

P	2.1.8	Carefully consider all proposed land uses adjacent to interstate highways, railroads, military training areas, and in designated flight zones to protect them from associated disruptive noise levels.					X	some regulations in place through the LDC. Quiet zones through PSD
P	2.1.9	Encourage approaches to land use that promote innovative techniques to protect water quality and encourage mitigation to reduce pollution from non-point sources such as run-off from roads, parking lots and lawn chemicals.		X				
P	2.1.10	Promote public awareness of programs that improve air and water quality and reduce hazardous wastes and materials.				X		Function of Solid Waste Department
P	2.1.11	Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities.		X				
		2.2 Preserve and Enhance the Region's Unique Flora and Fauna	Countywide	Keep	Modify	Discard	Regulatory	
G	2.2	Protect the flora and fauna found in the County's five life zones and transitional communities.						Plains Short Grass Prairie, Foothills Scrub, Pinyon-Juniper Woodlands, Montane Conifer Forest, Subalpine Forest, Alpine Tundra
P	2.2.1	Encourage a coordinated and systematic planning approach to identify, locate and protect critical areas of wildlife habitat from all five life zones and transitional communities.						
P	2.2.2	Encourage coordinated public and private approaches to preserve, restore and mitigate losses of significant wildlife habitat.		X				Wildlife descriptors
P	2.2.3	Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate governmental agencies early in the development process.					X	referral to Parks and Wildlife and Fish and Wildlife
P	2.2.4	Provide incentives to encourage development to incorporate sensitive planning that ensures the protection of watersheds and wildlife habitat.					X	open space bonus in PUD
P	2.2.5	Encourage mitigation of all adverse impacts to wetlands and riparian habitat.					X	COE on Wetlands
P	2.2.6	Encourage particular attention be given to any unique, rare, or especially fragile flora and fauna.		X				Wildlife descriptors
P	2.2.7	Comply with requirements of the federal Endangered Species Act .					X	
P	2.2.8	Encourage the protection and preservation of state listed endangered and threatened species, species of special concern, and species with immediate conservation needs.		X				
P	2.2.9	Encourage education strategies that address opportunities for public participation in ongoing efforts to preserve the natural environment.		X				
P	2.2.10	Encourage preservation of open space in the design of subdivisions.		X				
		2.3 Preserve and Enhance Significant Natural Landscapes and Features	Countywide	Keep	Modify	Discard	Regulatory	
G	2.3	To preserve and enhance geologic features, significant natural landscapes, and waterways.						
P	2.3.1	Preserve significant natural landscapes and features.		X				
P	2.3.2	Encourage the development of a County-wide plan to systematically identify, classify, and provide guidelines for the protection of significant natural features and landscapes.		X				guidelines?
P	2.3.3	Consider the guidelines in the El Paso County Master Plan for the preservation and protection of significant natural features when reviewing development proposals.					X	guidelines?
P	2.3.4	Develop a systematic data base to inventory paleontological sites that have been unearthed.			X			Referral of projects rather than county create a list
P	2.3.5	Encourage the use of innovative siting and design techniques to identify, enhance, and, where appropriate, incorporate and protect significant natural features and waterways.		X				may need to define innovative
P	2.3.6	Consider the Natural Systems Inventory and identify significant geological features prior to granting subdivision or development approval.					X	
P	2.3.7	Encourage mitigation of adverse visual impacts caused by construction including roadcuts, utility lines, outside storage, water tanks and building scale.					X	
P	2.3.8	Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible.		X				

	2.4 Identify and Locate Possible Geologic Hazards That May Result In Destruction of Life and Property	Countywide	Keep	Modify	Discard	Regulatory	
G	2.4 Minimize damage from geologic hazards.						
P	2.4.1 Develop an ongoing coordinated, systematic and comprehensive approach to study, identify, locate, and classify areas where geologic hazards may occur.		X				Robinson Maps, referral to Colorado Geologic Survey

P	2.4.2	Develop public safety guidelines and/or educational materials to explain the risks associated with developing in identified geological hazard areas.					X	Role of other agencies like CGS
P	2.4.3	Develop a systematic process that informs the public about the dangers of geologic hazards.					X	Role of other agencies like CGS. Standardized notes on plats
P	2.4.4	Encourage more and better methods of notifying potential property investors and the public of the risks and liabilities associated with developing in identified geological hazard zones.					X	Role of other agencies like CGS
		3.1 Ensure Long-Term Water Supplies	Countywide	Keep	Modify	Discard	Regulatory	
G	3.1	Protect and enhance the quality, quantity and dependability of water supplies.						addressed in the Water Master Plan
P	3.1.1	Support the development of environmentally sensitive and safely designed surface water impoundments if these serve to enhance local water supply or service capability.		X				
P	3.1.2	Support enhanced monitoring of sources of surface and tributary ground water in the County.		X				enhanced monitoring? PPRWA
P	3.1.3	Promote the development of methods which allow more effective monitoring of the adjudicated water rights in the County.					X	SEO
P	3.1.4	Encourage more systematic monitoring and reporting of water quality in individual wells.					X	Health Department
P	3.1.5	Encourage systematic monitoring of known recharge areas and discourage land use patterns that interrupt the natural flow of surface and tributary ground water.					X	
P	3.1.6	Support the systematic monitoring and careful administration of the bedrock aquifers to avoid over-allocation of groundwater					X	SEO
P	3.1.7	Carefully analyze each new development's proposed use of water.					X	
P	3.1.8	Promote water supply systems and augmentation arrangements which maximize the effective use of near-surface ground water supplies without jeopardizing existing water rights or established wells.					X	Augmentation plans
P	3.1.9	Discourage the severance of all water rights from overlying properties unless an alternate water supply can be guaranteed. This supply should be adequate to support uses consistent with the adopted master plan for the area.					X	Is this contrary to law, except through a 1041 Permit review?
P	3.1.10	Encourage continued collection and analysis of data for the purpose of better determining the extent and availability of ground water in areas which do not overlie either the Denver Basin or a studied alluvial aquifer.					X	Not the County's role
		3.2 Encourage Cooperation	Countywide	Keep	Modify	Discard	Regulatory	
G	3.2	Encourage cooperative approaches in planning for the long term water supply throughout the County.						
P	3.2.1	Support mutually beneficial arrangements among water providers and consumers to reduce cost and protect the County's groundwater and environment.		X				
P	3.2.2	Encourage formal agreements among water districts to mitigate potential water supply shortages among individual suppliers.		X				
P	3.2.3	Support the creation of prudently considered rural water authorities and other mechanisms for the purpose of providing service to rural areas with limited or sporadic water supplies.		X				
P	3.2.4	Periodically review the overall water supply situation in the County by convening a publicly accountable group, such as the 1995-1997 Water Resources Study Commission, or requesting such review by the El Paso County Water Authority.					X	Water Master Plan
		3.3 Promote Environmental Awareness	Countywide	Keep	Modify	Discard	Regulatory	
G	3.3	Promote awareness of environmental issues associated with water use.						
P	3.3.1	Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses, a reasonable mitigation of any adverse visibility and other environmental impacts.					X	1041 permits, but crossover to the MP

