

TOWN OF WINDSOR

ORDINANCE NO. 2019 – 1587

AN ORDINANCE REPEALING, REVISING AND READOPTING WINDSOR MUNICIPAL CODE SECTION 17-14-30 CONCERNING THE METHODOLOGY FOR CALCULATING LAND DEDICATION REQUIREMENTS AND CASH IN LIEU PAYMENTS PURSUANT TO THE INTERGOVERNMENTAL AGREEMENT FOR LAND DEDICATION OR PAYMENTS IN LIEU FOR SCHOOL PURPOSES ENTERED INTO BY THE TOWN OF WINDSOR AND WELD COUNTY SCHOOL DISTRICT RE-4.

WHEREAS, on or about August 9, 1999, the Town adopted Ordinance No. 1999-1025 establishing land dedication or payments in lieu thereof for school purposes for land development projects in the Town of Windsor, Colorado and in Weld County School District RE-4; and

WHEREAS, contemporaneously with the adoption of this Ordinance the Town of Windsor and Weld County School District RE-4 entered into an Intergovernmental Agreement Concerning Land Dedications or Payments In Lieu for School Purposes (“IGA”); and

WHEREAS, Ordinance 1999-1025 and the aforesaid Intergovernmental Agreement authorized the Town Board to review and update as necessary the land dedication requirement and payments in cash in lieu as originally established by Ordinance 1999-1025; and

WHEREAS, pursuant to the authorization granted within Ordinance 1999-1025 to review and update as necessary the land dedication requirement and payments in cash in lieu, modifications were made by Ordinance 2000-1071 and in Ordinance 2007-1282; and

WHEREAS, there have been no modifications since 2007; and

WHEREAS, in accordance with the provisions for modification, Weld County School District RE-4 has proposed a revised methodology for calculating land dedication requirements and in lieu payments (see attached Exhibit A, the Cash in Lieu Calculations Current and Proposed Changes; and

WHEREAS, the Weld County School District RE-4 Board of Education has reviewed and adopted the proposed revision of land dedication requirements and cash in lieu fees; and

WHEREAS, on April 22, 2019, the Windsor Town Board after appropriate notice conducted a public hearing on the proposed revisions pursuant to the requirements of Ordinance No. 1999-1025; and

WHEREAS, the Town Board hereby determines that the requested revisions are appropriate and reflective of the needs of Weld County School District RE-4; and

WHEREAS, the requested revisions will serve not only the interests of Weld County School District RE-4 but also the interests of the citizens of the Town of Windsor.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Section 17-14-30 is hereby repealed, revised and readopted to reflect the revised School District Planning Standards and Methodology for Calculating Land Dedication and In Lieu Payments as set forth on Exhibit A attached hereto and incorporated herein by this reference are adopted by the Town of Windsor

Section 2. In accordance with Exhibit A the developed land value for determination of cash in lieu payments is increased from \$106,600 per acre to \$156,000.00 per acre.

Section 3. This Ordinance shall apply to all complete applications for development received after the effective date of this Ordinance.

Introduced, passed on first reading, and ordered published this 22nd day of April, 2019.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

Krystal Eucker
Krystal Eucker, Town Clerk



Introduced, passed on ~~second~~ reading, and ordered published this 13th day of May, 2019.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

Krystal Eucker
Krystal Eucker, Town Clerk



Exhibit A: School District Planning Standards

Student Yields

Elementary	0.330
Middle School	0.160
High School	0.210
Total	0.700

Capacity

Elementary	600
Middle School	900
High School	1200

Site Requirements

Elementary	10 acres
Middle School	25 acres
High School	50 acres

Developed Land Value \$ 156,000

Exhibit B: Methodology for Calculating Land Dedication and In-lieu Payments

	Student Yield	Site Requirement Acres	Capacity	Acres Per Student	Acres Per Unit	Land Value	Cash In Lieu
Single Family - d							
Elementary	0.330	10	600	0.017	0.00550	\$ 156,000	\$ 858
Middle School	0.160	25	900	0.028	0.00444	\$ 156,000	\$ 693
High School	0.210	50	1200	0.042	0.00875	\$ 156,000	\$ 1,365
Total	0.700	85		0.086	0.01869		\$ 2,916
Single Family - a							
Elementary	0.150	10	600	0.017	0.00250	\$ 156,000	\$ 390
Middle School	0.070	25	900	0.028	0.00194	\$ 156,000	\$ 303
High School	0.080	50	1200	0.042	0.00333	\$ 156,000	\$ 520
Total	0.300	85		0.086	0.00778		\$ 1,213
Multi Family							
Elementary	0.210	10	600	0.017	0.00350	\$ 156,000	\$ 546
Middle School	0.100	25	900	0.028	0.00278	\$ 156,000	\$ 433
High School	0.050	50	1200	0.042	0.00208	\$ 156,000	\$ 325
Total	0.360	85		0.086	0.00836		\$ 1,304
Mobile Homes							
Elementary	0.289	10	600	0.017	0.00482	\$ 156,000	\$ 751
Middle School	0.146	25	900	0.028	0.00406	\$ 156,000	\$ 633
High School	0.165	50	1200	0.042	0.00688	\$ 156,000	\$ 1,073
Total	0.600	85		0.086	0.01575		\$ 2,457

Planning Yields: 2018

Student Yield Planning Standards by Housing Type

School Type (Grades)	SF-d	SF-a/TH	MF	MH
Elementary (K-5)	0.330	0.150	0.210	0.289
Junior High (6-8)	0.160	0.070	0.100	0.146
Senior High (9-12)	0.210	0.080	0.050	0.165
Total	0.700	0.300	0.360	0.600

SF-d -- typically up to about 6 units per acre

SF-a/TH -- typically from about 6 units to 14 units per acre

MF -- usually 15 or more units per acre

2018 Cash in Lieu Calculations

Criteria	Acres	Land Value	LandValu/Acre
All residential by abstract code, 100. and 1112-1149, includes some farmhouses	5,109.00	584,648,850.00	114,435.09
Single Family Residential by abstract code, 1112	5,022.00	576,056,418.00	114,706.57
All Residential by abstract code, 1112-1149	5,109.62	584,648,850.00	114,421.29
All Residential by Acctype, includes farm houses	7,163.00	687,951,046.00	96,042.31
Single Family and lsees than 5	1,662.00	555,886,279.00	334,468.28
Single Family and lsees than 10	4,158.00	571,880,443.00	137,537.38
Residential Property by abstract code 1112-1149 and less than 5.95 acres	3,589.60	559,668,385.00	155,913.91
Single Family and less than 1 acre	1,655.00	444,212,111.00	268,406.11
	2,538.00	269,965,827.00	106,369.51

Source: Wedl County Assessor, 2018