Outlook

ADU Presentation Engineering Feedback

From Ed Schoenheit <eds@stetsonhillshoa.com>
Date Wed 11/20/2024 5:40 PM
To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

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Hello Sir,
I saw the article about the ADU meeting tonight.
I was not able to attend. If you can send me your presentation slides I would appreciate it.
I testified heavily this spring during the ADU committee hearings. I've read the ADU bill about 100 times. It was not a stellar bill.
As you know the Denver Assembly failed to address nearly all the engineering considerations as it relates to ADUs (drainage, lot coverage, fire separation, load on power grid and water system, waste water and traffic) We all know this was a pet project of the Assembly and the Governor and most of all the Counties were not in favor of having this ADU requirement jammed down their throats by the State without balanced input.
The current city ADU ordinance was well crafted and worked fine.
I am tracking the bill implementation timeline and the City plan to update the code.
Since the ADU bill passed I have had zero owners ask our HOA about ADUs.

For planned communities such mine that have older utility systems across the board and PUD zoning with lot coverage restrictions. I am most concerned with the drainage and impacts to sewer and water.
A lot of our PUD lots won't be able to fit much of anything in the backyard and still have setback and fire separation. There needs to be some reasonable height restrictions put into the update. I dont see how we can get around lot coverage as the stormwater and drainage plans for existing subdivisions were not done with ADUs factored in. We cant have 80-90% lot coverage and imperviousness. While I advocated for ADU size to lot size that fell on deaf ears. There has to be some reasonable size restrictions as 400-800sqft in a backyard that is only 1200sqft in area is going to push the lot imperious well beyond 70% in most cases.

One thing that has to be absolute is that this ADU and the owners pay for all upgrades to the grid and utility systems. The Cost to upgrade for example a transformer should not be on the current ratepayers.

The impact to area schools was also not even considered as well. All the fees charged to single families homes needs to be applied to ADUs.

Thank you
V/R
Ed Schoenheit

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