

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, DIRECTING THE CITY MANAGER TO IMPLEMENT A BUILDING PERMIT PHASING PLAN FOR NEW RESIDENTIAL DEVELOPMENTS IN THE CITY OF BRIGHTON

WHEREAS, the City is experiencing higher than average growth, similar to the growth that occurred in the early 2000's; and

WHEREAS, the City's potable water resources are nearing capacity on warm summer days; and

WHEREAS, the City is working to secure additional interim potable water resources, encouraging residents to conserve water, and designing an expansion of the water treatment plant to ensure Brighton residents will have adequate water resources; and

WHEREAS, new development puts further strain on the City's limited water resources; and

WHEREAS, the City desires to control residential growth by implementing a building permit phasing plan for all new residential subdivision plan and residential development agreement applications.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The City Manager is directed to implement a building permit phasing plan for all new residential subdivision plan and residential development agreement applications in the City of Brighton.

Section 2. When requesting approval of a residential subdivision plan or residential development agreement, the developer will indicate the maximum number of units for which they would seek a building permit in each year through buildout of the subdivision, separating the units by single-family and multi-family types. Any unused units will roll over for use in future years.

Section 3. The developer will justify the units requested using any of the following criteria:

- The cost of public improvements installed and timeline required for debt repayment.
- The number of lots in the subdivision and the number of builders under contract or anticipated to build in the subdivision.
- Estimated absorption rates.
- Product type (single-family detached, single-family attached, multi-family).
- The inclusion of a non-potable irrigation system, xeriscape landscaping, limited irrigated turf areas, or other water saving measures.
- Public infrastructure or other benefit provided by the development that exceeds City requirements and is not reimbursable by impact fees or other developments.
- The inclusion of affordable housing in the development.

Section 4. The City Council will approve the building permit phasing plan as part of acceptance of the subdivision plan or with approval of the development agreement.

Section 5. This resolution shall be effective immediately and shall apply to all future subdivision plan and development agreement applications proposing residential development, including those in progress as of the date of this resolution.

RESOLVED this 7th day of September, 2021.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

ALICIA CALDERÓN, City Attorney