

Planning and Community Development Department



2019 Summary of Activity

January 31, 2020

Craig Dossey – Executive Director
Mindy Madden – Code Enforcement Supervisor

Overview

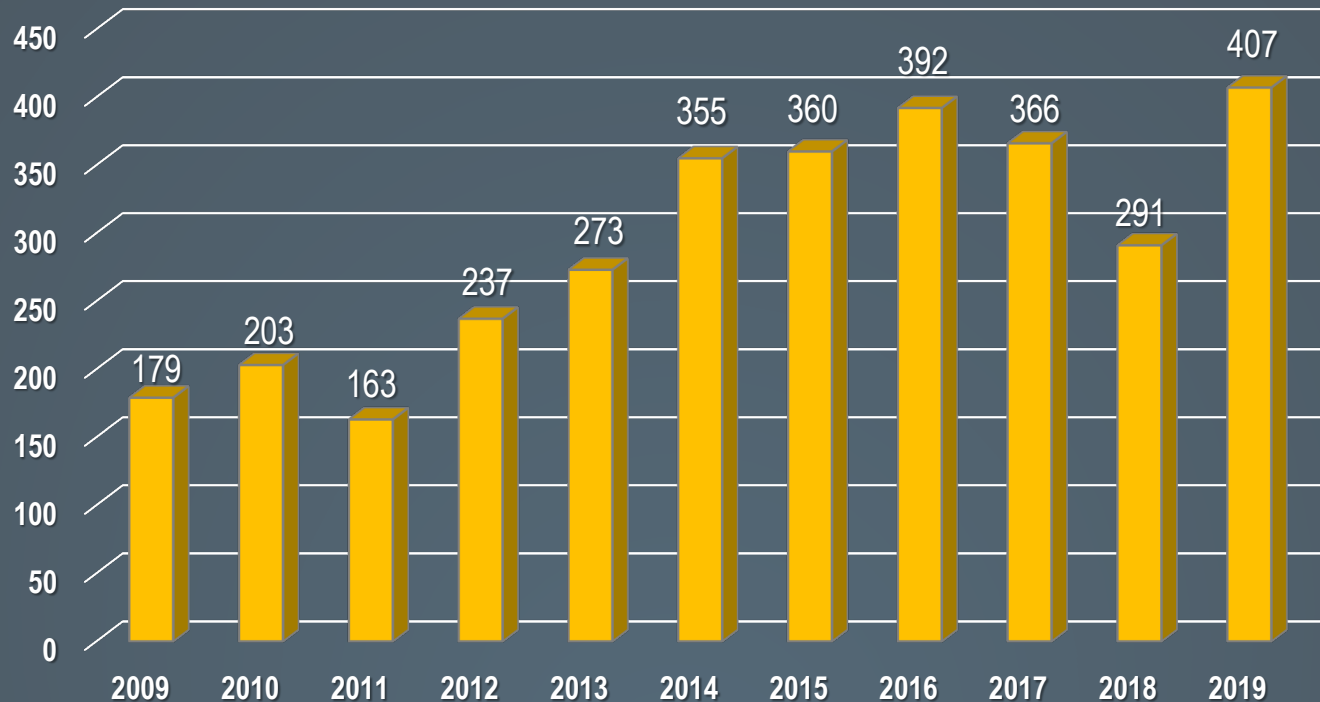
- Annual Statistics
- Land Development Code (LDC) Amendments
- Water Master Plan
- EDARP
- Efforts Moving Forward - 2020 and Beyond
- Code Enforcement Abatement Projects



Annual Statistics

Major Development Applications

(Zoning Actions, Subdivision Actions, Major Commercial Site Plans, etc.)



