

City of Brighton

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



Meeting Minutes - Draft

Tuesday, July 1, 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: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

2. CONSENT AGENDA

A. Approval of the June 3, 2025, City Council Minutes

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

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

3. APPROVAL OF REGULAR AGENDA

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

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

4. CEREMONIES

A. Park and Recreation Month Proclamation

Councilmember Pawlowski read the Proclamation into the record.

B. Park and Recreation Professionals Day Proclamation

Mayor Pro Tem Padilla 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 prayed for the city.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC IMPROVEMENTS AND PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE MIRASOL SUBDIVISION PLAN FOR AN APPROXIMATELY 155.59 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BROMLEY LANE, SOUTH OF SOUTHERN STREET, EAST OF THE SOUTH 45TH AVENUE ALIGNMENT AND WEST OF SOUTH 50TH AVENUE, WITH A SMALL PORTION OF THE SITE ALONG EAST BROMLEY LANE TO THE WEST OF THE SOUTH 45TH AVENUE ALIGNMENT, MORE PARTICULARLY LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS 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 6:14 p.m. and City Clerk Natalie Hoel verified the required postings and publications (June 13, 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 and Historic Preservationist Emma Lane presented the Mirasol Subdivision Plan. The project contact is Kevin Lovelace with LJA Engineering working on behalf of the owners. The property is generally located north of East Bromley Lane, south of Southern Street, east of the South 45th Avenue alignment, and west of South 50th Avenue with a small portion of the site along East Bromley Lane to the west of the South 45th Avenue alignment. When considering the application, staff used the review criteria in the Land Use & Development Code. The property was annexed in 2023 as part of the Swink Annexation and in 2025 as part of the Peters Annexation. It is currently zoned C-3, R-1-A, R-2, and R-3. No portion of this property has been platted.

The subdivision plan ensures that water dedication requirements are met in accordance with the policies in effect at the time of final plat or site plan. The developer will connect to the existing water and sewer lines surrounding the property and will loop water services and extend wastewater lines throughout the subdivision. The developer will be required to construct non-potable water lines throughout the development and connect to non-potable water at the appropriate time. Water and wastewater improvements will be constructed in phases per the phasing plan. Storm drainage infrastructure is proposed throughout the development and will carry flows to the proposed onsite detention pond. Improvements proposed on South 5th Avenue and Southern Street will also be carried to the proposed detention pond. The pond will be constructed with Phase 1 of the development. Infrastructure will also be installed to provide storm water stub-out for PA-8 allowing the site to tie into the proposed pond at time of development of Phase 5. Storm water infrastructure will be constructed in phases per the phasing plan.

There are four existing roadways adjacent to the property and will all be improved with this development. A new roadway will be constructed along the western boundary of the site and interior collector roadways will also be constructed. Planner Lane presented the timing and specific roadway improvements that will take place during development including the design and construction of traffic signal and roundabout improvements.

The subdivision plan currently includes 5.01 acres of proposed parkland including a 3.89-acre park and two small pocket parks. Since all proposed parks are below the 5-acre threshold, these areas may be counted toward required park and open space dedication but will be maintained by a future homeowner's association or the metro district. No fee-in-lieu for parkland dedication will be allowed. If parkland acreage throughout the development is not enough to account for the required parkland dedication at the time of final plat, more parkland will need to be dedicated. A total of 22.98 acres is proposed for open space. This includes the detention pond at the southeast corner of the site as well as the proposed tract running north and south along the overhead transmission line. Both tracts are proposed to have amenities, but a final determination of those amenities and open space credit will be determined at the time of final plat. Depending on the final open space area required to be dedicated, fee-in-lieu of this dedication may be considered at the time of final plat. For both parks and open space dedications to receive credit from the city for those dedications, the land must meet the requirements of the Code in terms of design, size, and amenities provided. The subdivision plan proposed an extensive network of trails throughout the development. Parks and open space areas will connect to the sidewalks and trails along the public roadways and will connect through pedestrian passageways through the residential areas of the neighborhood. Attention has been given to ensure the north/south connection underneath the transmission line connects from the southernmost portion of the site along East Bromley Lane to Southern Street to connect into the existing trail at the Village at Northgate neighborhood.

