

City of Brighton

*500 S. 4th Avenue
Brighton, CO 80601*



Meeting Minutes - Draft

Tuesday, October 7, 2025

6:00 PM

Council Chambers

City Council

**MAYOR - GREGORY MILLS
MAYOR PRO TEM - PETER PADILLA
COUNCIL MEMBERS:
CHRIS FIEDLER, TOM GREEN,
JAN PAWLOWSKI, JIM SNYDER,
ANN TADDEO, LLOYD WORTH**

1. CALL TO ORDER

Mayor Mills called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance to the American Flag

Councilmember Snyder led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

2. CONSENT AGENDA

A. Approval of the September 2, 2025, City Council Minutes

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, CONCERNING THE FINANCING OF THE ACQUISITION, CONSTRUCTION, EQUIPPING, REMODELING, AND IMPROVEMENT OF CERTAIN CITY FACILITIES; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A SITE LEASE AGREEMENT, A LEASE PURCHASE AGREEMENT, AND OTHER DOCUMENTS RELATED THERETO; SETTING FORTH CERTAIN PARAMETERS AND RESTRICTIONS; AND PROVIDING OTHER MATTERS RELATED THERETO (FINAL READING)

Ordinance No. 2486

C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING MEMBERS TO THE CITY OF BRIGHTON YOUTH COMMISSION FOR TERMS ENDING IN JUNE 2027

Resolution No. 2025-66

Motion by Councilmember Pawlowski, seconded by Councilmember Green, to approve the Consent Agenda as presented. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

Motion by Councilmember Pawlowski, seconded by Councilmember Worth, to approve the Regular Agenda as presented. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

4. CEREMONIES

A. Swear in Brighton Youth Commission and Brighton Youth IMPACT Members

City Clerk Natalie Hoel swore in the new Youth Commission and Youth Impact members.

B. Colorado Applies Month Proclamation

Councilmember Worth read the Proclamation into the record.

C. Domestic Violence Awareness Month Proclamation

Councilmember Taddeo read the Proclamation into the record.

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

Tom Lampo spoke during public comment.

6. PUBLIC HEARINGS**A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLES 4 AND 11 OF THE LAND USE AND DEVELOPMENT CODE TO INCLUDE REGULATIONS FOR NATURAL MEDICINE BUSINESSES**

Mayor Mills read the title of the Ordinance into the record.

Mayor Mills opened the public hearing at 6:25 p.m. and City Clerk Natalie Hoel verified the required postings and publications (September 22, 2025, on the City of Brighton website) for this public hearing were completed.

Mayor Mills asked City Council if there are any conflicts of interest or any ex-parte communications that need to be disclosed, there were none.

Senior Planner Summer McCann presented the Natural Medicine Land Use Code Amendments. In 2022 Colorado voters passed Proposition 122 which decriminalized certain natural medicine substances. The following year Senate Bill 23-290 was enacted, which provided legislation for natural medicine businesses. This bill allows local jurisdictions to regulate time, place, and manner of these activities, but they cannot ban them outright or impose regulations that are unreasonable. Four new natural medicine land use categories were created known as healing centers, cultivation, manufacturing, and testing. In addition to the amendments that are proposed, the city will also be adopting regulations from the state including the 1,000 ft. buffer from any school, residential childcare facility, or a childcare center.

Natural Medicine Healing Centers are licensed facilities where a licensed facilitator provides supervised natural medicine services and function similarly to a therapy or wellness office. Therapy offices are considered a form of medical care in the current Code. This includes medical, dental or wellness services to the public. Under the proposed amendments healing centers would be considered a form of medical care. Medical care uses follow normal business hours and is flexible to allow specifics based on the use. No additional time regulations are being proposed. Healing centers operating within the city will be required to ensure that participants have a safe ride home after sessions, this will exclude the use of ride share services, taxis or other similar forms of transportation. Healing centers would be allowed in any zone district where medical care is currently permitted and is categorized based on building size.

