

Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

March 18, 2025

Regular Meeting

**Item #7b. - Initiation of Public Nuisance Abatement for 168
Aurora Canyon Road in Bridgeport - Presentation Slides**

Nuisance Abatement for 168 Aurora Canyon Road

March 18, 2025

Nuisance Abatement for 168 Aurora Canyon Road

- **01.** Overview of the Subject Property
- **02.** Attempts to Gain Voluntary Compliance
- **03.** Outline of the Abatement Process
- **04.** Action Needed from the Board

Why is this before the Board?

- Chapter 7.20 provides a process for addressing **non-exigent** public nuisances
- 168 Aurora Canyon meets the criteria of a public nuisance, but does not pose any exigent threats to public health or safety
- The 7.20 process requires a Board resolution and a later public hearing before the Board

1. Overview of the Subject Property

- Residential structure damaged during the winter of 22-23
- Has a collapsed roof open to the air and partially collapsed sides
- Accumulated debris and waste around the structure



1. Overview of the Subject Property



2. Attempts to Gain Voluntary Compliance

- Notice of Violation issued July 22, 2024
- Issued a “Red Tag” July 22, 2024
- Administrative Citation issued October 18, 2024
- Warning Letter sent February 3, 2025

3. Outline of the Abatement Process

1. Board passes resolution alleging public nuisance
2. CDD prepares a report on the property and on proposed abatement actions
3. The Board holds a public hearing on the report and with the property owner
4. If, at the hearing, the Board determines a public nuisance exists and abatement is appropriate, CDD obtains an abatement warrant from the Superior Court

4. Action Needed from the Board

- Adopt the proposed resolution alleging a public nuisance at 168 Aurora Canyon Road and direct the Clerk to schedule a public hearing on the matter for a future regular meeting; OR
- Decline to adopt the resolution and direct staff to attempt further contact with the property owner.