Average of 36.3 projects per reviewer in 2018 (9.5 reviewers)

Average of 42.8 projects per reviewer in 2019 (9.5 reviewers)



Annual Statistics

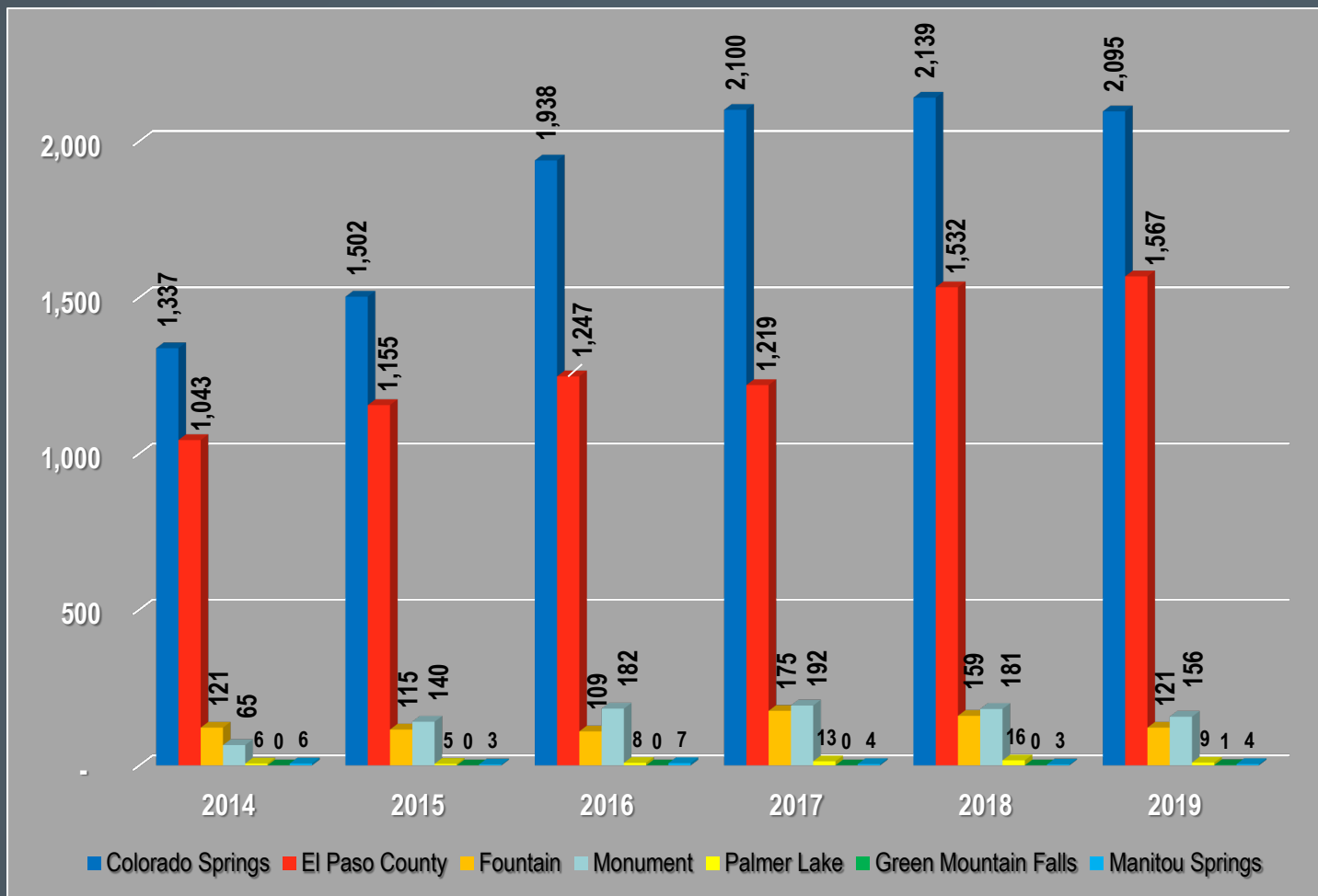
Minor Development Applications

- Single family residences, driveway permits, minor commercial site plans, etc.
- Processed 6,065 minor development applications (Type A and B) compared to 5,825 in 2018 (4% increase)
- Collected revenue of \$660,588 (Type A and B) in 2019 compared to \$656,316 in 2018 (less than 1% increase)



Annual Statistics

Single Family Residences by Jurisdiction



Regional Totals

- 2014 – 2,518 sfr
- 2015 – 2,881 sfr (+14%)
- 2016 – 3,538 sfr (+22%)
- 2017 – 3,771 sfr (+7%)
- 2018 – 4,029 sfr (+7%)
- 2019 – 3,953 sfr (-2%)



Construction Inspections Activity

Construction-related inspections

- Public improvement inspections – 335
- Driveway inspections – 1724
- Sidewalk inspections – 1878
- Stormwater inspections (only those associated with development) – 198

Public improvement acceptances

- 9 acceptances of developer-constructed public improvements
- Additional 7.42 lane miles accepted for ongoing County maintenance

- 81 active projects

- Financial assurance accepted in 2019: \$18,227,415 (\$27,692,198 in 2018)

- Financial assurance released in 2019: \$5,472,715.88 (\$20,978,363 in 2018)

- 27 releases of financial assurance processed in 2019



Administrative Final Plats

Amendment to State Statute

- PCD worked with the County Attorney's Office, the CSHBA, State Representative Marc Snyder and State Senator Dennis Hisey to accomplish the monumental amendment to the Colorado Revised Statutes via HB-1274.
- The adoption of the bill created enabling legislation allowing Boards of County Commissioners to create regulations delegating final plat approval authority.
- CRS 30-28-133.5 had been unchanged since its adoption in 1996 (23 years)

Associated Land Development Code Amendment

- The BOCC approved Code amendments delegated final plat approval authority when water sufficiency is found and a confirmation of public improvements has been made at the preliminary plan stage of development.



Land Development Code (LDC) Amendments

County Strategic Plan goal:

“Continue to evaluate and modify the existing regulatory framework and procedures for development in an effort to avoid over-regulation to further promote and enhance a business friendly environment.”

- Subdivision Regulations - A complete overhaul of the County’s subdivision regulations pertaining to applicable water and wastewater standards, water quality report requirements, geology and soils testing, floodplains, and associated definitions to better reflect the regulatory requirements of the respective permitting agencies (e.g., State Water Engineer, EPC Public Health, CGS, FEMA, etc.).
- Sign Code – Worked with the County Attorney’s Office to revise the sign code to ensure that it is content neutral, which helps protect the County from potential litigation pursuant to a recent Supreme Court ruling. The amendments also simplified the regulations, making them more user friendly.
- Accessory Uses and Structures– Streamlined and simplified the regulations affecting rural home occupations, agricultural stands, temporary use permits, fireworks sales, shipping containers, and accessory living quarters (e.g., mother in law apartments and guest houses).

Municode update in progress



EDARP

Continued working extensively with the PPRBD to expand the EDARP program to further increase processing efficiencies and to continue to ensure full transparency. Additional functions added in 2019:

Online Code Enforcement Complaint Program

- Allows the public to submit Code Enforcement complaints for rubbish, weeds, inoperable vehicles, zoning complaints, etc. in an electronic format. The complaints are automatically assigned to the Officer assigned to the respective area, which minimizes “paper pushing” by administrative staff and the Code Enforcement Supervisor. The files are fully transparent via EDARP, which allows the public to track the progress of each code enforcement case.

Electronic Driveway Permits


- Allows the public and home builders to submit applications for access (driveway) permits online via EDARP. The program by-passes prior hard copy administrative processing steps by delivering the electronic application directly to the inspections staff responsible for inspecting the proposed access location for safety or drainage concerns, thus streamlines the overall process and minimizing the soft costs associated with managing paper applications. The electronic application can also be readily received and approved or denied by the in-the-field inspector on their County-issued device (e.g., tablet or laptop).

Electronic Sidewalk Inspection Requests

- Allows builders to request sidewalk inspections prior to issuance of a Certificate of Occupancy online via EDARP. The online format saves the builder the time and effort previously needed to submit the request in hard copy at the PCD front counter. The electronic format also offers the PCD inspectors the option to prioritize the inspection using assigned devices while still in the field on other matters.


El Paso County Water Master Plan

El Paso County received a Merit Award from the Colorado Chapter of the American Planning Association for efforts performed in 2017 and 2018 on the Plan. The award represents the first award received by the Department for a County planning project in over 30 years.



American Planning Association
Colorado Chapter

Making Great Communities Happen



The Colorado Chapter of the American Planning Association presents
El Paso County, Forsgren Associates Inc., Leonard Rice Engineers, Inc., Michael Baker International,
Design Workshop

with a
2019 APA Colorado Merit Award in the category of
General Planning Project
for
Water Master Plan: An Element of the County Master Plan (El Paso County)
in recognition of outstanding professional achievement.