Natural medicine cultivation, manufacturing and testing facilities are licensed by the state. They may operate as stand-alone businesses or combine multiple functions on a single site. Staff is proposing a new use category for these facilities. Industrial uses in the city do not have specific time regulations, so they are not being proposed currently. This use is proposed by right in the industrial zone districts and with a conditional use permit in C-3 and BP districts. No additional manner regulations are being proposed for this use.

In accordance with House Bill 21-1110, staff has updated tables and corresponding language in other parts of Article 4 to align with ADA standards. These changes are intended to provide clarity and ensure compatibility with screen readers and other assistive technologies.

A definition is being added for Natural Medicine Cultivation, Manufacturing, and Testing Facility. This will clarify that this use may occur individually or together under a facility that is licensed by the state. The definition for Medical Care is being revised to include natural medicine healing centers as defined by the state.

City Council shall use the criteria found in Section 2.10 B of the Land Use & Development Code. These amendments align with the intent of the Code by establishing appropriate local regulations for natural medicine. Without them these uses could be allowed in any zone district, which could create conflicts in existing land use and development patterns. By adopting these local regulations proactively, the city ensures that these uses are integrated appropriately and for the community. The Comprehensive Plan emphasizes the importance of the Code for implementing the plan goals. Policies in the Comprehensive Plan encourage economic diversity in industrial and commercial uses. If licensed by the state, local medical providers in the city could expand their services to include natural medicine adding treatment options for residents. These amendments also support growth in related industrial businesses focused on cultivation, manufacturing, and testing. This helps the city stay aligned with emerging industries while ensuring that growth supports the vision of the Comprehensive Plan. The amendments ensure that natural medicine uses are classified appropriately based on their use and scale. Healing centers which function like therapy offices are grouped with other medical care uses. These amendments clarify how natural medicine uses are defined and regulated making it easier for residents and business owners to understand what is allowed and how to comply.

Public notice was published on September 16, 2025, and planning staff has not received any formal comments. The Development Review Committee has reviewed the code amendments and recommend approval. The Planning Commission heard the request on September 11, 2025, and unanimously recommended approval. Staff finds the code amendments comply with the requirements in the Land Use & Development Code and recommend approval.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request, there was none.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Councilmember Taddeo asked if the city has any control if these businesses are allowed in the city and Planner McCann said the city does not have control over the uses being allowed. Councilmember Taddeo asked if marijuana would also be allowed in these facilities and Planner McCann explained that it is not retail, it is a service that has to be done under the supervision of a licensed facilitator.

Councilmember Snyder explained that the state of Colorado passed these laws, and the city has no choice but to allow these businesses. Planner McCann explained that the city can

regulate the time, place and manner of the businesses, but cannot say if the uses are allowed.

Mayor Pro Tem Padilla explained that Uber Health has a service where a person is present while a treatment is given and asked if it becomes overly constrictive and prevents someone from getting medical health care if that is their only option for a ride. Planner McCann explained that the ride share provision was added at the request of City Council at the study session and staff could require an acknowledgement form from the business to recognize these services by a ride share company. Mayor Pro Tem Padilla feels this requirement could be creating a problem for residents seeking care.

Councilmember Green asked who certifies the license to the providers and Planner McCann explained there is a facilitator licensing program through the state of Colorado. Councilmember Green asked who verifies the license locally. Planner McCann explained that staff would be verifying this with the business license. Councilmember Green asked how long the license is good for and Planner McCann stated it is good for two years. Councilmember Green asked who will oversee and make sure that all rules are being followed.

Mayor Pro Tem Padilla asked what is being changed in the tables in the Code. Planner McCann explained that any cells with a blank space need to be replaced by a dash.

Mayor Mills closed the public hearing at 6:41 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve the Ordinance as amended to remove the requirement that excludes rideshare services, taxis and other similar forms of transportation. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE BRIGHTON CROSSING FILING NO. 8, 1ST AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 2.832 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF CRESTONE PEAK STREET, EAST OF SOUTH 42ND AVENUE, SOUTH OF BRIDGE STREET, AND WEST OF MT. ELBERT STREET, MORE PARTICULARLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Mayor Mills read the title of the Resolution into the record.

