



GID Property Inclusion Policy

CITY COUNCIL STUDY SESSION
October 14, 2025

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

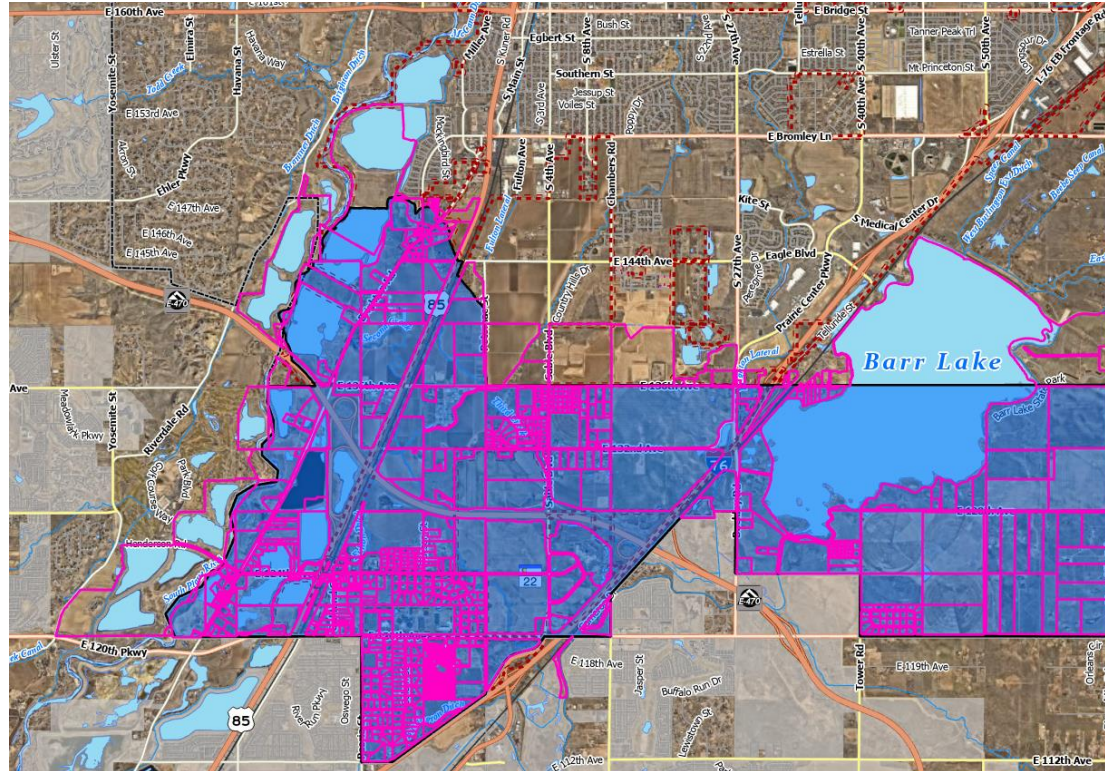
Purpose

- To consider a policy adopted by the City Council requiring properties within the new GID Boundary Map to request to join the GID and setting forth a process for such inclusion pursuant to state statutes.
- The GID Board will act upon the petitions for inclusion within the GID.

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.

Proposed GID Properties Map



Recommendation

- Various properties, not annexed and annexed, with varying levels of entitlements, so the needs to be broad enough to capture properties at almost any stage of the development process.
- The proposed policy would include language that any property that requires a development related approval from the city, must submit a petition to become part of the GID prior to receiving final approval of a development application or permit.
- The property owner would submit a petition for inclusion in the GID, and after review and a public hearing, the GID Board would take action on the petition to include the property within the GID.

Questions?

