

City of Brighton
Community Development Department Memo

TO: Mayor and City Council, through City Manager, Manuel Esquibel

FROM: Jason Bradford, AICP, Planning Division Manager

THROUGH: Holly Prather, AICP, Community Development Director; and
Marv Falconburg, AICP, Assistant City Manager for Development

DATE: November 25, 2014

SUBJECT: Residential Growth Pacing Ordinance (aka “Pacing”) – Current Status and
Direction for 2015

BACKGROUND

The Residential Growth Pacing Ordinance, typically referred to as “Pacing,” has been in place since the spring of 2000. At that time, Brighton had experienced rapid residential growth and the council enacted the ordinance to: 1) promote orderly growth and provide for harmonious development; 2) facilitate adequate provision of utilities and public facilities such as transportation, water, sewers, drainage, parks and open space, schools, libraries, and other public facilities; 3) promote a more balanced community where there is space to live, recreate and work; and 4) ensure that the community character was not eroded. In December of 2004, the City Council suspended Pacing for the year 2005 and has continued to suspend the Pacing ordinance each year thereafter, based on their findings that there is adequate infrastructure and services and based on the lessening demand for new housing.

At one point in time during the suspension, the City Council had discussed repealing the Pacing ordinance altogether, but decided to leave it in place to allow it to be utilized if an unforeseen circumstance were to arise or if the city experienced a massive influx in residential development.

As of the date of this staff report, the city has issued 162 new residential housing permits. The chart below highlights the total number of residential permits for past years dating back to 2000.

New Residential Totals by Year	# Units SFD/SFA	# Units MF	# Units Infill	Total Units
2014 YTD	162	0	0	162
2013	112	0	2	114
2012	110	280	1	391
2011	50	0	7	57
2010	50	0	1	51

2009	35	0	2	37
2008	35	0	2	37
2007	195	0	0	195
2006	363	70	2	435
2005	558	65	7	630
2004	445	66	3	514
2003	404	115	2	521
2002	348	609	*	957
2001	459	20	*	479
2000	506	13	*	519

*Infill lots not reported separately prior to 2003

DISCUSSION

Staff will prepare the necessary documents for council action in December based on Council's direction at the study session meeting. Council has the following options to consider:

1. Direct staff to draft a resolution suspending the Pacing ordinance for 2015;
2. Direct staff to draft a resolution implementing the Pacing requirements for 2015; or
3. Direct staff to draft an ordinance repealing the original Pacing ordinance.