



City of Brighton

500 S. 4th Avenue
Brighton, CO 80601

Meeting Agenda

City Council

MAYOR - GREGORY MILLS
MAYOR PRO TEM - PETER PADILLA
COUNCIL MEMBERS:
MELINDA CARBAJAL, RHIANON COLLINS,
CHRIS FIEDLER, TOM GREEN, JIM SNYDER,
ANN TADDEO, LLOYD WORTH

Notice of Non-Discrimination

It is the policy of the City of Brighton to provide equal services, programs and activities without regard to race, color, national origin, creed, religion, gender, gender identity, sex, sexual orientation, disability, or age and without regard to the exercise of rights guaranteed by state or federal law. The City of Brighton has a policy to provide language access services at no charge to persons with limited English proficiency (LEP) and persons with a disability who are served by the City.

For more information on non-discrimination or interpretation, please contact the City's Coordinator at ADACoordinator@brightonco.gov or 303-655-2096. The City will make reasonable accommodations in accordance with Colorado law and the Americans with Disabilities Act (ADA) or will arrange for an interpreter in accordance with Title VI of the Civil Rights Act. Any request for an interpreter must be made by 9:00 a.m. on the Thursday prior to the City Council meeting.

Si desea traducción o acomodaciones de acuerdo con la Ley de Derechos de Discapacitados ("ADA" en inglés) o Título VI de la Ley de Derechos Civiles, por favor comuníquese por correo electrónico a ADACoordinator@brightonco.gov o 303-655-2096. Cualquier petición para un intérprete debe ser pedido antes de las 9 a.m. el jueves anterior de la sesión del consejo.

Tuesday, February 3, 2026

6:00 PM

Council Chambers

1. CALL TO ORDER

- A. Pledge of Allegiance to the American Flag

- B. Roll Call

2. CONSENT AGENDA

- A. [ID-31-26](#) Approval of the January 6, 2026 Outgoing City Council Minutes
Attachments: [January 6, 2026 - Outgoing](#)
- B. [ID-32-26](#) Approval of the January 6, 2026 Incoming City Council Minutes
Attachments: [January 6, 2026 - Incoming](#)
- C. [ID-29-26](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, RE-APPOINTING BLAINE NICKESON AS THE AT-LARGE MEMBER OF THE PLANNING COMMISSION WITH A TERM TO JANUARY 2030
Attachments: [2026 Planning - Nickeson Feb](#)
- D. [ID-20-26](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING AMENDMENTS TO ARTICLE 5 OF THE LAND USE AND DEVELOPMENT CODE REGARDING SETBACKS FOR ACCESSORY DWELLING UNITS (FINAL READING)
Attachments: [ORD 26 - ADU Setbacks](#)
[ADU Rear Setback LUDC Amendment-Redlined](#)
[1-20-26 ADU Rear Setback City Council Public Hearing Notice](#)
[1-20-26 ADU Code Amend Web Notice](#)
[ADU Rear Setback LUDC Amendment CC 1st Pub Hrg](#)
- E. [ID-23-26](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, TO AMEND CERTAIN ARTICLES OF THE LAND USE AND DEVELOPMENT CODE RELATING TO FUELING STATIONS (FINAL READING)
Attachments: [Amended ORD 2026 - Gas Station Code Amendments](#)
[25-13 Resolution](#)
[PC and CC Website Notice Gas Station Code Amendments](#)
[Website Proof](#)
[04 Art04 Gas Station Redlines](#)
[06 Article 6 Gas Station Redlines](#)
[Amended Redlines Art11 Gas Station Code Amendments](#)
[City Staff's Presentation](#)

3. APPROVAL OF REGULAR AGENDA

(Council may take a short break between 7:30–8:00 p.m.)

4. CEREMONIES

- A. [ID-139-18](#) Swearing In of New Board and Commission Member

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to three minutes)

6. PUBLIC HEARINGS

7. ORDINANCES FOR INITIAL CONSIDERATION

- A. [ID-35-26](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADDING ARTICLE 10-3 OF THE BRIGHTON MUNICIPAL CODE; REPEALING AND REPLACING ARTICLE 10-4 OF THE BRIGHTON MUNICIPAL CODE; ADOPTING THE MODEL TRAFFIC CODE FOR COLORADO, 2024 EDITION; AND SETTING FORTH DELETIONS, MODIFICATIONS, AND ADDITIONS THERETO (FIRST READING)

Attachments: [ORD 2026 Adopting 2024 Model Traffic Code adding 10_3](#)
[2024 Adoptiton of MTC Notice re public hearing v3](#)
[Final Presentation 10-3 MTC](#)

8. ORDINANCES FOR FINAL CONSIDERATION

- A. [ID-26-26](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE JAMES PROPERTY ZONING MAP AMENDMENT FOR APPROXIMATELY 6.05 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF GARCIA AVENUE, EAST OF CHAPEL HILL DRIVE, AND WEST OF THE NORTH 40TH AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Attachments: [Draft City Council Ordinance](#)
[Signed Planning Commission Resolution \(25-11\)](#)
[Aerial Map by Staff](#)
[Zoning Map Amendment \(Exhibit B\)](#)
[Public Notice on Website and Property Owner Notification](#)
[Buffer Map of Mailing Radius](#)
[Affidavit of Sign Posting](#)
[Draft Staff Presentation](#)

9. RESOLUTIONS

- A. [ID-21-26](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE PLACEMENT OF A PLAQUE ON THE BRIGHTON LEGACY PATHWAY RECOGNIZING GILBERT PADILLA FOR HIS SERVICE TO THE BRIGHTON COMMUNITY

Attachments: [RESO 26 Gilbert Padilla Legacy Pathway](#)
[Gilbert Padilla 11-2025](#)

- B. [ID-30-26](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BRIGHTON AND SCHOOL DISTRICT 27J WAIVING CERTAIN WATER USAGE FEES, AUTHORIZING THE CITY MANAGER TO EXECUTE SAID MEMORANDUM OF UNDERSTANDING AND TO UNDERTAKE SUCH TASKS AND EXECUTE SUCH DOCUMENTS AS MAY BE REQUIRED TO IMPLEMENT SAID MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY

Attachments: [RESO 26 27J Water Fees MOU](#)
[27J CITY OF BRIGHTON MOU WATER FEES 2026](#)

10. UTILITIES BUSINESS ITEMS

Resolutions

- A. [ID-38-26](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, APPROVING THE PURCHASE OF SIXTY-FIVE SHARES OF CAPITAL STOCK IN THE FULTON IRRIGATING DITCH COMPANY AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS RELATED THERETO AND TAKE ACTIONS IN FURTHERANCE THEREOF ON BEHALF OF THE CITY

Attachments: [RESO 26 Approving Purchase of Fulton Shares](#)

11. GENERAL BUSINESS

- A. [ID-36-26](#) Upcoming Adoption of the State Mandated Colorado Wildfire Resiliency Code

Attachments: [Wildfire Code Briefing 2.3.2026](#)

- B. [ID-37-26](#) DISCUSSION OF UPCOMING CHANGES TO THE BRIGHTON MUNICIPAL CRIMINAL CODE AND PENALTY SECTION TO UPDATE, CLARIFY, AND ALIGN WITH A RECENT COLORADO SUPREME COURT DECISION

Attachments: [City Council Study Session Power Point v3](#)

12. REPORTS

A. By the Mayor

B. By Department Directors

C. By the City Attorney

D. By the City Manager

[ID-264-23](#) Board and Commission Vacancy Update

Attachments: [NEW OPENINGS B&C February 2026](#)

E. By City Council

13. EXECUTIVE SESSION

14. ADJOURNMENT