Other developer obligations include working with 27J Schools to pay fee-in-lieu of land dedication for school sites, installing streetlights and undergrounding utilities, and annexing into the South Beebe Metropolitan District for stormwater management. This includes making any future partners aware of the community benefit incentives in the city Code and entering into a development agreement for each phase.

City Council when making its decision should use the criteria in the Land Use & Development Code Section 2.02(D)(1). The Future Land Use portion of the Comprehensive Plan designates the property as Mixed-Use Residential. The property meets this portion of the Comprehensive Plan. The proposed property meets several of the standards in the Opportunity Area Policies in the Comprehensive Plan. Large scale retail should be concentrated along major arterials. With existing commercial development to the south, the proposed commercial on the north side of East Bromley Lane creates a commercial corridor. Traffic from the north and south will be able to easily access the commercial area. The property is in close proximity to the I-76 interchange. Development should occur in nodes along Bromley Lane with the spaces between the commercial nodes used for mixed-density development and open space. Commercial development along East Bromley Lane will complete the commercial node that is already developed south of East Bromley Lane. Just to the north of the proposed commercial is a proposed mixed-density residential development.

The residential portion of the property is near the commercial portion and allows for walkable access to the commercial node along East Bromley Lane. The policies focus on directing development to areas of existing infrastructure ensuring development pays its own way and focusing on developing in a self-sufficient manner. The property is surrounded by development with the construction of this development filling out the last vacant land in this area. The subdivision plan requires the build-out of adjacent roads and design and construction of essential infrastructure systems. The developer will bear the full financial responsibility for these improvements. This development proposed a mix of residential uses and commercial uses creating an appropriate balance between residential and non-residential uses. The mix of uses and densities allows and encourages multiple modes.

The north/south pedestrian connection through the property will connect Baseline Road with East Bromley Lane by trail, providing a much-needed pedestrian and bike connection.

The subdivision plan complies with the lot and roadway specifications as outlined in the Code. The subdivision plan addresses utility placement, pedestrian connectivity, and the overall site layout to ensure it meets the physical and functional standards of each zone district. The lots and blocks meet the requirements of the appropriate zone districts. If approved, a final plat will be submitted to the Development Review Committee (DRC) to ensure that all relevant standards are met before the site can develop. The subdivision plan describes the general roadway improvements, rights of way to be dedicated, maintenance of open space, parks, and drainage infrastructure. The subdivision plan requires that all infrastructure be financially guaranteed and outlines the process for the construction and acceptance of the improvements. The subdivision plan proposes five phases, which have been carefully thought out by the applicant and city staff. All public infrastructure will need to be completed and accepted by the city prior to the issuance of any building permit in each phase. All technical reports submitted with the subdivision plan were reviewed by the DRC. All infrastructure needed to mitigate the impacts identified with these studies are included in the subdivision plan and primarily involve building on existing infrastructure.

The subdivision plan meets the goals and policies of the Comprehensive Plan and allows for adjacent properties to meet those goals. As this is the last property to develop in the area, the application does not deter from future development of adjacent properties. The subdivision plan includes design and construction of infrastructure to properly serve this development. Since the adjacent public roadways are mostly constructed, many of the obligations adjacent to the property are improvements to existing infrastructure. The DRC has determined that the application is appropriate and aligns with the city's objectives and requirements. All necessary recommendations and feedback from reviewing agencies have been incorporated into the subdivision plan.

Public notice was sent to all property owners within 1,000 ft of the proposal, signs were posted on the site, and notice was published on the city website. Public hearing information was posted on various social media sites. A neighborhood meeting was held on March 14, 2022. Planning staff has not received any formal comment. The Development Review Committee reviewed the project and recommended approval. The Planning Commission heard this request on June 12, 2025, and unanimously approved the request. Staff finds that the subdivision plan complies with the requirements in the Land Use & Development Code and recommended approval of the Mirasol Subdivision Plan.

