



South Brighton GID Inclusion Policy

CITY COUNCIL
November 18, 2025

City Staff Representative: Holly Prather, AICP, Community Development Director

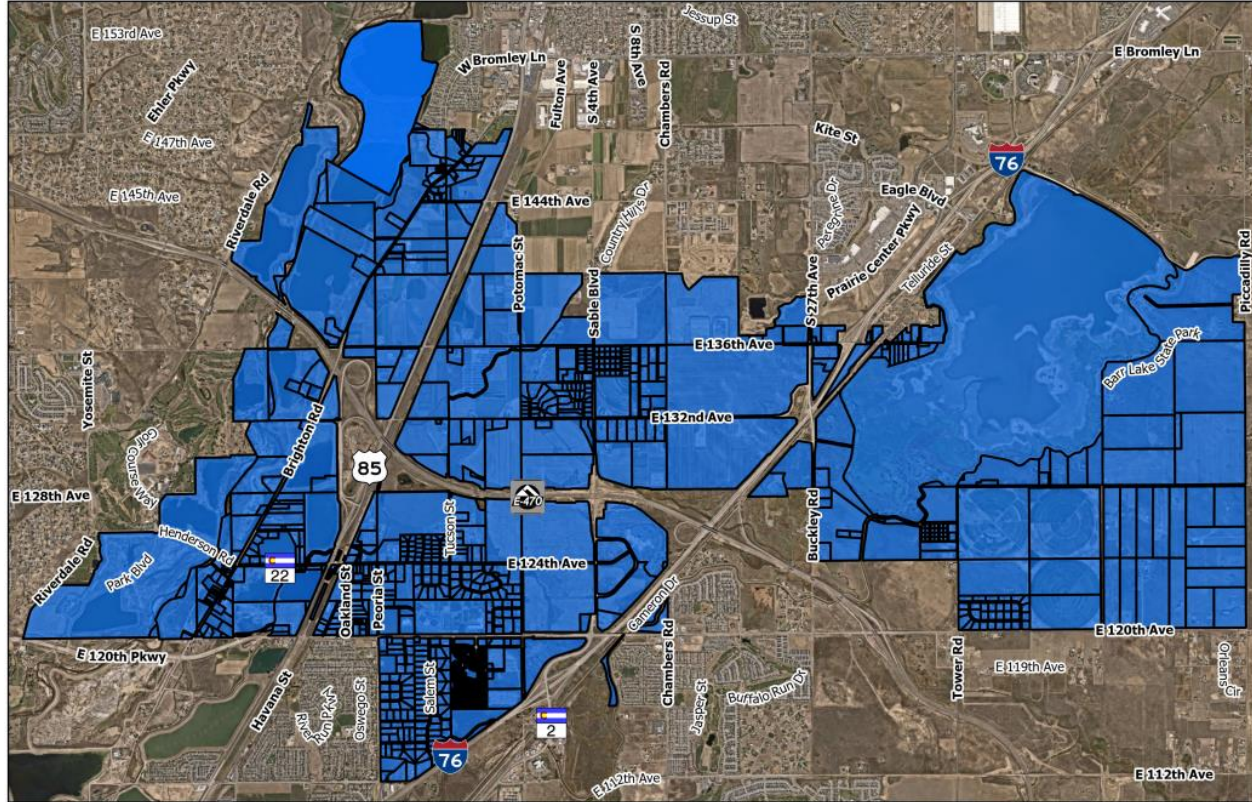
Purpose

- To review and consider a policy requiring certain properties to submit a petition to be included into the South Brighton General Improvement District (GID) boundaries at the time of annexation or with a development application.

Background

- City established the South Brighton GID in 2004 to facilitate the construction of regional infrastructure improvements in the southern portion of the City.
- Increasing development interest in the south Brighton area, particularly along the 120th Avenue and Sable Boulevard corridors.
- As growth continues, so does the need for coordinated investment in public infrastructure, particularly, transportation and drainage infrastructure.
- 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 all of the growth within the area. These improvements extend beyond the responsibility of any single developer or metropolitan district.

GID Inclusion Area Map



Draft Policy

- Various properties, not annexed and annexed, with varying levels of entitlements, so the policy has been drafted to be broad enough to capture properties at almost any stage of the development process.
- The policy includes language that any property within the inclusion area that is:
 - Not annexed – Shall submit a petition for inclusion into the GID concurrent with a petition for annexation.
 - Annexed and needing future approval of a Development Application – Shall submit a petition for inclusion into the GID with a future Development Application.
 - Annexed and currently in the review process to receive final approvals of a Development Application - Shall submit a petition for inclusion into the GID at the time of resubmittal of plans for review.

Staff Recommendation

- The policy evens the playing field for all in process and future development projects so that from this point forward, they are all required to submit a petition for inclusion into the GID.
- By enforcing the policy, the properties that would most directly benefit from the infrastructure improvements in this area, would be paying a share of the necessary regional improvements.
- Thus, staff is recommending approval of the draft policy.

Options for Council's Consideration

- Approve the Resolution as drafted;
- Modify the Resolution;
- Not approve the Resolution.

Questions?

