

RESOLUTION NO. 2962-12

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WINDSOR
ADOPTING A GROWTH CONTROL ALLOCATION
OF 36 UNITS FOR CALENDAR YEAR 2013, DIRECTS THE APPLICANT OF
THE ESPOSTI PARK APARTMENTS TO ENTER INTO AN ALLOCATION
AGREEMENT WITH THE TOWN, AND AUTHORIZES THE TOWN MANAGER TO
EXECUTE THE ALLOCATION AGREEMENT PER THE REQUIREMENTS OF THE
GROWTH CONTROL ORDINANCE**

WHEREAS, the Town Council finds that the Town's Growth Control Ordinance was adopted to accommodate growth anticipated under the General Plan and to control new development so that it occurs concurrently with necessary public services, facilities and infrastructure; and

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

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

WHEREAS, the Town 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 that the Town Council to establish a number of allocations to be served for the following year; and

WHEREAS, the Town Council finds that there is a need to set allocations to be effective January 1st for calendar year 2013 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 of the Annual Growth Control Report; and

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

WHEREAS, the Town Council adopted Resolution 2910-12 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 considered the merits of the Esposti Park Apartments project and establishes reservations for calendar year 2013 to enable the project 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; and

WHEREAS, the Town Council reviewed the Esposti Park Apartments project as part of the 2012 Merit Presentations and adopted Resolution 2955-12 allowing consideration of allocation reservations in conjunction with the annual review of the Town's infrastructure capacity and Growth Control Ordinance; and

WHEREAS, the Town Council sets 36 unit allocations for calendar year 2013 based on the findings and determinations in the 2012 Annual Growth Control Report as set forth in Section 16-4-140 of the Growth Control Ordinance and authorizes execution of an Allocation Agreement with the Esposti Park Apartment applicant. The 36 units shall be allocated as follows:

Esposti Park Apartments 36 units

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Windsor approves an annual allocation of 36 residential units for calendar year 2012 and directs the applicants of the Esposti Park Apartment to enter into an Allocation Agreement with the Town as part of the application process.

BE IT FURTHER RESOLVED that the Town Council of the Town of Windsor approves an Allocation Agreement with the Esposti Park Apartments applicants and authorizes the Town Manager to execute the agreement with the applicant per the requirements of the Growth Control Ordinance and based on Town Council Resolution 2955-12, which identified key project components to be retained in the project design and items to be resolved during the application review process, the Town Council Annual Growth Control review.

PASSED, APPROVED AND ADOPTED this 7th day of November, 2012 by the following vote:

AYES: COUNCILMEMBERS SALMON, SCHOLAR AND MAYOR FUDGE
NOES: COUNCILMEMBER GOBLE
ABSTAIN: NONE
ABSENT: COUNCILMEMBER ALLEN



DEBORA FUDGE, MAYOR

ATTEST:




MARIA DE LA O, TOWN CLERK