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

Ryan Carlson, applicant and an owner of the property presented a brief background on the property purchase and the history of the work that has been done. Mr. Carlson presented the phasing plan for the project.

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 Pawlowski asked if 48th Avenue to Bromley Lane connects to the roadway to Lowes and Planner Lane said that it does. Councilmember Pawlowski asked if 45th Avenue

meets at the light to the County Court building. Planner Lane said yes, at Judicial Center Drive.

Councilmember Worth asked if traffic studies have been done. Planner Lane stated that they are done at each level of the project, and one has been completed. Councilmember Worth would like to ensure that a traffic light is required at this intersection and that all other options have been ruled out. Planner Lane explained that for this project, all traffic signals are already warranted or will be warranted with the phase it is going into.

Councilmember Snyder asked if the traffic signals will be constructed before vertical construction begins. Planner Lane explained that they must be done before any vertical construction begins. They will be built and accepted by the city before building permits are issued.

Mayor Pro Tem Padilla asked about the possibility of Phase 5 developing at any time and the improvements associated with that intersection be covered by Phase 5. Planner Lane explained that anything associated with Phase 5 would be done at the time Phase 5 develops. Mayor Pro Tem Padilla expressed concern regarding the traffic around the two schools in the area and asked who is responsible for making improvements to this roadway to alleviate some of these issues. Planner Lane explained that the right turn off 50th Avenue will be a continuous lane through the roundabout to help with this issue. Public Works Director Greg Labrie explained that city staff has been working with the Colorado Department of Transportation (CDOT) regarding these roadways. The original plan to have the intersection signalized was not approved by CDOT, but this plan with the widened lanes and other connections to Bromley Lane has been approved by CDOT and will give alternate routes out of the area. The intersection is operating at an acceptable level of service currently. Mayor Pro Tem Padilla is concerned that there will be more internal traffic in the area prior to the construction of Phase 4. Director Labrie explained that the collector streets can handle a higher volume of traffic than a local street. Mayor Pro Tem Padilla explained that the traffic signal at the intersection of South 50th Avenue and Southern Street should be constructed immediately because kids are being hit as they cross the roadway. Planner Lane explained that at the time of final plat CDOT will be an external reviewer and if they require additional improvements, the city will also require those improvements. Mayor Pro Tem Padilla asked if the tract is 5.01 acres or is the total park space 5.01 acres. Planner Lane explained that each park is under five acres.

Mayor Mills asked if the streets will be receiving new names than what is on the map and Planner Lane explained that they will have names.

Mayor Mills closed the public hearing at 6:53 p.m.

Motion by Councilmember Pawlowski, seconded by Councilmember Taddeo, to approve Resolution 2025-40. Motion passed by the following vote:

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING PORTIONS OF ARTICLE 9 OF THE LAND USE AND DEVELOPMENT CODE RELATING TO GATEWAY SIGNAGE (FIRST READING)

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

Mayor Mills opened the public hearing at 6:53 p.m. and City Clerk Natalie Hoel verified the required postings and publications (June 13, 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 and Historic Preservationist Emma Lane presented the Land Use and Development Code Article 9 Code Amendments related to the Sign Code. City Council and staff worked with Dig Studio and Michael Baker International on the Community Identity Design Plan. The plan was intended to create a cohesive feeling in the city and included a cohesive design for landscaping within tree lawns, medians, and roundabouts, design for medians and roundabouts, and a design for sound walls. When implemented, this will let people know that they are within the city. A new sign concept was created in this plan. The current Sign Code in the Land Use & Development Code does not address this type of sign and prohibits any sign except traffic control in the public right of way. Since many of these signs will be in the public right of way, the Code must be updated.