2019

Awards Committee Co-Chair: Daniel Murray, AICP
Awards Committee Co-Chair: Julia Puester, AICP

Date: 9/19/2019



El Paso County Master Plan

2019 Recap

- 10 member advisory committee -14 meetings to evaluate existing conditions and land use policies
- Complete first nine (9) steps of the master planning process
- Held planning workshops with the Planning Commission
- Conducted stakeholder interviews with municipal planning officials, neighborhood organizations, economic development professionals, military officials, fire districts, school district, service providers, housing entities, state and federal agencies, conservation and parks entities, the Planning Commission, and County Commissioners.
- Public Outreach:
 - Public engagement in various areas in the County (Tri-lakes, Fountain/Widefield/Security, Black Forest, Falcon, Colorado Centre, Hanover, Cimarron Hills, Chipeta Park, Ellicott, and Calhan at the El Paso County Fair).
 - General public “small area” meetings and business community meetings
 - Online public survey – 3,500 participants
 - Online business survey – 100 participants
 - December Visioning Workshop – 45 in person participants, 20+ online participants; a total of 638 responses to the visioning survey
- Existing Conditions Report presented to the BOCC in December
- On schedule and with only 32% of the budget expended



Efforts Moving Forward - 2020 and Beyond

2020 Anticipated Activities

- Development of “Place Types” to identify and support the character differences for the various areas throughout the County.
- Presenting draft place types to the public and soliciting input at workshops and via an online community conversation.
 - Identifying and developing the unique attributes of “Key Areas” within the overarching place types (e.g., the sensitive areas around military installations within an a larger geographical area that may be otherwise identified as “rural”, such as near Schriever AFB).
- Drafting the new County-wide Master Plan, including updated land use goals and policies
- Developing strategies for implementation
- Review and adoption of the draft document by the Planning Commission pursuant to State Statute



Efforts Moving Forward - 2020 and Beyond

Finalizing full development of the EDARP program including:

- Report generation capabilities (end of year statistics, etc.)
- Construction Inspections module – proposed to improve tracking of inspection requests and should help ensure consistency in processing, increase staff efficiency while in the field, and improve overall communication with the development community.
 - Testing is anticipated to begin 1st quarter 2020
 - Implementation anticipated 2nd quarter 2020

Cost of Service Re-evaluation

- Completion of EDARP program allows PCD to more accurately pursue a overall re-evaluation of the cost of service associated processing land use applications.
- The current application fees are comprised of a hodgepodge of fees set are varying times since 2007, which do not reflect the current costs to the County in providing the service.



Questions?



Code Enforcement

- Opened 1404 enforcement cases. Most complaints included more than one basis for the complaint (weeds, rubbish, occupied RV, etc.).
 - Compared to 993 complaints in 2018, 865 in 2017, and 1096 in 2016
- 198 cases were approved for litigation, 90 were approved for litigation but are pending trial, and 28 are in litigation.
- Managed 8 clean up (abatement) efforts to mitigate properties found by the Courts to be in violation of the County's weed and rubbish ordinance



Code Enforcement Abatement Projects

2019



Security

Cost: \$950

Before



After



Security

Cost: \$1,100

Before



After



W. Highway 24 (near Red Rock Open Space)

Cost: \$3,100

Before



After



Cimarron Hills

Cost: \$4,740

Before



After



Peyton

Cost: 5,240

Before



After



Park Vista

Cost: \$6,100 (Court halted progress)

Before



After



Stratmoor Valley

Cost: \$6,841

Before



After



Before



After



2019 Summary

- Properties cleaned up: 8
 - Staff hours: 178
 - Costs: \$78,986
 - 4 liens filed, 3 liens pending, 1 property repaid in full
 - \$6,140 recovered in payments
 - Over 2,900 cubic yards of rubbish removed
-

Additional Director Comments



Flo?



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Everyday Mindy?

- Neighborhood advocate
- Spearheaded the effort to eliminate unnecessary delay in enforcement processes
- Collaborator, innovator, teammate, leader, mentor, and steward

Mindy Madden

Planning and Community
Development Department

2019 Employee of the Year