P	3.3.2	Consider the water requirements for natural areas adjacent to proposed developments.									can conflict with water laws (ponds without rights). If they are natural areas do they need supplemental watering?
P	3.3.3	Support the systematic and effective monitoring for sources of point and non-point source pollutants to surface water.								X	MS4 permits/public information
P	3.3.4	Implement appropriate measures to protect and/or mitigate effects of point and non-point sources of pollution to surface water.								X	MS4 permits/public information
P	3.3.5	Regulate or restrict uses that are proven to contribute to contamination of water supplies.								X	
P	3.3.6	Evaluate the consequences to surface water from new development including run off of natural soils, as well as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons.								X	MS4 permits/public information
P	3.3.7	Discourage the imprudent use of non-renewable groundwater. Anticipate the potential environmental impacts resulting from developing a delivery system for surface water supply and mitigate, to the degree possible, the negative impacts in the initial planning phase.								X	1041 Permit requirements. Who is to determine imprudent uses of legally entitled water?
P	3.3.8	Consider and if appropriate, address the impacts water supply and treatment systems may have on the natural hydrologic system.		X							Increase base flow in Ft Creek
		3.4 Encourage Water Conservation	Countywide	Keep	Modify	Discard				Regulatory	
G	3.4	Promote opportunities to conserve water.									
P	3.4.1	Maximize opportunities for effective and environmentally acceptable potable and non-potable water re-use including augmentation.		X							
P	3.4.2	Encourage re-use of treated wastewater for irrigation and other acceptable uses when economically feasible.		X							
P	3.4.3	Encourage development and implementation of water conservation plans and programs, primarily using technological, design and incentive approaches, combined with community education.		X							
P	3.4.4	Specifically promote water conservation techniques, such as xeriscaping, which provide large peak use reductions when compared to their economic cost or regulatory burden.		X							
P	3.4.5	Consider partnering with the City of Colorado Springs Public Water Utilities Water Conservation branch to promote already established educational programs and techniques which have proven to conserve water.								X	Should this be us or the water supplier
P	3.4.6	Discourage ground water-dependent development in any areas where water availability cannot be definitively demonstrated.								X	
P	3.4.7	Consider programs that promote the wise use of surface water and conservation of the County's water resources.		X							
P	3.4.8	Consider opportunities to demonstrate the benefits of using non-potable sources of water and to dispel negative attitudes.		X							
		4.1 Preserve The County's Historic Sites, Structures and Artifacts	Countywide	Keep	Modify	Discard				Regulatory	
G	4.1	Encourage preservation and enhancement of historical resources.									
P	4.1.1	Support a systematic inventory to identify and categorize historic sites, structures and artifacts.								X	Reporting to State Archeologist HC_Archpermit@state.co.us
P	4.1.2	Encourage individual research, documentation and preservation of the County's legacy.		X							
P	4.1.3	Encourage proposed developments to consider scale and use of innovative siting and design techniques to preserve significant historical and visual resources.		X							
P	4.1.4	Consider preservation of significant historic and visual resources when siting roadcuts, utility lines, outside storage and water tanks.		X							
P	4.1.5	Support local incentives for historic preservation and adaptive reuse.								X	what would be the incentives?
P	4.1.6	Encourage reporting of all artifacts unearthed during construction of roadcuts, utility lines, outside storage, water tanks and buildings.								X	Reporting to State Archeologist HC_Archpermit@state.co.us

G	5.1	Maintain a land use environment which encourages quality economic development that is compatible with surrounding land uses.					
P	5.1.1	Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.	X				Economic Development Department
P	5.1.2	Encourage communities to identify economic goals that are compatible with the vitality of their communities through the small area planning process.	X				Economic Development Department
P	5.1.3	Encourage economic development strategies tailored to the unique conditions of particular subareas of the County.	X				Character area or placetypes
P	5.1.4	Allow for the maintenance of a sufficient inventory of available sites for employment uses throughout the County.	X				Economic Development Department
P	5.1.5	Promote quality and diverse economic development that is consistent with adopted plans, emphasizing both the creation and retention of jobs that meet the needs of citizens of the County at all skill levels.	X				Economic Development Department
P	5.1.6	Promote economic development alternatives, such as locating in industrial parks, which place the lowest strain on available infrastructure.	X				
P	5.1.7	Support land use policies that allow legitimate employment opportunities for individuals to work out of their homes especially in areas which are not conducive to large scale non-residential development and/or would otherwise require long commuting times.				X	
P	5.1.8	Encourage the retention and development of existing military installations by protecting their operational integrity and promoting compatible adjoining land uses.	X				
P	5.1.9	Encourage appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes	X				
P	5.1.10	Accommodate the improvement and development of all educational institutions as a means of maintaining a highly educated work force to compete for high quality economic development.					Economic Development Department
P	5.1.11	Encourage the retention of agricultural land based businesses by protecting their operational integrity and promoting compatible adjoining land uses.				X	
P	5.1.12	Discourage or prevent land uses which threaten the long-term operating viability of critical infrastructure, such as the airport and industrial areas which must grow to accommodate new primary jobs for the County's growing population.	X				
		6.1 Effectively Manage Growth and Land Use Change	Countywide	Keep	Modify	Discard	Regulatory
G	6.1.A	Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.					Character area or placetypes
G	6.1.B	Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.					
P	6.1.1	Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.	X				Character area or placetypes
P	6.1.2	Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.	X				
P	6.1.3	Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.	X				
P	6.1.4	Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.	X				

P	6.1.5	Support the development of well-planned mixed use projects which promote all, or most, of the following objectives: • maximize the economy and efficiency of land use • preserve open space or natural areas • integrate employment, housing, shopping, schools and other use • accommodate multi-modal transportation linkages • allow for variations in design and character		X				
P	6.1.6	Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently		X				
P	6.1.7	Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.		X				
P	6.1.8	Encourage incorporating buffers or transitions between areas of varying use or density where possible.		X				
P	6.1.9	Viable residential properties should be reasonably protected from the adverse impacts of major roadways and other potentially incompatible land uses.		X				
P	6.1.10	Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.		X				
P	6.1.11	Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.		X				
P	6.1.12	Encourage advance public and private land use planning in order to maximize public awareness of anticipated future land use conditions.		X				
P	6.1.13	Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.		X				Better defintions of cluster in a rural, mountain, and urban setting
P	6.1.14	Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.		X				Character area or placetypes
P	6.1.15	Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.		X				
P	6.1.16	Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.		X				
		6.2 Protect and Enhance Neighborhoods	Countywide	Keep	Modify	Discard	Regulatory	
G	6.2	Protect and Enhance Existing and Developing Neighborhoods.						
P	6.2.1	Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.		X				
P	6.2.2	Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.		X				Character area or placetypes
P	6.2.3	Encourage land use planning and design approaches which create or reinforce the neighborhood concept.		X				Character area or placetypes
P	6.2.4	Encourage use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods.		X				
P	6.2.5	Encourage the development of unique and diverse neighborhoods within unincorporated areas.		X				Character area or placetypes
P	6.2.6	Recognize the need to flexibly apply the neighborhood concept to areas of the County which have diverse environmental characteristics and varying development densities.		X				
P	6.2.7	Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features.			X			encourage the use. Cant only utilize PUD.
P	6.2.8	Clearly defined boundaries should be established for large institutional, industrial, and commercial areas and used in order to protect the integrity of established and developing neighborhoods.			X			is this contrary to the thought of redevelopment

