

**TOWN OF WINDSOR
PLANNING COMMISSION**

RESOLUTION NO. 2009 - 05

**BEING A PLANNING COMMISSION RESOLUTION APPROVING AND ADOPTING
AMENDMENTS TO THE 2006 UPDATE OF THE *2002 WINDSOR COMPREHENSIVE
PLAN***

IT IS HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. That the Town of Windsor Planning Commission hereby approves and adopts the following amendments to the **2006 Update of the *2002 Windsor Comprehensive Plan***:

- a. **Chapter I. E. 3., Amendments:**

Section E. 3., Amendments, of Chapter I is hereby repealed in its entirety and replaced with the following:

- 1. Amendments**

To function as an effective decision making document, the Plan must be dynamic and flexible enough to respond to changes in economic forces, legislative action, development technologies, and public attitudes. Therefore, policies and procedures must be in place in order to be able to amend the Plan to address these types of circumstances. Generally speaking, comprehensive plan amendments fall into the following two categories: overall updates of the comprehensive plan, and policy-specific amendments that are made periodically to either the Land Use Plan Map and/or text of the comprehensive plan.

- a. Overall Updates of the Comprehensive Plan

This first type of amendment pertains to an overall update of the Plan which should be conducted at least every five years unless economic conditions dictate that a longer period between updates of the Plan is warranted as determined by the Planning Commission. This type of 5-year update will be a reassessment of the Plan, including a re-evaluation of the goals and land use policies, as well as a reassessment of previous forecasts and projections.

b. Policy-specific Amendments to the Comprehensive Plan

This second type of amendment relates to more specific policy, land use application, map amendment, or text amendments to the Plan. This type of amendment provides a mechanism by which the Town may (a) correct technical and/or legal errors in the Plan, (b) update the data in the Plan, or (c) make other necessary revisions which will cause the land use depictions in the Plan to be consistent with the development patterns in the community. Oftentimes, such a policy-specific amendment to the Land Use Plan Map is initiated by a request from a property owner related to a land use application. In such instances, the property owner shall submit the following minimum information to the Town for review (additional information may be required based upon property specific reasons):

- (1) A completed application form.
- (2) A narrative description of the request detailing the reasons for the request and how it is consistent with the Amendment Criteria outlined in subsection c. below.
- (3) A map or aerial photograph of the subject property depicting the property lines and proposed changes to the Town's Land Use Plan Map.
- (4) In the event that the proposed change involves a potential increase in land use density, sewer calculations demonstrating that the change would not exceed the sewer capacity planned for the subject property shall be included.

c. Amendment Criteria

In accordance with all respective public hearing posting and notice requirements, and in consultation with the Town staff, the Planning Commission shall be responsible for making amendments to the Plan. The Planning Commission shall consider the following criteria in regard to the approval or rejection of any proposed amendment to the Plan:

- (1) Conformance with the goals and policies outlined in the Plan;
- (2) Compatibility with existing and planned land uses;
- (3) Minimizing detrimental impacts to the existing or planned transportation system; and
- (4) Adequacy of existing or planned service capabilities.

Adoption of proposed amendments to the Plan shall be in full compliance with all requirements for such comprehensive plan amendments as outlined in the Colorado Revised Statutes and the *Windsor Municipal Code*.

b. Chapter III., Table 7, Population Projections

Table 7, Population Projections, of Chapter III is hereby repealed in its entirety and replaced with the following:

Table 7			
Population Projections			
2010 - 2030			
Year	1%	2%	3%
2010	19,190	19,380	19,570
2015	20,170	21,397	22,687
2020	21,200	23,624	26,300
2025	22,281	26,082	30,489
2030	23,417	28,798	35,346

c. Chapter III., Tables 8A, 8B and 8C, Housing Projections

Tables 8A, 8B and 8C, Housing Projections, of Chapter III are hereby repealed in their entirety and replaced with the following:

Table 8			
Projections for Housing Units			
2010 - 2030			
Year	1%	2%	3%
2010	7,338	7,409	7,481
2015	7,693	8,140	8,610
2020	8,066	8,947	9,919
2025	8,458	9,838	11,437
2030	8,870	10,822	13,197

d. Chapter IV.C., Land Use Plan

Overall Land Uses

Add the following new policy to Overall Land Uses:

17. New development should incorporate sustainable concepts that benefit current and future generations. Encourage building methods and land use planning concepts that are durable, healthy, efficient, and have a proven track record of success.

e. **Chapter IV.C., Land Use Plan**

Residential Land Use Goals and Policies

Policy no. 11 from Residential Land Use Goals and Policies is hereby repealed in its entirety.

f. **Chapter IV.C., Land Use Plan**

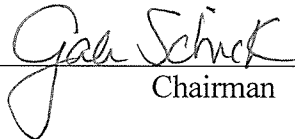
Commercial and Industrial Land Use Goals and Policies

Policy no. 16 from Commercial and Industrial Land Use Goals and Policies is hereby repealed in its entirety.

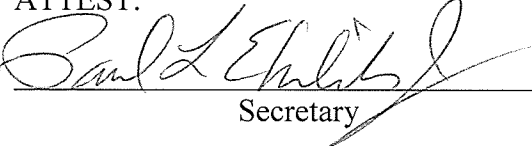
2. That the Town of Windsor Planning Commission hereby authorizes the Chairman of the Windsor Planning Commission to execute this Resolution and the Secretary of the Windsor Planning Commission to attest thereto.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 18th day of November, 2009.

TOWN OF WINDSOR, COLORADO

By: 
Chairman

ATTEST:


Secretary