

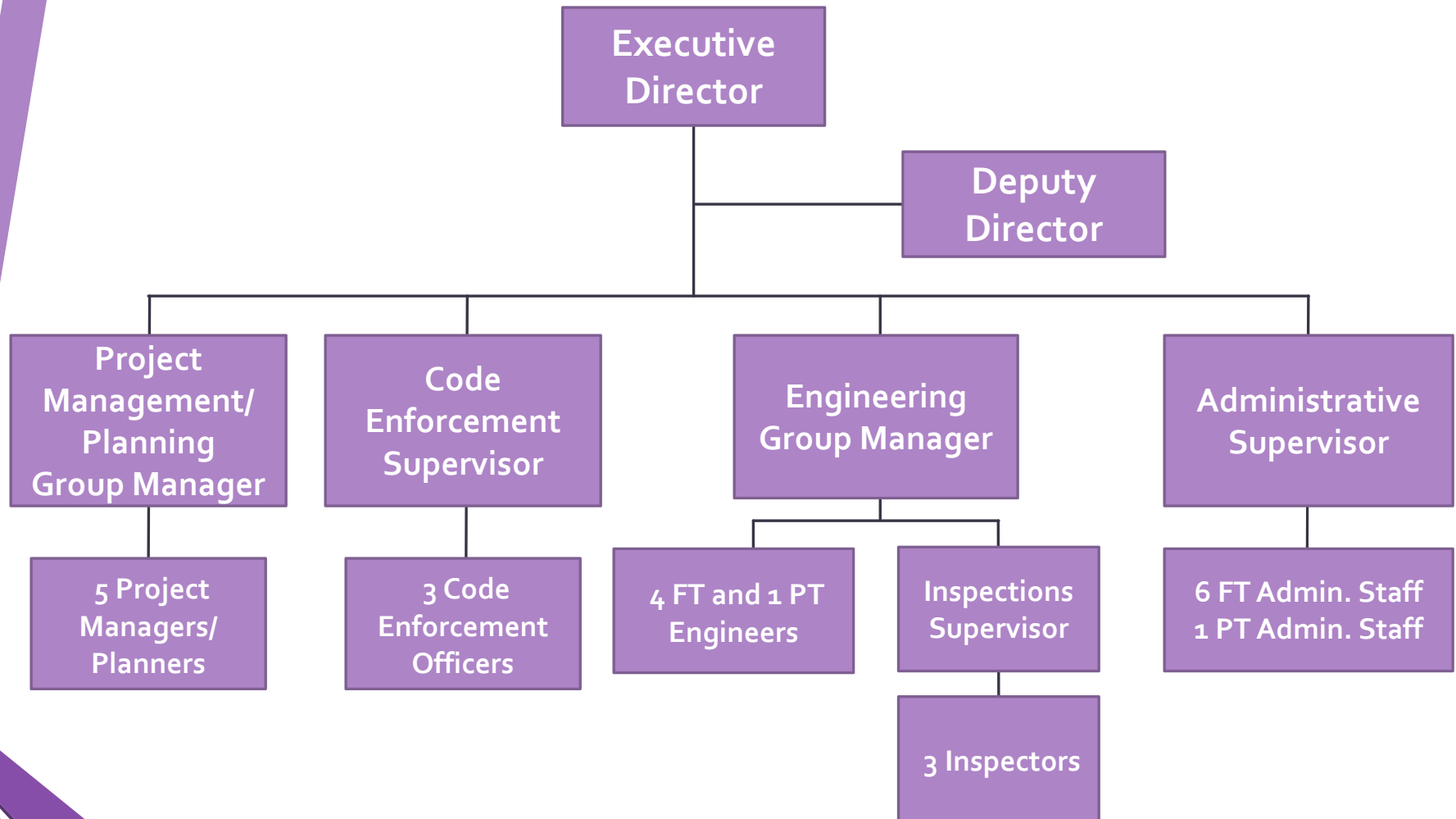


2019 Budget Presentation Planning and Community Development

Craig Dossey, Executive Director

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Organizational Chart



Operations

Project Management/Planning

- Reviews and comments on all land development applications to ensure:
 - Compliance with the El Paso County Land Development Code
 - Compliance with 1041 Regulations
 - Consistency with the El Paso County Master Plan
 - Compliance with Colorado Revised Statutes
- Prepares staff reports and makes public presentations
- Functions as the project manager from “cradle to grave”



Operations

Engineering

- Reviews and comments on all land development applications to ensure minimum County, State, and Federal standards (as applicable) are met
- Reviews all sites and related documents to ensure compliance with the County's MS4 permit (Municipal Separate Storm Sewer Systems) for construction and permanent water quality
- Supports the Planner in the records management of supporting documentation
- Engineering staff supports the Project Managers/Planners
- Assists in drafting staff reports and making public presentations



Operations

Inspections

- Performs inspections for all development-related construction
- Prepares acceptances of all dedicated public infrastructure constructed by developers
- Facilitates the release of Financial Assurances for constructed infrastructure
- Provides inspection and approval for all driveway/access permits
- Assists DPW Stormwater Coordinator by conducting inspections and keeping records for conformance with the County MS4 permit



Operations

Code Enforcement

- Enforces the County Land Development Code (zoning and subdivision violations)
- Enforces County rubbish and weed ordinances
- Coordinates property clean ups (abatement)
- Coordinates with County Attorney's Office in litigation and testifies in Court

Administrative Staff

- Provides support to PM/Planning, Engineering, Inspections, and Code Enforcement
- Reviews over-the-counter development applications
- Provides support to the Planning Commission and Board of Adjustment



Mandates/State Statutes Required

Colorado Revised Statutes Title 30, Article 28 Part 1 County Planning

- Planning Commission C.R.S. §30-28-105
- Adoption of Master Plan C.R.S. §30-28-106
- Zoning Plan C.R.S. C.R.S. §30-28-111
- Board of Adjustment C.R.S. §30-28-117
- Subdivision Regulations C.R.S. §30-28-133
- Review of Plats and Other Plans C.R.S. §30-28-133.5
- Guarantee of Public Improvements C.R.S. §30-28-137

Areas and Activities of State Interest (“1041 Regulations”)

- Adopted by BOCC in 2013, Amended later in 2013 and 2014
- Authority and enforcement pursuant to C.R.S. §24-65.1-101 et. seq.

Code Enforcement

- C.R.S. Title 30, Article 28 – Enforcement of Zoning and Subdivision regulations
- Chapter 11 of the Land Development Code
- BOCC Ordinance 06-02 Prohibiting the Accumulation of Rubbish
- BOCC Ordinance 06-03 Requiring the Removal of Weeds and Brush



Strategic Plan Goals

Goal #4 - Consistently support regional economic strength

- Strategy A - Encourage the growth of existing businesses and recruitment of new businesses
 - 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 (On-going)

RECENT EFFORTS:

- Tiny Houses
- Clean Up (bee keeping, Mobile Home Subdivisions allowing manufactured homes, agricultural setbacks, ADA compliance, vehicle repair, etc.)
- Code Enforcement procedures
- Beneficial Use Agreements for Waste Tires
- In Process: 1) animal keeping and 2) agricultural structures
- Under Consideration: Small Lot PUDs



Strategic Plan Goals

Goal #4 - Consistently support regional economic strength

- Strategy A - Encourage the growth of existing businesses and recruitment of new businesses
 - Partner with local municipalities to identify contrasting development-related standards and requirements and establish a committee that is tasked with proposing and implementing code changes to increase inter-jurisdictional uniformity (2018)
 - Provided a demo of EDARP for all municipalities (and Teller County) to coordinate standardization of development application submittal and review process
 - Quarterly Regional Planning Officials meetings
 - Open dialogue on shared land use-related issues
 - Exchanging regulatory frameworks to develop comparable, but not necessarily the same, solutions (e.g., small lot PUDs, hazards planning and mitigation, etc.)



Budgetary Highlights

2018 Revenues by Land Use Application Type

	<u>Budgeted</u>	<u>Actual (Through 9/11)</u>	<u>Projected (appx.)</u>
• Type A (Front Counter)	\$320,000	\$304,540	\$430,000
• Type B (FC/Technical Review)	\$190,000	\$178,579	\$250,000
• Type C (Technical Review)	\$290,000	\$203,403	\$290,000
• Type D (Hearing Based)	\$400,000	\$403,080	\$570,000
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TOTAL:	\$1,200,000	\$1,089,602	\$1,540,000

- Does not include additional revenues not associated with formal development applications (e.g, Early Assistance meetings)



Budgetary Highlights

Code Enforcement Abatement Funds

Expenses

Beginning balance	\$35,000
Property 1	-1,600
Property 2	-1,200
Property 3	-8,330
Property 4	-3,612
Property 5	-13,576
Property 6	-1,575
Property 7	-1,200
Property 8	-600
Property 9	-1,119
Property 10	-740
Property 11	-1,570
Property 12	-1,220
Property 13	-2,040

TOTAL: \$38,382

Costs Recovered/Liens Files

- \$3,764 received in payments
 - Used to abate additional properties
- Liens confirmed for three properties
- Liens pending for six properties

Base Budget and Critical Needs

<u>Description</u>	<u>2018 Budget - OAB</u>	<u>2018 One- time Funding</u>	<u>Other Internal changes ¹</u>	<u>On-going Base Budget</u>	<u>2019 Critical Needs</u>	<u>2019 Requested Budget</u>
Planning & Comm Develop	2,284,622	0	96,855	2,381,477	0	2,381,477

1. Salary increase



Questions?



Planning and Community Development (PCD) Department