P	6.3.1	Protect and enhance the viability of established urban density developments in unincorporated areas.		X				
P	6.3.2	Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development (refer to Section 1.0 Small Area Plans).			X			Character area or placetypes
P	6.3.3	Encourage major new employment centers to locate in proximity to potential employees and housing opportunities		X				
P	6.3.4	Commercial, office, industrial and, residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.		X				
P	6.3.5	The potential for effective integration with multi-modal transportation systems should be considered in the design and location of major non-residential development.		X				why not residential or mixed use? Multimodal planning refers to transportation and land use planning that considers diverse transportation options, typically including walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility
P	6.3.6	Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.		X				
P	6.3.7	Commercial and office uses should be encouraged to incorporate unified site design and circulation planning, and conversely, strip commercial and office development should be discouraged		X				reality of this when there are different owners?
P	6.3.8	Recognize the need and allow for the reasonable accommodation or adequate amounts of land with sufficient infrastructure for land uses of a heavy industrial nature and/or considered to be "locally undesirable" within all subareas of the County provided that adequate facilities and services will be available. Consider the environmental, visual and land use compatibility impacts and incorporate, where possible, buffering and screening techniques to address compatibility with surrounding uses.		X				Character area or placetypes. Is it appropriate to have industrial in all areas or should it be more concentrated in one area?
P	6.3.9	Promote the multiple use combination of non-residential uses such as shopping, offices, government and education in a manner which maximizes the use of available infrastructure during weekdays, evenings and weekends.		X				
		6.4 Develop Rural Residential Communities	Countywide	Keep	Modify	Discard	Regulatory	
G	6.4	Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.						
P	6.4.1	Protect and sustain established viable rural residential areas where possible.		X				
P	6.4.2	Continue to define and limit the boundaries of rural residential areas primarily through the Small Area Planning process (refer to Section 1.0 Small Area Plans).			X			Unlike a Growth Boundary applicable to urban growth, this implies a boundary between rural residential and agricultural areas. Character area or placetypes
P	6.4.3	Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.			X			only allow if it already there. History suggests that they can also build carrying capacity through exactions, impact fees, or required development improvements.
P	6.4.4	Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.			X			implies that buffer rural residential with rural residential. Why not provide a step down buffering of lot size which has been occurring where urban and rural meet
P	6.4.5	Discourage new or additional rural residential subdivision in areas where it is likely they may not develop the "critical land area" necessary to successfully co-exist with other potentially competing land uses.		X				This is the antithesis of the Ellicott Plan and why we need the overall plan

P	6.4.6	Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.						
P	6.4.7	Accommodate limited very low impact business and other employment uses in rural residential developments if these serve to reduce overall levels of traffic in these areas and do not otherwise detract from the desired rural residential character, provided the requisite level of services is or will be available in a timely fashion. These uses should primarily serve the needs of local residents.			X			
P	6.4.8	Allow for flexibility in the application of regulations with regard to the unique variations between different rural residential developments.			X			
P	6.4.9	Continue to develop reasonable and consistent levels of service standards for rural residential subdivisions.					X	
P	6.4.10	Encourage subdivision covenants that regulate domestic pets				X		
P	6.4.11	Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.			X			
		6.5 Protect and Support Rural and Agricultural Areas	Countywide	Keep	Modify	Discard	Regulatory	
G	6.5	Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County.						
P	6.5.1	Allow for the location of limited supporting commercial uses at locations convenient to serve the needs of rural County residents provided that the requisite level of services are available or will be available in a timely fashion.			X			
P	6.5.2	Encourage appropriate opportunities for employment within rural areas.		X				
P	6.5.3	Encourage the use of strategies such as land trusts and conservation easements which result in the preservation of agricultural or open land use and character.		X				
P	6.5.4	Support the development of land use regulations and procedures which are tailored to meet the specific needs of rural County residents while still providing for adequate levels of service.				X		
P	6.5.5	Support statutory changes which will allow for the development of limited regulations concerning facility and services provision for parcels of 35 acres or greater.				X		
P	6.5.6	Encourage the reporting of 35 acre tract development for the health, welfare and safety of county residents.				X		
P	6.5.7	Discourage the proliferation of locally unwanted and potentially hazardous land uses in rural and especially unzoned areas.				X		
		6.6 Promote Intergovernmental Land Use Cooperation	Countywide	Keep	Modify	Discard	Regulatory	
G	6.6	Encourage cooperative intergovernmental land use planning and coordination among the County, its municipalities and other governmental entities.						
P	6.6.1	Support the municipal annexation of enclaves and other developed urban density areas, unless these areas are currently being provided with both adequate and cost-effective facilities and services.			X			
P	6.6.2	Encourage municipalities to undertake complete or at least phased annexations of enclaves and other largely surrounded areas in order to avoid the problems associated with piecemeal annexations. Alternately, the cost-effectiveness of annexing remaining enclaves should be considered within the context of the overall area.		X				
P	6.6.3	Encourage municipalities to utilize annexation policies which have the effect of either avoiding or remedying the service and public safety problems associated with irregular city boundaries.		X				

modify. Do we really want these business in the RR2.5 zoning districts. Perhaps yes for the either the 5 acre or Ag zoned properties. encourage if you use PUD. Zoning regulations need to to be the same if in the same zoning district.

we are encouraging covenants that differ from the zoning regulations? On what basis? Really this should say 35 acres. As this is worded it targets horse owners on lots at 2.5 acres, where it is considered a private stable.

Requisite level of services? Commercial uses in a rural area would be non-existent if we required urban services (Ellicott, Peyton, Big R in Falcon)

What does this really say?

Modify SB 35? The only person who report this is the county assessor.

there are no unzoned areas

Annexation Plan should be discussed. Consider Adequate and Cost Effective. Cherokee. Sterling Ranch

P	6.6.4	Encourage municipalities to use appropriate flexibility in applying development standards and allocating cost in conjunction with annexation of fully or partially developed areas.		X			
P	6.6.5	Support the adoption of intergovernmental policies which address land use issues of mutual concern (including development timing, phasing, location and standards) in agreed-upon City/County Cooperative Planning Areas.		X			
P	6.6.6	Consider the development of cooperative building, zoning and infrastructure standards in areas that interface with municipalities and military properties.		X			
		7.1 Special and Unique Land Uses	Countywide	Keep	Modify	Discard	Regulatory
G	7.1	Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses.					
P	7.1.1	Accommodate unique combinations of land uses (such as employment and residential uses) on the same property if it can be demonstrated that aggregate impacts will be limited, adequate facilities and services will be available and the use will be compatible with the character of the surrounding area.		X			
P	7.1.2	Consider the future combined impact of potential additional land use requests when considering individual applications for special or unique land uses.			X		What does this mean? Restrict the future land use requests, or predict them.
P	7.1.3	Allow for the accommodation of daycare centers in or adjacent to residential areas and employment centers provided that they are designed and operated in a manner which satisfactorily addresses issues of safety, compatibility and facility and service availability.					X
P	7.1.4	Accommodate home-based businesses which do not detract from the character of residential areas, do not create substantial impacts on facilities and services, and do not require the imposition of conditions of approvals which will be difficult to enforce.					X
		7.2 Plan For Institutional Uses					
G	7.2	Promote comprehensive planning for major institutional land uses.					institutional-education, religious, hospital, libraries, cemeteries, governmental facilities
P	7.2.1	Encourage the designation of appropriate sites for institutional land uses through the Sketch Plan process.		X			

P	7.2.2	Recognize the need to plan for and evaluate requests for institutional land uses on a project and site-specific basis.		X				
P	7.2.3	Allow for the reasonable accommodation of neighborhood-scale institutional uses in all areas of the County.			X			LDC allows educational facilities, religious, governmental in all residential zone districts so neighborhood scale is not considered.
P	7.2.4	Allow for religious institutions as a permitted use in all zone districts provided that associated uses and building style are compatible with the neighboring character and that facilities and services are or will be available.					X	Allowed by LDC, but no requirement for neighborhood compatibility
P	7.2.5	Discourage the location of major institutional uses in predominantly residential areas unless these uses are adequately screened and buffered, and potential traffic impacts are fully addressed.			X			Modify. Can't easily say no to school, or other governmental facilities. Can generally require Site Development Plan and associated reports to cover screening, buffering and traffic
		7.3 Promote Comprehensive Solid Waste Management	Countywide	Keep	Modify	Discard	Regulatory	
G	7.3	Promote an integrated, effective, and environmentally sensitive market-driven approach to solid waste management within El Paso County.						This section was written when PCD did all solid waste activities
P	7.3.1	Develop, adopt, and maintain a comprehensive solid waste management plan for the County				X		Solid Waste Department
P	7.3.2	Encourage waste reduction through a combination of careful planning, source reduction, recovery and recycling.					X	Solid Waste Department
P	7.3.3	Specifically encourage the recycling of yard and other clean organic wastes in the County.					X	Solid Waste Department
P	7.3.4	Allow for the reasonable accommodation of land uses which respond to technical and economic changes in the solid waste management industry.					X	LDC regulations
P	7.3.5	Encourage land development and construction techniques which limit the production of solid waste and promote recycling.					X	
P	7.3.6	Reasonably accommodate uses and facilities which will result in the beneficial use of materials which would otherwise end up in the waste stream.					X	LDC regulations
P	7.3.7	Protect the County's legal authority with respect to the review and siting of waste facilities and licensing of operators.					X	LDC regulations
		7.4 Allow For Environmentally Sensitive Mining Activities	Countywide	Keep	Modify	Discard	Regulatory	
G	7.4	Permit mineral extraction and processing activities in the County in a manner which allows for preservation of significant commercial deposits, minimization of adverse visual and other environmental impacts, economical resource use and consideration of other planning issues.						
P	7.4.1	Allow for the economical extraction of the commercial mineral resources necessary for the development and maintenance of El Paso County.		X				
P	7.4.2	The County should continue to cooperate in extra-regulatory efforts such as the Enhanced Mining Reclamation Program, directed toward minimizing the adverse impacts of existing mining operations.				X		
P	7.4.3	Revise and maintain the data associated with the County's Master Plan for the Extraction of Commercial Mineral Deposits so that it will remain an effective tool for both the preservation of significant deposits and the review of new mining applications.		X				Has not been updated since 1996
		7.5 Minimize Impacts of Towers, Transmission Facilities and Related Facilities	Countywide	Keep	Modify	Discard	Regulatory	
G	7.5	Allow for those towers, transmission lines and related facilities which provide a benefit to County residents in a manner which balances considerations of economics, equity, and environmental sensitivity and provide for the equitable compensation to private land owners for impacts caused by these facilities.						Compensation should not have been a county issue. CMRS regulations were substantially modifies in 2007.
P	7.5.1	Encourage the multiple use of utility sites and corridors where feasible and appropriate		X				

P	7.5.2	Support the development and adoption of limited HB 1041 regulations for the purpose of providing the County with the authority necessary to directly address the location and land use impacts of public utility structures such as pipelines and electric transmission facilities.					X	1041 Regulations were adopted in 2013
		8.1 Protect and Enhance Our Legacy	Countywide	Keep	Modify	Discard	Regulatory	
G	8.1	Protect and enhance El Paso County's legacy of unique natural features, open space, trails and park lands.						
P	8.1.1	Evaluate new development, both public and private, in terms of its impact on the proposed park, trails and open space system.		X				referral to Parks
P	8.1.2	Fully consider potential impacts to the proposed open space system identified in the Parks, Trails and Open Space Master Plan in the planning, coordination and prioritization of public capital expenditures.		X				Parks decision
P	8.1.3	Prioritize acquisition and development of new parks, trails and open space in a manner which enhances the value of the overall system.						Parks decision
P	8.1.4	Promote balanced multiple use of park, trails and open space resources in a manner which does not detract from their natural quality.						Parks decision
P	8.1.5	Comprehensively identify the most significant natural features in the County and develop options for their protection.						Parks Master Plan implies that no development would occur-preservation
P	8.1.6	Encourage preservation of all ecosystems represented in El Paso County.			X			
		8.2 Promote Parks, Trails and Open Space Planning	Countywide	Keep	Modify	Discard	Regulatory	
G	8.2	Promote comprehensive coordinated planning for parks, trails and open space in the County.						TOPS now has a significant role in open space planning.
P	8.2.1	Encourage implementation of the County's Parks, Trails and Open Space Master Plan.		X				referral to Parks
P	8.2.2	Develop, adopt and maintain a separate open space element of the County Master Plan.						Parks Master Plan not a separate plan
P	8.2.3	Develop and maintain an informed community consensus as to how open space should be defined, why it is important, and how it should be used.						Parks Master Plan
P	8.2.4	Encourage the use of a coordinated County-wide approach in all applicable parks, trails and open space planning efforts.						Parks Master Plan
P	8.2.5	Support the continued updating and implementation of adopted plans for regional trails.						Parks Master Plan
P	8.2.6	Rely upon planning efforts to more clearly establish regional parks and trails, community parks, and open space needs and priorities.						Parks Master Plan
P	8.2.7	Maximize the usefulness of planning information for parks, trails and open space by integrating it into a County-wide geographic information system.						Parks Master Plan
P	8.2.8	Actively consider the topic of open space in the development of Small Area and topical elements of the Master Plan.						character and placemaking
		8.3 Emphasize Parks and Open Space in Development Planning	Countywide	Keep	Modify	Discard	Regulatory	
G	8.3	Fully consider parks, trails, and open space issues in the review of individual development plans.						
P	8.3.1	Encourage development plans which appropriately incorporate parks, trails, and open space into their design.		X				
P	8.3.2	Accommodate innovative approaches for the provision and maintenance of viable parks, trails, and open space resources through the development review process.		X				
P	8.3.3	Address protection of significant natural features beginning with the initial stages of the development review process.		X				
P	8.3.4	Clearly designate the boundaries of proposed parks and open space in land development plans.		X				
P	8.3.5	Ensure that publicly dedicated open space is of sufficient overall quality that it adds value to the larger community.				X		Parks decision
P	8.3.6	Provide for the guaranteed preservation of designated, but not yet developed park and open space properties.		X				

