

Work Session Request Form

Specific Topic / Wording of Agenda Item: Discussion and direction on establishing time frames for land development entitlements granted by the County.

Justification / Executive Summary:

This work session is requested to seek Board direction regarding requests for extension of assurance agreements, a contract between the Board of Supervisors and the Developer of a subdivision plat for required improvements prior to lot sale and for other similarly approved developments. There are both positive and negative implications involved with the use of Assurance Agreements. Unforeseen complications caused by the denial of an Assurance Agreement can include the potential sale of unbuildable lots; lot splitting; a potential monetary action against the County to recover costs incurred by the developer after an entitlement was granted; and leaving a Home Owner's Association without adequate funding to maintain roads and open space. The issues of land title and potential sale of tax liens should also be discussed, as well as the question of who should bear the cost of abandoning a subdivision plat. While County Staff can produce the abandonment plats at a cost, that cost is essentially borne by all taxpayers, not those who sought the entitlement in the first place.

Proposed Outcome:

Direction on establishing a policy and time lines regarding Assurance Agreement extensions for approved subdivisions and other similar developments.

Presenter: Beverly Wilson/Adam Ambrose

Required Attendees: Board of Supervisors, Mike Ortega, County Administrator, James E. Vlahovich, Deputy County Administrator, Beverly Wilson, Planning Director.

Others to Notify: N/A

Date Needed: June 10, 2014

Estimated Time: 1 hour

Supporting Material to Be Included: Copy of meeting agenda.

Requested by: Beverly Wilson, Planning Director