Mayor Mills opened the public hearing at 6:44 p.m. and City Clerk Natalie Hoel verified the required postings and publications (September 8, 2025, on the City of Brighton website) for this public hearing were completed.

Mayor Mills asked City Council if there are any conflicts of interest or any ex-parte communications that need to be disclosed, there were none.

Senior Planner Summer McCann presented the Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan. The applicant and property owner is Brookfield Residential

LLC. The 2.832-acre site is generally located to the north of Crestone Peak Street, east of South 42nd Avenue, south of Bridge Street, and west of Mt. Elbert Street. This proposal was submitted prior to the Code change in November 2024. The property was annexed in 1986 as part of the Bromley Park Annexation, platted as a tract in 2024 under the Bromley Park Filing No. 8 Administrative Plat and is currently zoned single family detached under the Bromley Park PUD 31st Amendment.

The applicant is proposing six additional residential lots, and all improvements will be completed in one phase. There are three existing public roadways adjacent to the property, Bridge Street, South 42nd Avenue, and Crestone Peak Street. Since these were mostly built out in earlier phases of the development, only minor improvements are needed to complete them. Under the plan, the developer must dedicate small portions of right of way to both Bridge Street and South 42nd Avenue and a portion of South 42nd Avenue will be extended to accommodate intersection work that was done with the Bridge Street widening project. The plan ensures all sidewalks adjacent to the property are completed and will connect to the city's existing water and sewer infrastructure in Crestone Peak Street. The property will drain to existing ponds in other phases of Brighton Crossing. Water dedication will be met by the developer, and they are eligible to pay fee-in-lieu under the Bromley Park Annexation Agreement. Although the developer has already satisfied the park dedication requirement for Bromley Park, this plan does include 1.44 acres of landscape tracts, which will serve as open space and buffering.

City Council shall use the criteria in Section 2.02 D. 1 in the Land Use & Development Code. The Subdivision Plan supports policies of the Comprehensive Plan. The Comprehensive Plan designates this site as high density residential intended for multi family housing near transit corridors. While this development does not meet the high-density designation, there are other important factors that should be considered. From 1997 to 2004 this property was zoned for multi family and was part of a larger 67-acre area. Over time the surrounding parcels have been subdivided and rezoned leaving this parcel as the only property with the original zoning. When the Comprehensive Plan was adopted in 2016, the high-density designation did reflect the multi family zoning at the time, but it didn't account for the reduction in the size of the parcel. In 2024 the property was formally downzoned to single family detached through a minor amendment, which is allowed under the Bromley Park Land Use Regulations. At just 3.4 acres, which includes the three parcels that were previously platted, and with access limited to local roads, the site is not suitable for high density. The Subdivision Plan does align with the current zoning and the character of the surrounding area.

The Subdivision Plan supports principles in the Comprehensive Plan. The property is already supported by existing infrastructure and is located along a minor arterial with proximity to Water Tower Park and other nearby amenities. This plan helps to close the remaining gap in infrastructure by dedicating right of way, completing roadway improvements and ensuring continued pedestrian connections. These improvements will enhance overall walkability in the neighborhood.

The Subdivision Plan also meets the remaining criteria including lot specifications of the Bromley Park Land Use Regulations. It addresses utilities, site layout, right of way dedication, and outlines open space maintenance by the existing Metro District. The plan incorporates technical feedback from the Development Review Committee and is designed to build upon existing infrastructure. The Subdivision Plan aligns with the policies of the Comprehensive Plan and is designated to integrate seamlessly with the nearby neighborhood. The Development Review Committee as well as external agencies have reviewed the proposal and all necessary recommendations have been incorporated into the plan.

Posting was completed in accordance with the Code. A neighborhood meeting was held on December 13, 2023, and staff has not received any formal comment. The Planning

Commission unanimously approved the Subdivision Plan on September 25, 2025. The Development Review Committee has reviewed the proposal and recommends acceptance. Staff finds the Subdivision Plan complies with the requirements in the Land Use & Development Code and recommends acceptance of the Brighton Crossing Filing No. 8, 1st Amendment Subdivision Plan.

Mayor Mills asked if the applicant would like to add anything to the presentation.

Anastasia Urban on behalf of Brookfield Residential explained that this is a small lot but an important piece of the development to finish. Brookfield is proud of the community and is happy to finish building out the development.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request, there was none.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Councilmember Green asked if there are plans for any additional parking on the weekend for the three athletic fields in the area. Director of Parks and Recreation Travis Haines explained that the city will put parking on the south and west sides by the athletic fields with 128 parking spaces.

Councilmember Pawlowski asked if these are two story and three-story apartment units. Ms. Urban explained that these are single family detached homes.

Mayor Pro Tem Padilla asked if the sidewalks and trails connect to the Brookfield development on the south side of Water Tower Park. Will Zerkus explained that the parcel is not owned by Brookfield, so they are working to extend the pedestrian infrastructure to the intersection of Crestone Peak Street and South 42nd Avenue, but they do not have the ability to extend it to connect. Planner McCann explained that the property will need a subdivision plan so Council can require that a sidewalk be completed at that time.

Mayor Mills closed the public hearing at 6:57 p.m.

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2025-67. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, KNOWN AS THE BRIGHTON CROSSING ANNEXATION, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO (PUBLIC HEARING)**

Mayor Mills read the title of Resolution 7A and Ordinance 7B into record.

Mayor Mills opened the public hearing at 6:59 p.m. and City Clerk Natalie Hoel verified the required postings and publications (September 11, September 18, September 25, and October 2, 2025, in the Brighton Standard Blade) for this public hearing were completed.

Mayor Mills asked City Council if there are any conflicts of interest or any ex-parte communications that need to be disclosed, there were none.

Associate Planner Stephanie Iiams presented the Brighton Crossing Annexation. The project contact is Sue Sibel working on behalf of the property owner Brookfield Residential LLC. The property is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76. The approximate 7.712-acre site is currently unplatted and is zoned Adams County A-3 (Agriculture-3). The property is 46.8% contiguous with city limits. Annexation is regulated by the Colorado Revised Statutes and is a four-step process.

Staff used the review criteria in Section 2.11 (B) of the Land Use & Development Code. City Council must determine whether the annexation complies with the statutory requirements set forth in C.R.S. Section 31-12-101. Under the Municipal Annexation Act, C.R.S. Section 31-12-104 details annexation eligibility. The annexation request meets the minimum 1/6 contiguity requirement and creates a community of interest. The property is capable of being urbanized in the near future and can be integrated with the city through zoning and utilities.

Staff has deemed that the request meets the statutory limitations outlined in C.R.S. Section 31-12-105. The request does not separate property held in identical ownership, all property owners have signed and given consent, no other municipality has commenced annexation proceedings, and this request does not extend municipal boundaries by more than three miles per year. If the zoning ordinance is approved, zoning will be in place within 90 days. All alleys and streets adjacent to the property are fully annexed. The annexation of the property would not deny reasonable access to adjoining landowners.

The Future Land Use portion of the Comprehensive Plan has designated the majority of the property as mixed use commercial with a small portion of open space. The related zoning map amendment proposes to establish single family detached under the Bromley Park Land Use Regulations.

The proposed annexation advances a number of policies in the Comprehensive Plan. the property is within an area of existing infrastructure and is along a major arterial roadway. Any future development will be built on the established framework of roads, utilities, and other public amenities. Situated along a major arterial roadway and offering high visibility from I-76, the site is ideally positioned for infill development that compliments and strengthens the surrounding community. Annexing this property allows for the completion of North Golden Eagle Parkway, a missing link that will further connect the community to East Bridge Street. The area is adjacent to established neighborhoods and near commercial and recreational amenities creating a strong foundation for a well-integrated residential community. By aligning new development with the character and patterns of nearby neighborhoods, the annexation helps promote continuity, neighborhood identity, and long-term reinvestment in the area.

The property can be integrated into the city and adequately served by city utilities. At the time of platting, the developer shall be required to submit technical engineering studies to ensure there is appropriate infrastructure based on a proposed use. As the property is predominantly surrounded by single family residential neighborhoods, it is important that future development occurs in a manner that is consistent with the surrounding area. If annexed, development will be subject to city standard that ensure compatibility with surrounding land uses, building design, and transportation patterns.

Public notice was provided in accordance with C.R.S. Section 31-12-104 through 108.5 and the Land Use & Development Code. Planning staff has not received any formal comments. City staff finds that the Brighton Crossing Annexation complies with State Statute and the Land Use & Development Code and therefore recommends approval.

Mayor Mills asked if the applicant would like to add anything to the presentation.

Anastasia Urban on behalf of Brookfield Residential presented the context map for review and the anticipated future use for the property.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request.

John Hayes asked why this is being discussed now at a public hearing when work has been being done in the area for the past year. Planner Iiams explained that the subdivision to the north of this annexation is currently under construction. The property has items related to the Brighton Crossing Annexation. Staff has allowed some early grading at the request of the applicant. If the annexation were not approved, this would be a graded site.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Mayor Pro Tem Padilla asked if this annexation is being proposed at the request of City Council and Planner Iiams stated that it is. Mayor Pro Tem Padilla explained that this annexation had to be done so Golden Eagle Parkway could extend to Bridge Street.

Mr. Hayes asked about making a left turn onto Bridge Street from Golden Eagle Parkway. Planner Iiams explained that all traffic improvements will be done at the time the Subdivision Plan is presented to City Council.

Councilmember Snyder asked if the City Council will be receiving a development plan for the remainder of the property and Planner Iiams said they would.

Councilmember Green explained that Golden Eagle Parkway has a right-in, right-out on the south end and it does not line up with the existing Golden Eagle Parkway.

Mayor Mills closed the public hearing at 7:17 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve Resolution 2025-68. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 7.712 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE BRIGHTON CROSSING ANNEXATION (FINAL READING)**

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Worth, to approve the Ordinance. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE BROMLEY PARK PLANNED UNIT DEVELOPMENT 35TH AMENDMENT FOR AN APPROXIMATELY 7.712 ACRES OF PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF THE FUTURE ROYAL PINE STREET, EAST OF THE GOLDEN EAGLE PARKWAY ALIGNMENT, AND WEST OF I-76, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO (FINAL READING)

Mayor Mills read the title of the Ordinance into the record.

Mayor Mills opened the public hearing at 7:18 p.m. and City Clerk Natalie Hoel verified the required postings and publications September 4, 2025, on the City of Brighton website) for this public hearing were completed.

Mayor Mills asked City Council if there are any conflicts of interest or any ex-parte communications that need to be disclosed, there were none.

Associate Planner Stephanie Iiams presented the Bromley Park Planned Unit Development 35th Amendment. The applicant is Sue Siebel with Dewberry acting on behalf of the owner Brookfield Residential LLC. The 7.712-acre site is generally located to the north of East Bridge Street, south of the future Royal Pine Street, east of the future Golden Eagle Parkway alignment, and west of I-76 in the Brighton Crossing development. The property currently has a zoning designation of Adams County A-3 (Agriculture 3) and is unplatted. The property is currently in the process of annexation into the City of Brighton. The property owner requests to establish zoning as single family detached under the Bromley Park Land Use Regulations. Given that the surrounding properties are zoned under the Bromley Park Land Use Regulations, staff recommends that this property also be developed in accordance with the Bromley Park Land Use Regulations to ensure consistency and compatibility throughout the area. The applicant is requesting a major PUD amendment, which is a form of a zoning map amendment. As the Bromley Park Regulations do not provide review criteria for the amendment process, staff used the conversions of PUD criteria outlined in the Land Use & Development Code Section 2.04 C. 2. This criterion most closely aligns with the PUD amendment process. When considering the rezoning, it is important to note the entire scope of uses that will be allowed under the proposed zoning district. Single family detached under the Bromley Park Land Use Regulations would allow for single family dwellings, duplexes, zero lot line, patio homes, and accessory uses.

When making its decision City Council shall use the criteria in Section 2.04 C of the Land Use & Development Code. The proposed single family detached zoning designation is appropriate for the property as it aligns with the surrounding low density residential development and supports land use compatibility by maintaining consistent intensities and preserving neighborhood character. While the property is currently being annexed and has no previously approved PUD, the proposed zoning is consistent with surrounding land use patterns and applicable planning documents. It does not introduce development intensity or impacts that exceed what is appropriate for the area and complies fully with zoning code standards without requesting deviations thereby meeting the intense form and design objective of the code.

The rezoning of the property will help support policies of the Comprehensive Plan. The Future Land Use Map in the Comprehensive Plan designates the majority of the property as mixed use commercial with a small portion as open space. However, the proposed rezoning to single family detached is appropriate given the sites context. Surrounded by established single family neighborhoods the proposed zoning offers a compatible extension of existing development providing continuity of form, scale, and intensity. Limited visibility and access due to a storm water pond along Bridge Street further reduced the sites viability for commercial use. Given the physical setting of the property and surrounding land uses, the mixed-use commercial designation is not practical in this location. The current zoning code requires a level of intensity and mix of uses that would be incompatible with the adjacent low density residential development. Given these constraints, the proposed rezoning reflects a context sensitive approach.

The proposed PUD Amendment meets other policies of the Comprehensive Plan. The property is within an area of existing infrastructure and is along a major arterial roadway. Any future development will be built on the established framework of roads, utilities, and other public amenities. The proposed rezoning contributes to a balanced land use pattern while the broader area includes established commercial and recreational amenities. The addition of low-density residential development helps create a complete community. The rezoning supports residential lot sizes, building orientation, and architectural standards that contribute to an attractive and engaging streetscape. This helps in reinforcing the character and continuity of nearby established neighborhoods. By extending similar development patterns, the plan encourages reinvestment in the area and strengthens neighborhood identity. The high visibility of the site from I-76 presents an opportunity for infill development within an area already served by infrastructure and adjacent to existing neighborhoods.

The proposal supports development that is consistent with both existing and anticipated development in the area by promoting a land use pattern that aligns with the established residential character. The property can be adequately served, and any future site developer will pay applicable costs to connect to city infrastructure. The proposed zoning change serves a community need by enabling the development of single-family housing, which is not possible under the status outside of city limits and without a city zoning designation. As the property is now undergoing annexation, this zoning change allows the city to apply a context appropriate land use designation that aligns with surrounding development, supports housing demands, and promotes compatible growth within the city's jurisdiction.

City staff finds this site appropriate for single family detached residential uses given the specific location and based on the desires of the community as expressed in the Comprehensive Plan. Site development will occur in accordance with the applicable zone district standards outlined in the Land Use & Development Code and the Bromley Park Land Use Regulations. Any development on the property will only be permitted with the design that ensures it fits within the context and development patterns of the area.

All posting was completed in accordance with the Land Use & Development Code. Information was also posted on various social media sites. A neighborhood meeting was held on August 21, 2024. Planning staff has not received any formal comments. The Development Review Committee reviewed the project and recommended approval. The Planning Commission heard the request on September 25, 2025, and unanimously recommended approval. Staff finds the Major PUD Amendment meets the requirements as outlined in the Land Use & Development Code and recommends approval.

Mayor Mills asked if the applicant would like to add anything to the presentation, she did not.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request, there was none.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Mayor Pro Tem Padilla asked if there would be any open space in this area. Planner Iiams explained that the park and open space dedications will be addressed at the Annexation Agreement, but Brighton Crossing has met their overall parks and open space dedication requirements. Mayor Pro Tem Padilla asked for the definition of a zero-lot line house. Planner Iiams explained that there are no setbacks or distance between homes, a duplex.

Mayor Mills closed the public hearing at 7:29 p.m.

Motion by Councilmember Fiedler, seconded by Councilmember Taddeo, to approve the Ordinance. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

8. ORDINANCES FOR INITIAL CONSIDERATION

9. ORDINANCES FOR FINAL CONSIDERATION

10. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AUTHORIZING WAIVER OF PERMITTING AND PLAN REVIEW FEES FOR THE PRESERVE POND AND STREET REPAIR CONSTRUCTION PROJECT

Mayor Mills read the title of the Resolution into the record.

City Attorney Alicia Calderón explained that in 2018, The Preserve HOA filed a lawsuit against the developer, builder, owners, and engineers involved in the development. The stormwater retention and detention ponds had flooded Chavez Street for many years resulting in that street being closed. The ponds were always filled with water and did not drain. The initial allegations involved negligent design and construction and other claims. The city found itself as a defendant in the lawsuit. As part of the settlement, the other party's paid money to a settlement fund, but the city agreed to repair Chavez Street and Telluride Street as part of the agreement. The detailed repairs have been negotiated, and the repairs will not exceed 1.25 million dollars. Due to the public interest in getting the roads open and the benefit of getting the stormwater repairs completed, a request is being brought by the HOA to waive the plan review and permit fees at an estimated cost of \$15,000.

Motion by Councilmember Green, seconded by Councilmember Taddeo, to approve Resolution 2025-69. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Green, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Councilmember Green left the meeting at 7:35 p.m.

11. UTILITIES BUSINESS ITEMS

Resolutions

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING CHANGE ORDER NUMBER 1 WITH ENGINEERING ANALYTICS, INC. FOR THE LUPTON MEADOWS RESERVOIR DESIGN SERVICES PROJECT IN THE AMOUNT OF SIXTY-THREE THOUSAND THREE HUNDRED SEVENTY-FOUR DOLLARS (\$63,374), AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE CHANGE ORDER ON BEHALF OF THE CITY**

Mayor Mills read the title of the Resolution into the record.

Utilities Director Scott Olsen presented the Lupton Meadows Reservoir Design Services Change Order #1. The change order is in the amount of \$63,374 and includes additional geotechnical engineering, additional subsurface utility engineering, and design of Weld County Road 25.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Snyder, to approve Resolution 2025-70. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Councilmember Green

12. GENERAL BUSINESS**13. REPORTS****A. By the Mayor**

Mayor Mills attended the ADCOG Subregional meeting, the EDC and Chamber networking event, the Trash Bash, the Hazardous Waste event, the B&E Auto 50th Anniversary event, the Japanese Cultural event, the tour of a new business in Weld County and hosted students from Pennock Elementary.

B. By Department Directors

Utilities Director Scott Olsen presented the water service line investigation update.

C. By the City Attorney**D. By the City Manager**

City Manager Michael Martinez presented the Board and Commission vacancy update and announced that Grants Coordinator Kim Weiss was recognized by the Environmental for Kids Organization with a Lifetime Legacy Award.

E. By City Council

Councilmember Snyder attended the CML District 2 meeting and the Brighton Urban Renewal Authority meeting.

Mayor Pro Tem Padilla announced that the Candidate Forum is tomorrow at the Sue Corbett

Active Adult Center at Eagle View.

Councilmember Taddeo attended the Historic Preservation Commission meeting.

Councilmember Worth attended the 27J Schools joint meeting, the Youth Commission meeting and the concert at the Armory.

Councilmember Pawlowski attended the E-470 meeting, the 27J Schools joint meeting, and the city tour with the Parks and Recreation department.

14. EXECUTIVE SESSION

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to go into Executive Session at 8:15 p.m. pursuant to C.R.S. Section 24-6-402(4)(f)(I) and Charter Section 5.4(C)(5) for personnel matters related to the City Manager evaluation. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Fiedler, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Councilmember Green

Mayor Mills reconvened the meeting at 8:58 p.m.

15. ADJOURNMENT

Mayor Mills adjourned the meeting at 8:58 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date