8.4 Allow for Provision of Community and Neighborhood Parks and Trails		Countywide	Keep	Modify	Discard	Regulatory	
G	8.4 Provide for community and neighborhood parks, local trails, and recreational facilities in developed unincorporated areas.						note additional policies should be considered since the county does not provide tot-lot type of parks, but may give credits against fees.
P	8.4.1 Support planning for the incorporation of parks, trails and recreational facilities in higher density residential subdivisions.		X				
P	8.4.2 Encourage existing viable special districts to assume responsibility for parks, trails and recreation functions where applicable.		X				
P	8.4.3 Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers.				X		separate taxing entity for parks? Rather than support perhaps be neutral?
P	8.4.4 In the acquisition, development and design of community and neighborhood parks, recreation, trails and open space facilities, provide a balance among varying factors including demands for active and passive open space, accessibility, safety, maintenance, optimal use, special needs, conservation and economics.				X		Parks decision
P	8.4.5 Accommodate innovative approaches for the provision and maintenance of viable parks and open space resources through the development review process.		X				Parks decision to give credits, but there is little provision for maintenance. Special districts.
8.5 Address Funding for the Provision of Parks, Trails, and Open Space		Countywide	Keep	Modify	Discard	Regulatory	
G	8.5 Encourage the use of a combination of all private and public options available for the effective provision and maintenance of parks, trails and open space.						
P	8.5.1 Encourage the effective use of private sector approaches to parks, trails and open space acquisition and management.			X			Reword. HOA or special district rather than private sector.
P	8.5.2 Promote the use of strategies such as land trusts and conservation easements which allow for the continuing use of lands for agricultural and other land preservation purposes.		X				However, conservation easements have come under fire at present
P	8.5.3 Support parks, trails, and open space partnerships with municipalities, the educational community and other public and private entities.				X		Parks decision
P	8.5.4 Integrate parks, trails, and open space into major infrastructure projects such as roadways, drainage improvements, reservoirs and utility corridors.		X				
P	8.5.5 Encourage private property owners to enhance the open space value of their property through the voluntary use of conservation easements and management techniques which are environmentally sensible		X				
P	8.5.6 Upon completion of a County Open Space Master Plan, encourage the county to take an active role in fulfilling the goals of that plan through open space advocacy and management.				X		Parks Master Plan and TOPS
9.1 Plan for the Mobility Needs of the County		Countywide	Keep	Modify	Discard	Regulatory	
G	9.1 Plan, develop and maintain a safe and efficient transportation system to meet the present and future mobility needs of people, goods, materials and services.						
P	9.1.1 Identify and preserve the functional integrity of the corridors necessary to meet the County's potential future surface transportation needs.						MTCP
P	9.1.2 Maintain transportation planning flexibility which will allow the accommodation of different potential future systems and technologies.						MTCP
P	9.1.3 Achieve compatibility between transportation facilities and adjacent land areas through comprehensive planning.						what is meant by "Comprehensive planning"
P	9.1.4 Coordinate and integrate the planning and development of transportation modes including highways, public transit, bikeways, pedestrian facilities, equestrian trails, railroads, airports, ride-sharing, car-pooling and telecommunications networks with P.P.A.C.G. and the County's municipalities and military installations.						MTCP
P	9.1.5 Coordinate the County's transportation system with the transportation systems of neighboring counties.						MTCP
P	9.1.6 Balance the need for regional mobility with demands for local access onto major transportation corridors.						MTCP

P	9.1.7	Maximize the efficiency of the existing transportation system through efficient traffic management and operations techniques including signalization and additional turning lanes which help to regulate traffic flow and thereby increase capacity.					MTCP
P	9.1.8	Encourage employers to develop and implement methods such as flexible scheduling and car or van pooling to reduce peak hour congestion on major transportation corridors.			X		Not a master plan issue?
P	9.1.9	Encourage the planning, development and use of a telecommunication network to reduce the number of work and shopping related automobile trips.			X		Not a master plan issue?
		9.2 Promote Land Use Efficiency	Countywide	Keep	Modify	Discard	Regulatory
G	9.2	Promote land use planning which maximizes transportation efficiency.					
P	9.2.1	Encourage the development of major activity centers with regional multi-modal access.		X			
P	9.2.2	Require advance right-of-way preservation and/or dedication for transportation facilities as part of the land development process.					X LDC
P	9.2.3	Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.					X ECM, LDC
P	9.2.4	Plan, build and manage the capacity of the road-way system to accommodate maximum expected land use densities.					MTCP
P	9.2.5	Evaluate land use patterns which place exceptionally large demands on the transportation systems and mitigate their impact.					X
P	9.2.6	Encourage carefully-planned mixed-use developments which integrate vehicular and pedestrian transportation modes and which maximize the effective use of transportation infrastructure and parking areas.					X ECM, LDC
		9.3 Reduce Adverse Impacts	Countywide	Keep	Modify	Discard	Regulatory
G	9.3	Reduce the adverse environmental impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques.					finish up HERE
P	9.3.1	Place a high priority on maintaining the environmental condition when planning or building roads.		X			
P	9.3.2	Place a high priority on those system improvements which will substantially reduce risks to public safety including but not limited to signalization and traffic controls.					X
P	9.3.3	Encourage the identification, designation and preservation and enhancement of scenic transportation routes and vistas.		X			
P	9.3.4	Provide for noise attenuation and visual screening along major transportation corridors by incorporating techniques including setbacks, buffers, berms and vegetation treatments.					X LDC
P	9.3.5	Plan and provide for mitigation of secondary impacts of traffic congestion including the protection of air and water quality and drainage system enhancements.					X ECM
		9.4 Address Funding Issued	Countywide	Keep	Modify	Discard	Regulatory
G	9.4	Implement the planned transportation system in a coordinated and cost-effective manner utilizing a fair, equitable and sufficient method of funding.					Road Impact Fee system
P	9.4.1	Base funding for transportation improvements and maintenance as much as possible on a user-pay system while recognizing the unique needs of the transit-dependent along with the indirect costs and benefits of transportation projects.		X			
P	9.4.2	Utilize transportation strategies designed to improve the efficiency of existing roadways prior to investing in system expansions or additions.					MTCP
P	9.4.3	Adequately fund maintenance of existing and future transportation infrastructure to preserve the value of investments made.		X			
P	9.4.4	Encourage user-pay approaches to funding transportation system improvements and maintenance.					Road impact fee for improvements but not maintenance
P	9.4.5	Encourage processes by which development can contribute a reasonable and fair share toward necessary off-site transportation improvements.					X neither cost recover or road impact fee when this was written
P	9.4.6	Place a high priority on financing transportation improvements which significantly reduce health and safety risks.					MTCP

9.5 Support Alternative Modes		Countywide	Keep	Modify	Discard	Regulatory	
G	9.5						
P	9.5.1		X				not just from destinations, but should be from population centers as well
P	9.5.2					X	MTCP
P	9.5.3				X		how can the county encourage
P	9.5.4						how can the county encourage
P	9.5.5		X				and MTCP
P	9.5.6		X				
P	9.5.7		X				
10.1 Recognize the Unique Importance of Water and Wastewater Service		Countywide	Keep	Modify	Discard	Regulatory	
G	10.1						
P	10.1.1		X				MTCP and 208
P	10.1.2		X				
P	10.1.3					X	already in place. 1041 permit
P	10.1.4					X	1041 Permit
P	10.1.5		X				Viable current discussions
P	10.1.6		X				Keep because it encourages consolidation, but affected by water rights
10.2 Coordinate Planning and Management		Countywide	Keep	Modify	Discard	Regulatory	
G	10.2						
P	10.2.1		X				
P	10.2.2					X	LDC
P	10.2.3		X				Water Master Plan
P	10.2.4		X				Water Master Plan
P	10.2.5					X	LDC
P	10.2.6					X	Not in County's purview

P	10.2.7	Develop and implement County-wide standards that apply both to individual and community water and wastewater systems.				X	
P	10.2.8	Consider the impact that land use patterns and densities will have on the ability to provide effective centralized water and sewer services.		X			
		10.3 Address Environmental and Health Concerns	Countywide	Keep	Modify	Discard	Regulatory
G	10.3	Design and operate water and wastewater treatment, distribution and collection facilities in an environmentally sensitive manner.					
P	10.3.1	Coordinate the siting of major wastewater treatment facilities through the 208 management process early in the planning and development process.		X			
P	10.3.2	Adequately buffer new wastewater treatment facilities from surrounding development, and allow sufficient areas for their expansion.				X	is allowing for expansion the county's role? Residential development occurs after the WWTP is in place.
P	10.3.3	Reduce the adverse visual impacts of water storage tanks and other facilities through a combination of careful site selection, design, screening and use of natural colors.					X LDC and 1041 Permit
P	10.3.4	Minimize and mitigate the disruption of riparian areas caused by sewer lines which are located within stream corridors.					
P	10.3.5	Promote monitoring and assessment techniques to identify critical sources of non-point source pollution within the region.					X MS4 permit
P	10.3.6	Encourage land use approaches, mitigation techniques and Best Management Practices that reduce non-point source pollution such as runoff from roads, parking lots and lawn chemicals.					X
P	10.3.7	Provide educational and informational programs which promote the wise use of water and the safe and effective disposal of wastewater.				X	supplier responsibility
P	10.3.8	Encourage reuse of non-potable water for irrigation where allowed by augmentation plans.					X
P	10.3.9	Encourage the development and implementation arrangements for regularly scheduled septic system inspection and maintenance.				X	Health Department
		11.1 Encourage Basin-Wide Drainage	Countywide	Keep	Modify	Discard	Regulatory
G	11.1	Promote regional planning and management approaches which protect the integrity of drainage systems and minimize long-term system-wide environmental impacts, costs and recognized flood dangers within the County.					
P	11.1.1	Determine basic design and land requirements in each watershed for drainage facilities at the earliest possible juncture in the planning process to maximize planning options and minimize acquisition and construction costs.		X			
P	11.1.2	Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation.		X			
P	11.1.3	Set aside the areas needed to accommodate the drainage facilities necessary for full basin build-out.					X
P	11.1.4	Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.					X
P	11.1.5	Effectively utilize automated land use mapping and data management (GIS) to keep drainage basin planning studies current.					X
P	11.1.6	Continue to support cooperative multi-jurisdictional approaches to drainage system planning and operations.		X			
P	11.1.7	Approve site-specific development plans only if there are financial and other assurances that on-site drainage facilities will be appropriately constructed, that downstream infrastructure will accommodate the additional impact, and maintenance issues are fully addressed.					X
P	11.1.8	Promote planning approaches which allow for interim solutions for drainage problems in less developed basins.					X interim solution costs may not be recoverable

P	11.1.9	Support the development of drainage basin management plans which meet the unique needs of rural and rural-residential areas.				X	
		11.2 Consider Funding	Countywide	Keep	Modify	Discard	Regulatory
G	11.2	Develop a more equitable and inclusive system for funding the planning, construction and maintenance of regional drainage facilities.					
P	11.2.1	Support the development of drainage funding methods which most equitably allocate costs according to the relative impacts caused by each property.				X	
P	11.2.2	Promote the development of a dedicated funding source for the operation and maintenance of existing and new regional drainage systems.				X	
P	11.2.3	Discourage the inclusion of high-cost drainage improvements in drainage basin planning studies (e.g. those which benefit a particular property) unless a system-wide benefit can be demonstrated.				X	
		11.3 Maximize Environmental Protection and Multiple Use Opportunities	Countywide	Keep	Modify	Discard	Regulatory
G	11.3	Promote the planning and design of drainage facilities which maximize on-site amenities while minimizing detrimental downstream erosion.					
P	11.3.1	Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.				X	
P	11.3.2	When possible, safely design and incorporate drainage facilities as an aesthetic element within developments.		X			
P	11.3.3	Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality.				X	before MS\$ permit requirements
P	11.3.4	Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality.				X	
P	11.3.5	Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design.		X			
P	11.3.6	Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development.				X	
		11.4 Reduce Flood Danger	Countywide	Keep	Modify	Discard	Regulatory
G	11.4	Promote public safety and reduce loss of private property.					
P	11.4.1	Strongly discourage land use development from locating in designated floodplains.				X	
P	11.4.2	Strongly discourage land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.				X	
P	11.4.3	Encourage the removal of existing structures within the flood-plain when this can be accomplished in a cost-effective and equitable manner.				X	
P	11.4.4	Support the construction of facilities which will protect existing structures in flood-prone areas if this can be accomplished in a manner which is environmentally sensitive and will not significantly reduce the ability of the floodway to carry peak flows.				X	
P	11.4.5	Support the continued refinement and use of regional flood warning systems.				X	maonitou springs only?
P	11.4.6	Continue to encourage the disclosure of flood hazards to current and future property owners.				X	
P	11.4.7	Limit new development in and modification of flood plains in accordance with regionally adopted flood-plain regulations.				X	
P	11.4.8	Encourage "prudent line" approaches which adequately set structures back from flood-plain boundaries, especially in areas which may be prone to bank erosion.				X	preudent line has been eliminated from the DCM
		12.1 Promote Public Safety	Countywide	Keep	Modify	Discard	Regulatory
G	12.1	Ensure that public safety services are available at a level which is commensurate with local needs and circumstances					
P	12.1.1	Comprehensively consider all applicable public safety aspects in the preparation and review of land development proposals.		X			

P	12.1.2	Encourage the implementation of area-specific enhancements of police protection in coordination with the County Sheriffs office.		X				
P	12.1.3	Approve new urban and rural residential development only if structural fire protection is available.						X
P	12.1.4	Encourage effective provision of on-site water supplies (ponds, cisterns or hydrants as applicable) for fire suppression in rural residential areas.						X
P	12.1.5	Encourage effective alternative on-site water supplies, such as ponds and cisterns, for fire protection in developments without fire hydrants.						X
P	12.1.6	Support efforts to provide structural fire protection for those areas where such protection currently does not exist.		X				
P	12.1.7	Promote mutual aid agreements and other cooperative efforts among fire protection districts, municipalities and other affected entities directed toward providing improved and more cost-effective fire protection service.		X				
P	12.1.8	Develop a system for GIS data based mapping, such as Wildfire Hazard Identification and Mitigation System (WHIMS), to identify geological hazards which can be used to determine the potential for site development.						X
P	12.1.9	Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential.		X				
P	12.1.10	Request that all known geological hazards, including mine shafts and tunnels, be noted on all titles and plats.						X
P	12.1.11	Promote safety and fire prevention through on-going public education and awareness efforts.				X		
P	12.1.12	Ensure safe land development practices through enforcement of applicable regulation and refinement of regulations as appropriate.						X
P	12.1.13	Encourage improvements to substandard roads, road signage, private lane access and address locators to aid the Sheriff's Department, local fire districts and emergency response teams to locate and respond to emergencies.		X				
P	12.1.14	Request that all existing buildings, access roads, and addresses be noted on a plot plan and provided to the appropriate fire district for all buildings and development occurring on lots of 35 acres or larger.						
		12.2 Weed and Pest Management	Countywide	Keep	Modify	Discard		Regulatory
G	12.2	Ensure that weed and pest management are available at a level which is commensurate with local needs and circumstances.						
P	12.2.1	Support state and federal legislation which encourages management of noxious weeds.						X
P	12.2.2	Actively participate in state, federal and local programs directed toward Integrated Pest Management programs for noxious weeds, and vertebrate and insect pests.						X
P	12.2.3	Encourage all land owners to use, Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological and cultural control for insects.						X
P	12.2.4	Encourage the use of certified weed free products such as top soil, fill soil, hay, mulch, gravel, bedding material and general construction material						X
P	12.2.5	Support the availability of informational materials and assistance in developing and implementing management plans to control noxious weeds and pests to all landowners .						X
		12.3 Plan For Education	Countywide	Keep	Modify	Discard		Regulatory
G	12.3	Recognize the importance of educational infrastructure in the land use planning process.						
P	12.3.1	Support innovative planning approaches which allow school sites and educational facilities to be provided in an efficient and cost-effective manner.						X
P	12.3.2	Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary.						X
P	12.3.3	Periodically review the school land dedication and fee requirements to ensure that they remain adequate.						X

