



Responsible Growth

City Council Study Session – August 24, 2021

City Staff Representative: Shannon McDowell, Long Range Planner

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Purpose

City Council has mentioned revisiting growth management techniques.

City staff will present a program that would create a residential building permit phasing plan for each new residential development for City Council's consideration.



STRATEGIC FOCUS AREA

*Recognizable and Well
Planned Community*

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Policies on Growth Management

- *Be Brighton* Comprehensive Plan
 - Urban Growth Boundary
 - Open Space buffers, greenbelts, parks
- *District Plan* / Historic Splendid Valley
 - Conservation of farmland
- Utilities Master Plans
 - Infrastructure targeting maximum City growth as described in *Be Brighton*

Other Growth Management Considerations

- Transfer of Development Rights
 - Preservation of land in exchange for increased density

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Past Pacing Ordinance

- In 2000, Pacing ordinance adopted
 - City Council set the number of permit allocations available each year
 - Distributed permit allocations among eligible developments
 - Honored existing agreements
 - Renegotiated agreements when possible
- In 2004, Pacing suspended
 - Only applicable to 10% of development
 - Adequate infrastructure and services available
 - Less demand for new housing
- In 2017, Pacing repealed
 - Result of suspension of program for over 10 years

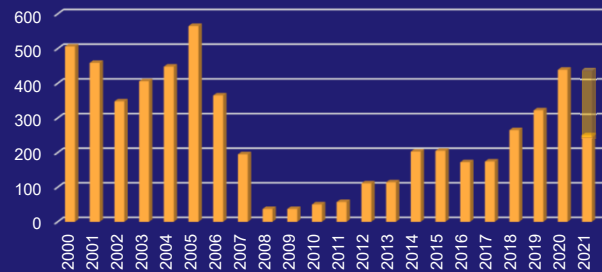
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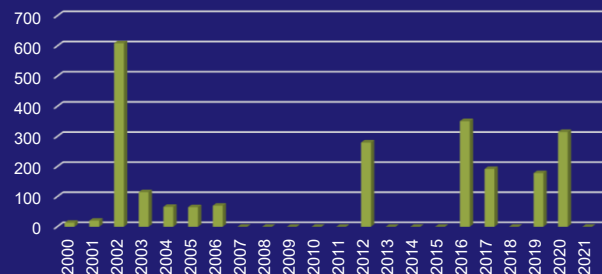
Background

- Building permits increasing
- Potable water supply nears capacity on warm summer days
- Additional potable water supply in development
- Several developments under review (1,600 units)

Single Family Permits



Multi-Family Permits



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Proposed Building Permit Phasing Plan

- Applies to Subdivision Plan, Development Agreement
- Developer is a partner in growth management, helping to define reasonable growth each year
- Developer required to list maximum units to be built each year

Brighton's Newest Subdivision		
Building Permit Phasing Plan		
Year	Single-Family Detached/Attached (units)	Multi-Family (units)
2021	50	0
2022	125	0
2023	130	0
2024	130	210
2025	110	0
2026	80	0

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Proposed Building Permit Phasing Plan

- Developer justifies schedule:
 - Cost of public improvements / debt repayment
 - Number of lots / Number of builders
 - Absorption rates
 - Product type
 - Water saving measures
 - Other public benefit exceeding City requirements
 - Affordable housing

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Assumptions

- Utilities makes progress on:
 - Conservation
 - Alternative water sources are pursued
 - Expansion of non-potable water use in parks

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Proposed Building Permit Phasing Plan

- Quick implementation captures upcoming subdivisions, though these will take years to build out

Bromley Park (includes Brighton Crossing, Brighton East Farms):

Annexed – 1985	9,940 units anticipated
Began Platting – 1997	
As of Today – 2021	~3,660 units constructed

- Predictability in additional units to be served each year
- Impact fee collection remains strong

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Changing Development Costs for 2022

- ADOPTED: Water dedication increase
 - Increase in amount of water required
 - Change in yield calculation
 - Increase fee-in-lieu to current market rate
- PROPOSED: Park Impact Fee increase
- PROPOSED: Plant Investment Fee (PIF) increase

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Options for City Council

- Direct staff to implement the Building Permit Phasing Plan program; or
- Take no action on growth management (status quo)

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