

**Saddle Creek Community Services District**  
**Regular Meeting of January 15, 2019**

**AGENDA SUPPORTING DATA**

**7. DISCUSSION AND ACTION ITEMS**

- a. Consideration of a Facilities Development Policy Establishing Requirements for Expansion of District Services to New Land Development Projects

**Recommended Motion**

Staff seeks the following motion:

***I move to approve the Facilities Development Policy language as presented.***

**Background**

The Board has directed the development of permits, policies, standards and fees to ensure that the District roads are constructed and maintained correctly, and the impact to our existing roads and infrastructure caused by new development projects is appropriately evaluated and mitigated.

Facility development policies can be relatively lengthy and complex, primarily due to the large body of law associated with land development projects, potential for litigation and political pressure. The District currently does not have facility development policies, and our current facilities were constructed by the community developer to the standards imposed by the county, and the developers own project standards. Adoption of a policy by the District will allow for an orderly and predictable land development process in terms of infrastructure impacts and standards.

Attached hereto is the introductory statement from a series of facilities development policies in place at other special districts. This section of the policy is important as it sets the District's "intent" and the remaining sections of the policy will be crafted in support. The remaining sections of the policy, to be introduced at future Board meetings, will cover the process of development review and approval by the District, environmental review, development agreements, improvement standards and annexation procedures.