countys role?

countys role?

Landscaping regulations

P	12.3.4	Encourage planning and locating park and recreational facilities in association with schools.		X				
		12.4 Promote Energy Planning	Countywide	Keep	Modify	Discard	Regulatory	
G	12.4	Reduce the adverse impacts and maximize the efficiency of energy generation, transmission and distribution systems.						
P	12.4.1	Ensure that electric, natural gas, petroleum and other facilities (generation, distribution, pipelines and storage) are located in a manner which is safe, environmentally sensitive and which does not unreasonably burden particular property owners with adverse impacts.					X	1041 permits
P	12.4.2	Encourage burial of electric transmission and distribution lines where the cost of this activity will provide the maximum visual benefit to the most people.				X		
P	12.4.3	Promote energy efficiency through careful siting, design and landscaping, especially the use of passive solar.		X				
P	12.4.4	Coordinate the location of gas and electric lines with El Paso County and State Departments of Transportation to ensure their proper location with respect to existing and future rights-of-way.					X	1041 permits
P	12.4.5	Encourage the use of existing easements for utility installation in order to reduce negative impacts in other areas.		X				
P	12.4.6	Support the reasonable expansion of natural gas service areas to accommodate developing rural residential areas.		X				
P	12.4.7	Allow for the effective use of renewable energy resources especially where it minimizes the local impacts on neighboring properties and non-renewable energy use.		X				encourage
P	12.4.8	Encourage fair and legal compensation to private property owners when there is conclusive proof that a taking has occurred or that their property is devalued due to locations of facilities and services.				X		Court decision
		12.5 Addressing Changing Communications Technology	Countywide	Keep	Modify	Discard	Regulatory	
G	12.5	Accommodate new communications technologies which best serve the needs of County residents.						
P	12.5.1	Accommodate communications infrastructure, developed in a manner to reasonably minimize any adverse impacts to individual property owners.		X				
P	12.5.2	Regularly evaluate land development regulations to ensure that they address changing communications technology		X				
P	12.5.3	Allow for the location of library facilities which effectively serve all areas of the County.					X	Approval of Location
P	12.5.4	Encourage wireless transmission and receiving facilities when economically feasible.					X	Not the County's role
P	12.5.5	Require removal of communication towers when no longer needed.					X	
		13.1 Accommodate Housing Submarkets	Countywide	Keep	Modify	Discard	Regulatory	
G	13.1	Encourage an adequate supply of housing types to meet the needs of county residents.						
P	13.1.1	Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.		X				
P	13.1.2	Support the provision of land use availability to meet the housing needs of county residents.			X			what does this say?
P	13.1.3	Recognize the need for housing alternatives that provide for the county's special populations. (Special populations may include low income, elderly, physically and mentally impaired).		X				
P	13.1.4	Recognize the changes occurring in the factory built housing industry and where appropriate, consider modifications to the County's definitions and zoning code to accommodate these changes.					X	yiny homes
		13.2 Meet Affordability Needs	Countywide	Keep	Modify	Discard	Regulatory	
G	13.2	Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.						

P	13.2.1	Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.			X		
P	13.2.2	Encourage a Simple Needs Assessment as indicated in Table 13.3 of the Technical Appendix, for housing in sub-regions of the County as part of developing or updating the County's Small Area Plans.				X	
P	13.2.3	Encourage the consideration for affordable housing when reviewing proposals for major employment centers.		X			
P	13.2.4	Consider ways to encourage affordable housing such as community land trusts or other methods referenced in Table 13.2.		X			
P	13.2.5	Educate the general population as to the importance of maintaining a housing balance within the sub-regions of the county.				X	
P	13.2.6	Consider higher densities for affordable housing when located in association with available services.		X			
P	13.2.7	Periodically review the Land Development Code and other pertinent regulations to ensure that they adequately address changing technical and market conditions.		X			
		13.3 Consider Low Cost Housing	Countywide	Keep	Modify	Discard	Regulatory
G	13.3	Encourage the provision of low cost housing without direct County involvement whenever possible.					
P	13.3.1	Consider market driven approaches and land use plans that provide for low income housing.		X			
P	13.3.2	Support the low cost housing efforts of private and non-profit organizations.		X			
P	13.3.3	Support government low cost housing assistance programs as appropriate.		X			
		13.4 Consider Transportation					
G	13.4	Encourage a positive relationship between housing development, land use planning and transportation systems	Countywide	Keep	Modify	Discard	Regulatory
P	13.4.1	Consider the impact of housing density on the transportation system.		X			
P	13.4.2	Consider the cost of upgrading and maintaining roadways for dispersed large lot subdivisions.		X			
P	13.4.3	Encourage incorporating accommodations for alternative transportation modes such as pedestrian/bike routes, express bus service and small park and ride lots when considering developments.		X			
		14.1 Effectively use Special Districts	Countywide	Keep	Modify	Discard	Regulatory
G	14.1	Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas.					
P	14.1.1	Include input from existing special districts as an integral part of the development review process.					X
P	14.1.2	Encourage coordination among existing and potential future special districts, municipalities, utilities and other entities in order to provide needed facilities and services in the most cost-effective, equitable and environmentally sensitive way possible.		X			
P	14.1.3	Discourage the use of special districts as a vehicle to fund substantial amounts of required infrastructure in predominantly undeveloped areas, and require the conservative phasing of infrastructure construction during the initial phases of development.				X	
P	14.1.4	Encourage special districts to comprehensively plan for the resources and facilities they will need to accommodate potential future growth.					X

