all single-family and most multi-family zoned areas.

Although front-yard carports are not allowed in Colorado Springs, City Council passed a moratorium in January to delay enforcement of carport regulations for six months. This was in response to residents voicing the need to protect their vehicles from damaging weather when they could not be stored in a garage or other covered parking.

This ordinance defines a carport as: “a permanent structure consisting of a roof and supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structure on one side.”

As written, the proposed ordinance would apply to zones A, R, R1-600, R1-900, R2, R4, and single-family PUD zone districts. For more information on these zones and the how your property is zoned visit <https://coloradosprings.gov/page/property-zoning-and-what-it-means>. Homeowners associations may elect to supersede the ordinance to prohibit front yard carports.

Please take a few minutes to [respond to a questionnaire\(link is external\)](#) to help inform council what residents think of the provisions of the proposed ordinance.

Hammes, Mitchel

From: Mesa Springs <mesasprings@gmail.com>
Sent: Thursday, June 3, 2021 5:10 PM
To: Hammes, Mitchel
Cc: barbara.novey@gmail.com
Subject: Fwd: City Council to Consider a Front Yard Carport Ordinance

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I guess Meggan sent out a notice on or around her last day.
I would appreciate seeing more of this type of communication.

In 10 years this is the first time I've seen a notice such as this.

----- Forwarded message -----

From: Mesa Springs <mesasprings@gmail.com>
Date: Thu, Jun 3, 2021 at 2:07 PM
Subject: Re: City Council to Consider a Front Yard Carport Ordinance
To: Herington, Meggan <Meggan.Herington@coloradosprings.gov>

Thank you very much for this email.
It is the first time the City has reached out to us of NON HOA neighborhoods.
It is appreciated.

Barbara Novey
Volunteer President
Mesa Springs Community Association

On Thu, May 27, 2021 at 2:17 PM Herington, Meggan <Meggan.Herington@coloradosprings.gov> wrote:

You are receiving this notice because the City of Colorado Springs Planning Department has your email as the point of contact for an HOA or organized neighborhood group wanting to receive notification of land use changes that may impact your neighborhood.

The below is information on a proposed front yard carport ordinance that will be considered by the City Planning Commission on June 17. The ordinance will allow carports in the front of homes - they are currently not allowed within a front yard setback.

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Mitchel.Hammes@coloradosprings.gov

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Please take a few minutes to [respond to a questionnaire\(link is external\)](#) to help inform council what residents think of the provisions of the proposed ordinance.

Hammes, Mitchel

From: Henjum, Nancy
Sent: Friday, June 4, 2021 8:42 AM
To: Kevin Stoke; Hammes, Mitchel
Cc: Friedman, Samuel
Subject: Re: Carports

Hi Kevin,

I am being Mitch Hammes into this email to help answer your question. He is the manager for Neighborhood Services.

Nanc

Sent from my iPhone

On Jun 3, 2021, at 4:31 PM, Kevin Stoke <b0inger1@yahoo.com> wrote:

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Yes but the contractor cannot build under the current rules.
Here is another question. The contractor said that a soil analysis needs to be done also.
Why? it's a carport on a driveway

On Thursday, June 3, 2021, 03:58:29 PM MDT, Henjum, Nancy <nancy.henjum@coloradosprings.gov> wrote:

I hear you Kevin. I'm afraid that I can't speed that up. Are you waiting to build a carport?

Nancy Henjum

Councilmember District 5

City Council, City of Colorado Springs

<image001.png>

<image002.png>

<image003.png>

(719) 385-5483 office

(719) 338-5234 cell

Nancy.Henjum@coloradosprings.gov

<image004.png>

From: Kevin Stoke <b0inger1@yahoo.com>
Sent: Thursday, June 3, 2021 2:08 PM
To: Henjum, Nancy <Nancy.Henjum@coloradosprings.gov>
Subject: RE: Carports

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Thats great but at that rate hail season is over in July. A little after the fact.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Henjum, Nancy" <Nancy.Henjum@coloradosprings.gov>

Date: 6/3/21 1:29 PM (GMT-07:00)

To: Kevin Stoke <b0inger1@yahoo.com>

Subject: RE: Carports

Hi Kevin,

Currently we have carports scheduled for a Work Session discussion on June 21 with a vote tentatively scheduled for July 13. Feel free to let me know your concerns and position on this matter.