The Land Use & Development Code outlines the Code Amendment process, which allows for initiation of the amendments by the City Council, Planning Commission, or staff. City Council shall use the review criteria as outlined in the Land Use & Development Code Section 2.10(B) for these changes. There are three major proposed changes to the Code. The first is changes to the gateway signage and will add images, locations, size, and lighting criteria. The three sizes of gateway signs will be placed at specific gateway locations on the edge of the city. The sizes will be based on the location as well as the design of the site. The second change is to add trail gateway and wayfinding signs as well as artistic elements. The addition to the Code will also include location, size, and lighting criteria. The artistic elements can be used to supplement the gateway signage of art pieces but can also be used independently throughout the city. The trail gateway and wayfinding signs can be placed on major trail gateways and places around the city such as downtown to provide wayfinding. The last major change is the addition of language to allow these signs to be placed in the right of way. The Sign Code is a content neutral sign code, which means that the city cannot allow or prohibit signs based on the content of the sign. Instead, the city must differentiate signs based on their type. The language is very specific to only allow the gateway, trail gateway, wayfinding, and artistic elements as laid out in the Community Identity Design Plan and specifically in the right of way.

The project furthers the purpose of the Code, as well as the Comprehensive Plan. The Code Amendments promote planning and urban design that emphasizes distinct places and unique elements of community character. The Code Amendments also meet various policies of the Comprehensive Plan by protecting and enhancing the health of downtown and other gateway areas, and by contributing to Brighton's distinct visual quality and uniqueness. The amendments also promote public safety, health, and general welfare of the community and improve the effectiveness of administering the Land Use & Development Code. Adding this kind of signage will allow for people to more easily navigate areas where these signs are installed. The addition of this language to the Code will allow the City to permit these types of signs.

The Development Review Committee reviewed this project and recommended approval. Staff finds that the proposal meets the review criteria in the Land Use & Development Code and therefore recommends approval of the Article 9 Code Amendment. Public notice was published on the City's website and information for the public hearing was posted on various social media sites. Planning staff has not received any formal comments.

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, there was none.

Mayor Mills closed the public hearing at 6:59 p.m.

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

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

7. ORDINANCES FOR INITIAL CONSIDERATION

8. ORDINANCES FOR FINAL CONSIDERATION

9. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AMENDMENTS TO THE CITY COUNCIL RULES OF PROCEDURE AND ADOPTING THE UPDATED CITY COUNCIL RULES OF PROCEDURE

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

City Attorney Alicia Calderón presented the amendments to the City Council Rules. The amendments include adding the expectation that council members attend study session meetings, the number of council members required to add items to a city council agenda or a study session agenda, adding language so public hearing procedures may be used for a protest challenging a council member's qualifications, adding language from the City Charter regarding absences, and including language to add Proclamations to the city council agenda or another event.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Resolution 2025-41. Motion passed by the following vote:

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

10. UTILITIES BUSINESS ITEMS

11. GENERAL BUSINESS

12. REPORTS

A. By the Mayor

Mayor Mills attended the CML Conference, the DRCOG meeting, the Aurora State of the City, and the Chamber event. The 4th of July event takes place on Friday at Carmichael Park.

B. By Department Directors

Parks and Recreation Director Travis Haines announced that the Sparkler Softball Tournament is in Brighton this week hosting 102 teams from 25 states.

C. By the City Attorney

City Attorney Alicia Calderón attended the CML Conference.

D. By the City Manager

City Manager Michael Martinez presented the Board & Commission Vacancy update and reported that he attended the CML Conference.

E. By City Council

Councilmember Snyder attended the CML Conference.

Mayor Pro Tem Padilla attended the CML Conference.

Councilmember Taddeo attended the Flix and Kicks event and announced that the new Sustainability Advisory Board is accepting applications.

Councilmember Worth attended the retirement celebration for Jody Pearce with the Pennock Center, the Almost Home event, and the unveiling of the plaque on Legacy Pathway for Guadalupe Briseño.

13. EXECUTIVE SESSION

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Pawlowski, to go into Executive Session at 7:18 p.m. pursuant to Colorado Revised Statute Section 24-6-402(4)(b) and Charter Section 5.4(C)(3). Motion passed by the following vote:

Aye: 6 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Pawlowski, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 2 - Councilmember Fiedler, and Councilmember Green

Mayor Mills reconvened the meeting at 8:01 p.m.

14. ADJOURNMENT

Mayor Mills adjourned the meeting at 8:02 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date