P	14.1.5	Encourage the careful preparation and review of special district service plans in order to ensure that development and financial assumptions are reasonable, all plausible alternatives have been considered, services and boundaries are well- defined, and contingencies have been anticipated.					X	
P	14.1.6	Encourage the expansion of existing special districts to serve additional areas or provide additional functions as feasible		X				
P	14.1.7	Discourage the creation of new or expanded special districts which may have the effect of stimulating more growth or higher densities than those which are acceptable in adopted Small Area and other plans.				X		Districts respond to growth pressures and development approvals. Zoning first then district approvals.
G	14.2	14.2 Consider Local Improvement Districts	Countywide	Keep	Modify	Discard	Regulatory	
G	14.2	Judiciously support the use of Local Improvement Districts.						
P	14.2.1	Support the use of Local Improvement Districts (LID's) in situations where there is an existing deficiency, if it can be demonstrated that the benefits of the improvements will accrue primarily to those properties which are being assessed, and a mechanism will be in place for future maintenance and operations.		X				
P	14.2.2	Carefully design LID boundaries and assessment methodologies to ensure there is a direct linkage between assessment costs and benefits to properties.		X				
P	14.2.3	In the case of improvements which may partially benefit a larger regional area, encourage the use of improvement districts in combination with other revenue sources.		X				
P	14.2.4	Effectively include all potentially impacted property owners in decisions regarding the creation or modification of LID's.		X				
G	14.3	14.3 Facilitate Alternative Public Financing Methods	Countywide	Keep	Modify	Discard	Regulatory	
G	14.3	Support the use of equitable and reasonable alternative public financing approaches in situations where special or local improvement district mechanisms are not feasible.						
P	14.3.1	Support alternative public financing approaches which promote a user pay philosophy where feasible and appropriate.				X		Unsure what this really means
G	15.1	15.1 Maintain Efficiency and Balance	Countywide	Keep	Modify	Discard	Regulatory	
G	15.1	Maintain efficiency and balance in the adoption, application and enforcement of land development regulations.						
P	15.1.1	Minimize the number of use variances processed by discouraging most requests which deviate from the zoning requirements or revising the Land Development Code to fully incorporate those uses which may not be completely addressed.					X	somewhat regulatory. LDC accomodates more uses but cant cover them all. People can apply, but it only the action to deny would reduce the number.
P	15.1.2	Limit the use of conditions of approval which can reasonably be expected to result in the need for extraordinary amounts of enforcement or administration.					X	
P	15.1.3	Evaluate and fully consider the county-wide fiscal impacts of proposed development which can be demonstrated to be reasonably related to the proposed development, recognizing in some cases the County's regulatory authority in this area may be limited.				X		There are no requirements to evaluate fiscal impacts.
P	15.1.4	Encourage the use of pre-application conferences among applicants, Planning Department staff, key agencies and potentially concerned or affected property owners to identify and address significant issues early in the planning process.					X	required
P	15.1.5	Enforce zoning and subdivision regulations in a manner which is as equitable and non-intrusive as possible given the limitations imposed by State statute and available staff resources.					X	
P	15.1.6	Encourage voluntary compliance with land use regulations, but also recognize the need to act decisively in the public interest in situations where there is an immediate threat to health and safety or where the property owner has demonstrated continuing recalcitrance.					X	
P	15.1.7	Endeavor to refine the Land Development Code to better address the non-residential uses which are reasonably needed to serve rural and rural residential areas.					X	
P	15.1.8	Encourage the State legislature to grant counties authority to address concerns such as access and water supply associated with the division of land into parcels of 35 acres or larger.					X	
P	15.1.9	Maintain efficiency and balance between opposing constituents through the use of objective outside mediators.				X		

P	15.1.10	Carefully consider the impacts that decisions to revise or implement local development regulations may have on the options property owners currently have for the use of their land.					X	
P	15.1.11	Recognize vested property rights consistent with State Statute.					X	
P	15.1.12	Comprehensively address, and if appropriate, delete, prior land use approvals which are no longer viable.		X				
P	15.1.13	Address obsolete zone districts through a comprehensive County-initiated rezoning process				X		BoCC Budgeting issue
		15.2 Manage Development Review Costs	Countywide	Keep	Modify	Discard		Regulatory
G	15.2	Ensure that applicants are responsible for a reasonable share of costs associated with processing applications and for the fiscal impacts from development while balancing the desire to limit the direct and indirect impacts of regulations on development.						
P	15.2.1	Consider the development and adoption of a fee structure that reasonably compensates the County for the costs associated with administration of complicated development approvals such as Planned Unit Developments.					X	Fee modifications took place after this plan was adopted
P	15.2.2	Periodically review and adjust subdivision exactions and related fees within the statutory limitations to ensure they are commensurate with the actual costs.					X	
P	15.2.3	Reasonably limit the time required to process land use applications to that amount necessary to accommodate needed staff, agency and public review as well as any State-mandated notice requirements.					X	
P	15.2.4	Attempt to reasonably limit the number and complexity of conditions attached to approval of land use applications, especially where these may result in future enforcement difficulties or high administrative costs.					X	
P	15.2.5	Recognize the trade-off between the desire for higher levels of planning services and desire to limit public expenditures.					X	
P	15.2.6	Fully evaluate the fiscal and property rights impacts of all proposed changes to land use regulations and fees.					X	
		15.3 Address Fiscal Impacts of Development	Countywide	Keep	Modify	Discard		Regulatory
G	15.3	Maintain a regulatory structure which fairly and equitably distributes the costs associated with development and which ensures that adequate public facilities and services will be available when and where they are needed.						
P	15.3.1	Identify and consider the major off-site fiscal impacts of development proposals as a part of their evaluation and review process.					X	
P	15.3.2	Consider the adoption of a more formalized fiscal impact analysis requirement provided that it is clearly defined, equitable, does not unreasonably burden the development review and approval process and is used as only one of the considerations in the land use decision process.				X		
P	15.3.3	Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development.					X	
P	15.3.4	Support equitable approaches to the provision of public services and facilities where feasible.					X	
P	15.3.5	Address existing deficiencies and community-wide facility and service needs in a manner which does not place an unreasonable financial burden on new development.					X	
P	15.3.6	Recognize the community-wide responsibility for addressing the facility and service needs of existing and previously approved development in the implementation of any concurrency management system.				X		no concurrency management system is in place
P	15.3.7	Promote the adoption and use of comprehensive, equitable and reasonably flexible concurrency management as a means of managing rather than fully controlling or stopping growth and development.				X		no concurrency management system is in place
		15.4 Continue to Refine Regulations	Countywide	Keep	Modify	Discard		Regulatory
G	15.4	Continue to refine the County's system of land development regulations to keep them current, clear, effective, equitable and enforceable.						
P	15.4.1	Develop and approve limited H.B. 1041 regulations that address those public utility and related projects for which the County's current authority is limited.					X	approved

P	15.4.2	Develop and adopt general standards for consideration of C.R.S. 30-28-110 approvals of location for public utilities.				X	approved
P	15.4.3	Develop and adopt standards which address County-initiated rezoning.				X	
P	15.4.4	Consider the impact proposed regulations will have on the ability of property owners to implement innovative and aesthetically pleasing site planning and building design techniques.				X	
15.5 Maintain A User-Friendly and Publicly Open Process			Countywide	Keep	Modify	Discard	Regulatory
G	15.5	Ensure a public review process that provides adequate and equable opportunity for informed consideration of development proposals by all interested parties.					
P	15.5.1	Make the Land Development Code more user friendly through a combination of reformatting, reorganization, use of tables and diagrams and computer accessibility.				X	completed
P	15.5.2	Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups.				X	EDARP
P	15.5.3	Encourage preapplication information meetings between the applicant, affected property owners and homeowners groups prior to submission to the County for large properties and/or properties in sensitive locations.				X	Neighborhood meetings
P	15.5.4	Use innovative communication methods, such as the Internet, to increase the public's access to information covered in the Land Development Code, other related documents, regulations and developments.				X	