

EL PASO



COUNTY

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DEVELOPMENT SERVICES

EL PASO COUNTY LAND DEVELOPMENT CODE REVISIONS 2009

MEMORANDUM

May 27, 2009

TO: Planning Commission, Board of Adjustment, Board of County Commissioners, Code Committee members, Citizen Groups, Interested Parties, General Public

FROM: Mark Gebhart, Development Services

RE: Second Revisions to El Paso County Land Development Code (LDC)

The new El Paso County Land Development Code was approved in October 2006, and implemented by the Board of County Commissioners (BoCC) in April of 2007. The first revisions were approved by the BoCC on December 12, 2008. On April 28, 2009 the BoCC authorized full implementation and utilization of the LDC, including the administrative authorities included therein. Development Services is committed to maintaining the LDC as a living document, with updates at least annually. Associated with this memo and posted at the web address:

http://adm.elpasoco.com/Development_Services/ you will find:

- Spreadsheet or matrix of changes
- Strikethrough/underline version reflecting proposed changes
- Comment form regarding any changes

This information reflects the changes proposed to the LDC suggested by staff which were not completed in Revision 1, and has been generated from:

- Staff identification of issues through front counter administration of over-the-counter permitting and customer feedback
- Staff utilization of the LDC in project review, including customer feedback
- Formalization of existing practices
- Planning Commission, Board of Adjustment, and BoCC identification of issues that have come up in the public hearing process
- Formal administrative determinations and interpretations since LDC adoption
- Evaluation of enforcement cases, including court actions
- County Attorney's Office recommendations
- Typographical, numbering, and formatting errors identified by users

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The result of the proposed changes, if approved, would be a republishing of the entire LDC. Please recognize that to provide a strikethrough/underline version the page numbering is adjusted and blank pages or inconsistent spacing appear in some locations. Final formatting will occur in the publishing phase, after BoCC action, and may include additional typographical changes and conforming changes. Chapters 2, 3 and 10 are not included since there are no changes proposed.

For the most efficient use of County resources and to respond to BoCC direction to move the update forward, we have chosen to bring forward for public review a comprehensive set of proposed changes recommended by Development Services, rather than create multiple separate topical focus groups or utilization of a committee process. Changes to the Off-Premise Sign (billboard) regulations will not be considered in this revision.

The Planning Commission is scheduled to consider these changes on June 2, 2009 in a worksession, and in a hearing on June 16, 2009. The BoCC hearing to consider the changes is scheduled for June 25, 2009. Public input and comment is welcomed and encouraged. The hearings will begin at 9 am in the 2nd floor hearing room at the Regional Development Center at 2880 International Circle,