Nancy

Nancy Henjum

Councilmember District 5

City Council, City of Colorado Springs

<image001.png>

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<image003.png>

(719) 385-5483 office

(719) 338-5234 cell

Nancy.Henjum@coloradosprings.gov

<image004.png>

From: Kevin Stoke <b0inger1@yahoo.com>
Sent: Thursday, June 3, 2021 10:51 AM
To: Henjum, Nancy <Nancy.Henjum@coloradosprings.gov>
Subject: Carports

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I attended the meeting last month with the community regarding carports.

When is city council going to vote on the changes to the ordinance? Hail season is upon us.

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Hammes, Mitchel

From: Kevin Stoke <b0inger1@yahoo.com>
Sent: Friday, June 4, 2021, 10:02 AM
To: Hammes, Mitchel
Subject: Re: Carports

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I know what is going on with the city ordinance regarding carports. I attended the meeting a couple weeks ago go over the ordinance and the revisions .

On Friday, June 4, 2021, 09:04:05 AM MDT, Hammes, Mitchel <mitchel.hammes@coloradosprings.gov> wrote:

Good Morning Mr. Stoke,

I'm sorry that I cannot answer your question regarding soil analysis. That would be a question for your contractor and/or Pikes Peak Regional Building Department if you are considering a structure that is of a size or design that requires a building permit and/or plan review.

Currently, the City Code of Colorado Springs prohibits all accessory structures, which includes carports, in the required front yard setbacks of residential property. While the City is currently working through the process to modify the City Code to allow carports in the required front yard setbacks, while still prohibiting all other accessory structures, that process has not been completed. Once complete, the code will likely primarily regulate size, location, and safety considerations. Building permits will still be required if the structure is over 200 square feet, as the regional building code is quite rigid regarding construction of all structures within the Pikes Peak Region.

Sincerely,

Mitchel Hammes, Neighborhood Services Manager

(719) 385-5583 office

mitchel.hammes@coloradosprings.gov



From: Henjum, Nancy <Nancy.Henjum@coloradosprings.gov>
Sent: Friday, June 4, 2021 8:42 AM
To: Kevin Stoke <b0inger1@yahoo.com>; Hammes, Mitchel <Mitchel.Hammes@coloradosprings.gov>
Cc: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>
Subject: Re: Carports

Hi Kevin,

I am being Mitch Hammes into this email to help answer your question. He is the manager for Neighborhood Services.

Nanc

Sent from my iPhone

On Jun 3, 2021, at 4:31 PM, Kevin Stoke <b0inger1@yahoo.com> wrote:

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Why? it's a carport on a driveway

On Thursday, June 3, 2021, 03:58:29 PM MDT, Henjum, Nancy <nancy.henjum@coloradosprings.gov> wrote:

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Councilmember District 5

City Council, City of Colorado Springs

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Sent: Thursday, June 3, 2021 2:08 PM
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Hammes, Mitchel

From: Kevin Stoke <b0inger1@yahoo.com>
Sent: Friday, June 4, 2021 10:09 AM
To: Hammes, Mitchel
Subject: Re: Carports

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Could you please forward my question on to the city planner who is working the carport ordinance issue in case this affects it.. Why do we have to have a soil analysis done for a carport that is going to go on a paved driveway? This makes no sense and it is just another un-necessary fee that we have to pay.

On Friday, June 4, 2021, 10:02:11 AM MDT, Kevin Stoke <b0inger1@yahoo.com> wrote:

I know what is going on with the city ordinance regarding carports. I attended the meeting a couple weeks ago go over the ordinance and the revisions .

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