

RL
2

RESOLUTION NO. 2111-07

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ESTABLISHING A LIST OF "MERIT PRESENTATION PROJECTS" FOR FUTURE
CONSIDERATION OF GROWTH CONTROL ALLOCATIONS**

WHEREAS, the Town of Windsor Town Council and Planning Commission held a joint meeting on May 16, 2007 for the purpose of hearing Presentations of Project Merits for Consideration of Growth Control Allocations; and

WHEREAS, three (3) development projects elected to make presentations at this meeting and represented projects of various housing types and allocation categories as identified in the Growth Control Ordinance; and

WHEREAS, one of these projects, "The Oaks at Windsor Village" has been separately considered by the Town Council under the "2007 Mixed Use / Mixed Income Pilot Program" currently authorized under the Growth Control Ordinance. The Town Council considered reserving allocation waivers to this project under a separate resolution from the remaining projects to be ranked; and

WHEREAS, a presentation matrix was provided to each Town Councilmember and Planning Commissioner to act as a guideline for evaluation of project merits. The purpose of the matrix was to assist the reviewer in arriving at an overall impression of a project relative to the other projects presented, and was not designed as a numerical score sheet; and

WHEREAS, the Town Council further reviewed and considered this matter at its August 15, 2007 joint meeting with the Planning Commission at a duly noticed public hearing, at which time all interested persons were given a chance to be heard; and

WHEREAS, the Planning Commission has forwarded its recommendations to the Town Council in Resolution No. 520-07; and

WHEREAS, the ranking of presentations and reservation of allocations is not determined to constitute an action on any individual project subject to CEQA, and is therefore determined to be exempt (Statutory Exemption 15262 – Feasibility and Planning Studies). Individual projects may, however, be subject to CEQA prior to consideration for approval; and

WHEREAS, the Town Council finds that ranking of these projects is not a commitment of the Town Council to a particular design solution. The application is obligated to comply with all required public dedications and improvements as well as all applicable design standards and zoning code requirements including coverage, density, parking, open space, landscaping, and tree preservation.

NOW, THEREFORE BE IT RESOLVED that the Town Council hereby ranks the 2007 Merit Presentations as follows:

1. Cornell Village (only)

BE IT FURTHER RESOLVED that the Town Council clarifies that the ranking of these projects in itself does not constitute a commitment to actual reservation of allocations, and it is noted that current allocation commitments extend to the year 2009. Prior to further consideration for reservation of allocations, these projects shall file an application for entitlements, including payment of all required application fees.

BE IT FURTHER RESOLVED that the Town Council determines that the following items shall be included in subsequent review of entitlements for the **Cornell Village Project**:

1. Items to be retained in the project design:
 - a. Planned development format (rather than standard subdivision lots) will enhance ability to design open space in the interest of tree preservation and wetland mitigation.

2. Items to be resolved during further review of the application:
 - a. Tree Preservation
 - b. Wetland Mitigation
 - c. Completion of public street extensions to connect the existing neighborhoods.

PASSED, APPROVED, AND ADOPTED this 15th day of August 2007 by the following vote:

**AYES: COUNCILMEMBERS ALLEN, FUDGE, GOBLE, SALMON
AND MAYOR PARKER**

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



WARIN J. PARKER, MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK