

**RESOLUTION NO. 3148-14**

**A RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF WINDSOR  
ADOPTING A GROWTH CONTROL ALLOCATION  
OF 83 ALLOCATIONS FOR CALENDAR YEAR 2015,  
DIRECTING THE APPLICANT(S) FOR  
THE PROJECT(S) LISTED BELOW TO ENTER INTO AN ALLOCATION  
AGREEMENT WITH THE TOWN, AND AUTHORIZING THE TOWN MANAGER TO  
EXECUTE THE ALLOCATION AGREEMENT(S) PER THE REQUIREMENTS OF  
THE GROWTH CONTROL ORDINANCE**

**WHEREAS**, the Town of Windsor (Town) Growth Control Ordinance was adopted to accommodate growth anticipated under the Town General Plan and to control new development so that it occurs concurrently with necessary public services, facilities and infrastructure; and

**WHEREAS**, the Town Council of the Town of Windsor (Council) finds that the ordinance is based on accommodating General Plan build out to assure that housing opportunities are not reduced; and

**WHEREAS**, the Council finds that it is necessary to plan the location and timing of growth and to control new growth; and

**WHEREAS**, the Council finds that it is necessary to accommodate residential growth and to emphasize economic growth with the provision of a mix of housing opportunities; and

**WHEREAS**, Section 16-4-135 of the Growth Control Ordinance requires the Council to establish a number of allocations to be reserved for the following year; and

**WHEREAS**, the Council finds that there is a need to set allocations to be effective January 1<sup>st</sup> for calendar year 2015 to ensure development activity that provides for a consistent flow of development impact fees to fund infrastructure projects; and

**WHEREAS**, the number of allocations shall be set based on consideration of the findings and determinations contained in the Annual Growth Control Report; and

**WHEREAS**, the Annual Growth Control Report was prepared by staff and reviewed and received by the Town Council; and

**WHEREAS**, the Council previously adopted Resolution 2966-12, which established the process for consideration of merit presentations and allocation applications in conjunction with the Town's Growth Control Ordinance; and

**WHEREAS**, the Council has considered the merits of the project(s) listed below for the establishment of reservations for calendar year 2015 to enable the project(s) to continue through the application process; and

**WHEREAS**, the Growth Control Ordinance requires the execution of an Allocation Agreement for projects granted reserved allocations by the Town Council.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Windsor hereby sets 83 allocations for calendar year 2015 based on the findings and determinations contained in the 2014 Annual Growth Control Report and, as set forth in Section 16-4-140 of the Growth Control Ordinance, authorizes execution of an Allocation Agreement with the project applicants for the project(s) referenced below. The 83 units shall be allocated as follows:

|                      |                |
|----------------------|----------------|
| Rancho Los Amigos    | 6 allocations  |
| Creekwalk            | 27 allocations |
| Shiloh Senior Living | 50 allocations |

**BE IT FURTHER RESOLVED** that the Town Council of the Town of Windsor approves an annual allocation of 83 residential allocations for calendar year 2015 and directs the applicants of the above referenced project(s) to enter into an Allocation Agreement with the Town.

**BE IT FURTHER RESOLVED** that the Town Council of the Town of Windsor approves entering into an Allocation Agreement with the above referenced project applicants and authorizes the Town Manager to execute the Agreement with the applicant(s), per the requirements of the Growth Control Ordinance and based on Town Council direction, which has identified key project components to be retained in the project design and items to be resolved during the application review process.

**PASSED, APPROVED AND ADOPTED** this 5<sup>th</sup> day of November, 2014 by the following vote:

**AYES:** COUNCILMEMBERS ALLEN, FUDGE, GOBLE, SALMON AND  
MAYOR OKREPKIE  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

  
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**BRUCE OKREPKIE, MAYOR**

**ATTEST:**

  
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**MARIA DE LA O, TOWN CLERK**