

RESOLUTION NO. 2025-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING A POLICY REQUIRING PROPERTY OWNERS WITHIN THE SOUTH BRIGHTON GENERAL IMPROVEMENT DISTRICT (GID) INCLUSION AREA TO FILE A PETITION OF INCLUSION AT THE TIME OF ANNEXATION, OR IF THE PROPERTY HAS ALREADY BEEN ANNEXED, COMMENSURATE WITH A DEVELOPMENT APPLICATION AS DEFINED HEREIN

WHEREAS, in 2004, the City Council approved the South Brighton General Improvement District ("GID") in order to construct infrastructure and support future development in an area generally referred to at that time as the South Sub-Area; and

WHEREAS, there are currently only a few properties within the GID as set forth in Ordinance No. 1817; and

WHEREAS, the City of Brighton ("City") has seen an increase in development applications along the 120th Avenue and Sable Boulevard corridors, in particular, and anticipates further interest in areas generally south of Bromley Lane, north of 112th Avenue, east of Riverdale Road and west of Piccadilly Road; and

WHEREAS, development occurs over extended periods of time and fluctuates with the economy and larger regional infrastructure systems such as major roadways, intersection and/or interchange improvements, and natural and man-made drainage systems will need to be improved to support growth within the area; and

WHEREAS, larger regional infrastructure systems typically extend beyond the responsibility of any single development or metropolitan district; and

WHEREAS, the GID addresses these regional infrastructure needs by providing a framework to fund and implement improvements that benefit the properties in the larger regional area and ensures that the costs of these improvements are shared equitably among all benefiting properties supporting the City's long-term growth; and

WHEREAS, in order to fairly and equitably apply the costs of future infrastructure through the potential use of GID funds, the City Council finds it necessary to establish a policy requiring certain properties within the benefitted area to petition for inclusion into the GID as set forth in EXHIBIT A, (the "South Brighton General Improvement District Inclusion Policy") and finds that the policy is reasonable and that it is in the best interest of the residents of the City of Brighton.

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

Section 1. The South Brighton General Improvement District Inclusion Policy, attached hereto as EXHIBIT A, is hereby approved and adopted.

Section 2. This Resolution is effective as of the date of its adoption.

RESOLVED THIS 18TH DAY OF NOVEMBER 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

ALICIA CALDERÓN, City Attorney

EXHIBIT A

South Brighton General Improvement District Inclusion Policy

Purpose

To establish a policy that fairly and equitably requires properties within the “South Brighton General Improvement District Inclusion Area” to submit a petition for inclusion into the GID at the time of annexation or, if the property has already been annexed, commensurate with a Development Application as defined herein.

Definitions

City – The City of Brighton.

Development Application – The following applications, as further described in the City's Land Use and Development Code: zoning map amendment; planned development (PD) and any amendments made thereto; an amendment to a planned unit development (PUD); conversion of an existing PUD to a PD; administrative plat; subdivision plan; final plat; development agreement and any amendment made thereto; reimbursement agreement; conditional use permit; and/or site plan.

South Brighton General Improvement District Inclusion Area – All properties as shown in Exhibit A to this Policy, as may be amended from time to time.

Requirements

- 1) If a property, as set forth in Exhibit A, is not within the city limits (has not been annexed to the city), the property owner shall file a petition for inclusion to the South Brighton GID concurrently with their petition for annexation. The City shall not approve the annexation of the property, until the GID Board has acted on the petition for inclusion to the South Brighton GID.
- 2) If a property, as set forth in Exhibit A, is already in the city limits, and is desirous of receiving future approval of a Development Application, the property owner shall file a petition for inclusion to the South Brighton GID concurrently with their Development Application. The City shall not approve the Development Application until the GID Board has acted on the petition for inclusion.
- 3) If a property, as set forth in Exhibit A, is already in the City limits, and is currently in the review process with the City to receive approval of a Development Application, the property owner shall file a petition for inclusion to the South Brighton GID prior to resubmitting a Development Application for further review. City staff shall not unreasonably delay the processing of the petition for inclusion and shall, as reasonably practical, expedite the processing of the petition for inclusion to run concurrently with the Development Application already in process. The City shall not grant approval of any Development Application until the petition has been reviewed, considered, and acted upon by the GID Board.

EXHIBIT A to the GID Inclusion Policy

South Brighton General Improvement District Inclusion Area

