

RESOLUTION NO. 3244-15

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ADOPTING A GROWTH CONTROL ALLOCATION OF 50 RESERVED
ALLOCATIONS FOR CALENDAR YEAR 2016, DIRECTING THE APPLICANT FOR
EACH PROJECT LISTED BELOW TO ENTER INTO AN ALLOCATION
AGREEMENT WITH THE TOWN, AND AUTHORIZING THE TOWN MANAGER TO
EXECUTE THE ALLOCATION AGREEMENTS 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 reserve allocations to be effective January 1st for calendar year 2016 to ensure development activity that provides for a consistent flow of development impact fees to fund infrastructure projects; and

WHEREAS, the number of reserved 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 3204-15, which established the process for consideration of the merit process and allocation applications in conjunction with the Town's Growth Control Ordinance; and

WHEREAS, the Council has considered the merits of the projects listed below for the establishment of reservation of allocations for calendar year 2016 to enable the projects to continue through the application process; and

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

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Windsor hereby reserves 50 allocations for calendar year 2016 based on the findings and determinations contained in the 2015 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 projects referenced below. The 50 reserved allocations shall be allocated as follows:

- 1. 330 Arata Lane 6 allocations
- 2. 6500 and 6516 Old Redwood Hwy 8 allocations
- 3. Draper Estates – 10501 Herb Road 5 allocations
- 4. 7842 Hembree Lane 31 allocations

BE IT FURTHER RESOLVED that the Town Council of the Town of Windsor determines that the following items shall be included in subsequent review of entitlements for the following projects:

Project Name: 330 Arata Lane

- 1. Key Components to be retained in the project design:
 - a. Up to 7 residential lots (1 existing and 6 new lots)
 - b. Protection and preservation of protected trees
 - c. Incorporate the installation of water conservation features such as greywater water systems, rain water harvesting, rain gardens, etc., as feasible.
 - d. Solar installation for each lot is encouraged but at a minimum plumb for solar and a vehicle charging station
 - e. Public road connection to extend Graciela Drive
- 2. Items to be resolved during further review of the application:
 - a. None identified

Project Name: 6500 and 6516 Old Redwood Hwy

- 1. Key Components to be retained in the project design:
 - a. Up to 8 for-sale residential lots
 - b. Incorporate the installation of water conservation features such as greywater water systems, rain water harvesting, rain gardens, etc., as feasible.
 - c. Solar installation for each lot is encouraged but at a minimum plumb for solar and a vehicle charging station
 - d. Protection and preservation of protected trees
- 2. Items to be resolved during further review of the application:
 - a. None identified

Project Name: Draper Estates – 10501 Herb Road

- 1. Key Components to be retained in the project design:
 - a. Up to five for-sale residential lots
 - b. One second unit per lot – project conditions shall be incorporated that require construction of a second unit in conjunction with construction of the primary unit for each lot.
 - c. Incorporate the installation of water conservation features such as greywater

- water systems, rain water harvesting, rain gardens, etc., as feasible.
 - b. Solar installation for each lot is encouraged but at a minimum plumb for solar and a vehicle charging station
 - c. Agriculture buffer consistent with the Town's Zoning Ordinance
 - d. Protection and preservation of protected trees
 - e. Preservation of biological resources (plants, wetlands, etc.)
 - f. Project conditions shall include deed restrictions for protection and preservation of the biological resources identified for preservation on-site (plants, wetlands, etc.)
2. Items to be resolved during further review of the application:
- a. Explore feasibility of an emergency vehicle access
 - b. Explore feasibility of north lot using septic and existing well

Project Name: 7842 Hembree Lane

1. Key Components to be retained in the project design:
- a. Up to 31 for-sale residential units
 - b. Protection and preservation of protected trees
 - c. Preservation of biological resources (plants, wetlands, vernal pool, etc.)
 - d. Extension of stub streets
 - c. Incorporate the installation of water conservation features such as greywater water systems, rain water harvesting, rain gardens, etc., as feasible.
 - e. Solar installation for each lot is encouraged but at a minimum plumb for solar and a vehicle charging station
 - f. Support of diverse housing types (attached/detached) to support the land use designation densities.
2. Items to be resolved during further review of the application:
- a. Explore options for construction of inclusionary housing.
 - b. Applicant to prepare detailed site analysis that addresses site design with regards to protection of the natural resources of the site, road connections, etc. Analysis should include appropriate densities, site planning, and conservation and protection of the natural resources of the site. Applicant shall have a pre-application review with the Planning Commission on alternate site plans for discussion and direction, prior to submittal of a formal application for development.

BE IT FURTHER RESOLVED that the Town Council of the Town of Windsor approves an annual reserved allocation of 50 residential allocations for calendar year 2016 and directs that each applicant of the above referenced projects 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 applicants, 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 4th day of November 2015, by the following vote:

AYES:	COUNCILMEMBERS FOPPOLI, FUDGE, SALMON, VICE MAYOR MILLAN AND MAYOR OKREPKIE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE



BRUCE OKREPKIE, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK