

City of Brighton

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



Meeting Minutes - Draft

Tuesday, March 3, 2026

6:00 PM

Council Chambers

City Council

MAYOR - GREGORY MILLS

MAYOR PRO TEM - PETER PADILLA

COUNCIL MEMBERS:

**MELINDA CARBAJAL, RHIANON COLLINS,
CHRIS FIEDLER, TOM GREEN, 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 Fiedler led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call

Present: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

2. CONSENT AGENDA

A. Approval of the February 3, 2026, City Council Minutes

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING ARTICLE 2-28 OF THE BRIGHTON MUNICIPAL CODE RELATING TO THE CREATION AND ORGANIZATION OF THE BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY IN THE CITY OF BRIGHTON, COLORADO AND DETERMINING ORGANIZATIONAL ASPECTS OF THE BRIGHTON DOWNTOWN DEVELOPMENT AUTHORITY BOARD, AND PROVIDING OTHER DETAILS RELATED THERETO (FINAL READING)

Ordinance No. 2497

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ARTICLE 15-16 OF THE BRIGHTON MUNICIPAL CODE TO PROHIBIT GRAYWATER TREATMENT WORKS AND DIRECTING CITY STAFF TO NOTIFY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OF SUCH PROHIBITION (FINAL READING)

Ordinance No. 2498

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

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

3. APPROVAL OF REGULAR AGENDA

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Fiedler, to approve the Regular Agenda as presented. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

4. CEREMONIES

A. National Day of Inclusion Proclamation

Mayor Mills 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 spoke during public comment.

6. PUBLIC HEARINGS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADOPTING THE FOURTH AMENDMENT TO THE 2025 BUDGET TO AMEND CERTAIN FUNDS AND APPROPRIATE MONEY FOR EXPENDITURES IN THE AMOUNT OF FIVE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$525,000)

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

Mayor Mills opened the public hearing at 6:11 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 19, 2026, in the Brighton Standard Blade) for this public hearing were completed.

Budget and Innovation Director Kathryn Mortensen presented the Fourth Amendment to the 2025 Budget. The changes to the General Fund include a PTO Payout for \$290,000 and Water Charges for \$160,000. Changes to the Fleet Fund include Vehicle Repair Costs for \$60,000. This allocates an additional \$525,000, which brings the total city budget for 2025 to 319 million dollars.

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 Green asked what changes have been made to the PTO Policy for next year. Director Mortensen explained that payouts for next year will max out at 80 hours per employee.

Councilmember Taddeo asked about the fleet costs. Director Mortensen explained that these used to be charged to different accounts that did not show as expenditures. For some of the charges the city is reimbursed for the full amount, but there could also be deductible charges. These are being shown as expenditures and revenue.

Mayor Mills closed the public hearing at 6:18 p.m.

Motion by Councilmember Fiedler, seconded by Councilmember Taddeo, to approve Resolution 2026-23. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember

Worth

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING ACCOUNTS IN THE 2026 BUDGET IN CERTAIN FUNDS AND APPROPRIATING MONEY FOR EXPENDITURES IN THE AMOUNT OF ELEVEN MILLION NINE HUNDRED TWENTY-SIX THOUSAND SIX HUNDRED THIRTY-THREE DOLLARS (\$11,926,633)

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

Mayor Mills opened the public hearing at 6:19 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 19, 2026, in the Brighton Standard Blade) for this public hearing were completed.

Budget and Innovation Director Kathryn Mortensen presented the First Amendment to the 2026 Budget. The changes to the General Fund include a Youthlink IGA for \$633,951, a grant fund position regarding energy policies and the Green Business Network for \$260,000, and a grant for the development of additional dwelling unit plans for \$50,700. Changes to the Water Enterprise Fund include a grant for the purchase of three electric vehicles for \$92,012. Changes to the Capital Improvement Fund include a grant for the installation of three dual port chargers at the Municipal Service Center for \$168,000. Utilizing restricted revenues includes changes to the Parks Capital Improvement Fund for Utilization of lodging tax revenues for the purchase of an outdoor screen for \$178,537. Changes to the Capital Improvement Fund for Utilization of lodging tax revenues on improvements to Main Street Creatives for \$67,000. Changes to the Lodging Tax Fund for a transfer of revenues from the Lodging Tax Fund for \$245,537. Changes to the Impact Fees Fund for utilization of impact fees on developer agreements and to cover a portion of a capital project for \$2,765,485. Changes to the Cemetery Perpetual Care Fund for reconciliation of Cemetery Perpetual Care Fund Interest Transfer for \$9,639. Utilizing unassigned fund balance includes changes to the Water Enterprise Fund for a water share purchase for \$5,460,000. Changes to the Capital Improvement Fund for acceleration of the Sable Corridor Improvements capital project for \$1,595,127. Changes to the General Fund for reimbursement of Enterprise Fund impact fees for the RavenField project for \$200,644 and an increase to the Parks and Recreation Department's landscaping contract this year for \$200,000. This adds an additional almost 12 million dollars, which brings the total city budget for 2026 to 292 million dollars.

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 Green asked what level the EV chargers are. Director Mortensen stated she does not know. Councilmember Green asked if they would be for public use and Director Mortensen explained they are for city use only. Councilmember Green asked what the project was for the capital project in the Impact Fee Fund. Director Mortensen explained that it is an IGA with E-470 and Commerce City to contribute to the onramp at E-470 and I-76.

Mayor Mills closed the public hearing at 6:30 p.m.

Mayor Pro Tem Padilla stepped away from the dais.

Motion by Councilmember Green, seconded by Councilmember Collins, to approve Resolution 2026-24. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Councilmember Carbajal, Councilmember Collins,

Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ADDING ARTICLE 10-3 OF THE BRIGHTON MUNICIPAL CODE; REPEALING AND REPLACING ARTICLE 10-4 OF THE BRIGHTON MUNICIPAL CODE; ADOPTING THE MODEL TRAFFIC CODE FOR COLORADO, 2024 EDITION; AND SETTING FORTH DELETIONS, MODIFICATIONS, AND ADDITIONS THERETO (FINAL READING)

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

Mayor Mills opened the public hearing at 6:32 p.m. and City Clerk Natalie Hoel verified the required postings and publications (February 12, and February 19, 2026, in the Brighton Standard Blade) for this public hearing were completed.

Police Department Sergeant Greg Agho presented the proposal to adopt the new Model Traffic Code 2024 Edition and bring current charges from Adams County into the Brighton Municipal Court. The proposed added charges are fictitious plates, number plate violations, drove vehicle without valid driver license, and drove vehicle when license is under restraint (suspended / revoked / denied).

Assistant City Attorney Michael Davis explained that staff is also proposing to repeal Brighton Municipal Code Article 10-4 and replace it by adopting by reference the Model Traffic Code 2024 Edition. Deletions, additions, and clarifications have been updated in the Code.

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 Green stated he is opposed to this.

Mayor Mills closed the public hearing at 6:36 p.m.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Ordinance 2499. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

7. CONSOLIDATED ITEMS FOR SEQUENTIAL REVIEW

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF AN APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, KNOWN AS THE GREIN PROPERTY ANNEXATION NO. 2, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF

ADAMS, STATE OF COLORADO

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

Senior Planner and Historic Preservationist Emma Lane presented the findings of fact for the Grein Property Annexation No. 2. The project contact is Travis Frazier working on behalf of the property owner. The 88.303-acre property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch. Planner Lane explained the process for approval of an annexation. The property is currently zoned Adams County Agriculture-1 (A-1) and is 27.49% contiguous with the city limits.

Staff used the review criteria in Section 2.11 B of the Land Use & Development Code. The City Council must determine whether the annexation complies with statutory requirements in Section 31-12-101. The annexation request meets the minimum 1/6 contiguity requirement and creates a community of interest as the property is 27.49% contiguous with city limits. The property is capable of being urbanized in the near future and can be integrated with the city through zoning and utility.

Staff has deemed that the request meets the statutory limits in C.R.S. Section 31-12-105 as the request does not separate property held in identical ownership, all property owners have signed and given consent, no other municipality has commenced annexation proceedings, and this request does not extend municipal boundaries by more than three (3) miles in one year. If City Council approves the zoning ordinance, zoning will be in place within ninety (90) days. All streets adjacent to the property are fully annexed. Annexation of the property would not deny reasonable access to adjoining landowners.

The Future Land Use portion of the Comprehensive Plan has designated this property as low density residential and is within the city's growth boundary. The application is consistent with the broader vision of the area and meets other policies of the Comprehensive Plan. The property can be integrated into the city and adequately served by city utilities. At the time of platting, the developer shall be required to submit technical engineering studies to ensure there is appropriate infrastructure based on a proposed use. As the property is 27.49% contiguous, and along an arterial roadway, it is important that future development occurs in a manner that is consistent with the surrounding area. If annexed, development will be subject to city standards that ensure compatibility with surrounding land uses, building design, and transportation patterns.

Public notice was provided in accordance with C.R.S. Section 31-12-108.5 by posting notice in the newspaper for four (4) consecutive weeks. Per the Land Use & Development Code, notice was mailed and posted on the property. Planning staff has not received any formal comments. City staff finds that the Grein Property Annexation No. 2 complies with all applicable criteria and therefore recommends approval.

Motion by Councilmember Snyder, seconded by Councilmember Taddeo, to approve Resolution 2026-25. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

- B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ANNEXING TO THE CITY OF BRIGHTON APPROXIMATELY 88.303 ACRES OF CONTIGUOUS LAND, IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4,**

TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, TO BE KNOWN AS THE GREIN PROPERTY NO. 2 ANNEXATION (PUBLIC HEARING, FIRST READING)

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

Mayor Mills opened the public hearing at 6:48 p.m. and City Clerk Natalie Hoel verified the required postings and publications (January 29, February 5, February 12, and February 19, 2026, in the Brighton Standard Blade) 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 explained that the presentation for Item 7A is the same for this item.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request.

Les Frawley spoke in opposition of the zoning and annexation of this property.

Mayor Mills asked if any correspondence had been received, there was none.

Mayor Mills asked if there were questions from City Council.

Mayor Pro Tem Padilla expressed excitement to see creative uses that can introduce more attainable housing in the city.

Councilmember Green expressed concern regarding Baseline Road and the traffic impacts in the area.

Councilmember Snyder stated that this is not a hearing about development, it is a hearing about zoning. There will be a development plan presented to the Planning Commission later that will have to be approved. The city has no control over the financial ability of the size of the property that a developer can complete at one time.

Mayor Mills closed the public hearing at 6:56 p.m.

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

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Green

- C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE GREIN PROPERTY PLANNED DEVELOPMENT FOR AN APPROXIMATELY 88.303 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF THE LONGS PEAK STREET ALIGNMENT, SOUTH OF EAST BASELINE ROAD, EAST OF THE FULTON DITCH AND WEST OF THE NORTH 27TH AVENUE ALIGNMENT AND THE BRIGHTON LATERAL DITCH, MORE PARTICULARLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 1 SOUTH,**

**RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON,
COUNTY OF ADAMS, STATE OF COLORADO (PUBLIC HEARING, FIRST
READING)**

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

Mayor Mills opened the public hearing at 6:58 p.m. and City Clerk Natalie Hoel verified the required postings and publications (January 27, 2026, 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 Grein Property Planned Development. The project contact is Travis Frazier of Redland on behalf of the property owner. The 88.303-acre property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch, and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.

The property owner requests to establish zoning as a Planned Development (PD) within the City of Brighton. A PD is a type of specialized zoning that includes specific standards for development in a defined area. A PD may include specific uses, setback regulations, lot standards, and even design standards that differ from the city's Land Use & Development Code. A PD shall include sufficient area to implement planning concepts that generate broader public benefits that can only be gained from flexible application of the standards and not simply be used to justify deviations for a single project or on a site-specific basis. When considering the Planned Development, staff used the review criteria outlined in the Land Use & Development Code.

The property currently has a zoning designation of Agriculture-1 (A-1) within Adams County. The subject property is unplatted and is in the process of annexation. PDs are necessary for projects that require a higher degree of specific planning and flexibility. To facilitate a more unique development, the PD proposes standards that differ from the Land Use & Development Code. Improvements to infrastructure are required to be completed before any building permit will be issued. The PD proposes an underlying zoning of R-1-B within Planning Area A and an underlying zoning of R-2 in Planning Area B. As the Land Use & Development Code does not specifically mention density, the PD proposes these denser zones with a caveat that the overall development will not exceed five (5) dwelling units per acre. Individual planning areas may exceed this density but will be compensated for in another planning area if needed. This allows the higher density product in some areas but also allows the property to comply with the Future Land Use portion of the Comprehensive Plan.

The PD also specifies building types that differ from the Land Use & Development Code. The PD proposes that some building types be added, and some building types be prohibited. In both planning areas, a few development standards are proposed to be altered. Driveway spacing for local roads shall be 30' from the corner. This differs from the Land Use & Development Code, which requires a 50' distance from the corner. Current standards make it difficult for more dense lots to have individual, front loaded driveways. Driveway widths are proposed to vary from the Land Use & Development Code requirements. The PD allows driveway widths of 16' for a single car driveway and 24' for a double car driveway. The current standard requires different widths for different building types with wider lots allowing wider driveways.

Cultural resource surveys were completed on the existing homes onsite. Three (3) separate sites were studied and two (2) of the sites along East Baseline Road were deemed eligible for local designation. One home is eligible for local designation and another site is eligible for designation at the local level and the state and national levels as well. Rather than official designation of these structures, the PD proposes to preserve the two (2) homes and two (2) accessory structures in perpetuity. This allows for more flexibility for changes to the structures and ensures that the history and architecture remain. The homes will be integrated into the landscape buffer along East Baseline Road and will preserve the rural and agricultural character along this portion of the road. The PD proposes to preserve as many healthy, established trees on the property as possible. This will add to the historic character of East Baseline Road by preserving the tree canopy within the landscape buffer and will provide shade for mature trees in the open spaces that can be used by the residents of the neighborhood and the overall public. A preservation and maintenance plan for the structures and trees will be submitted at the time of subdivision plan review. The future metropolitan district will be responsible for maintenance and repairs on the structures and trees.

The plan better implements the Comprehensive Plan, beyond what could be accomplished by a general zone district. The Future Land Use portion of the Comprehensive Plan designates this property as low density residential. The designation is intended to provide single family neighborhoods that are built on a highly connected street pattern. The average density under this designation is between .5 dwelling units per acre and 5 dwelling units per acre. Per the Comprehensive Plan, R-1-B is a compliant zone district but R-2 is not. By allowing the denser zone district but limiting overall density, the project does meet this portion of the plan. The homes directly west of the property range in building type and density allowing a more diverse range of housing types while still meeting the 5 dwelling units per acre. This will allow the proposed development to blend in with that existing landscape and provide a more diverse neighborhood while also meeting the expectations of density in the Comprehensive Plan.

The PD advances several goals in the Comprehensive Plan. By preserving existing structures and trees within the landscape buffer, a safe pedestrian route is created within a larger buffer than would typically be required. The space between the existing structures will act as a natural open space that easily integrates into the treescape and current landscape of this portion of East Baseline Road. The large landscape buffer creates connectivity through the neighborhood and along the roadway but allows for the safety of pedestrians and cyclists. Allowing a more diverse array of building types for both planning areas within the development will diversify the existing housing supply. Updating the standards on driveway separations and widths allows for smaller lots to make it easier to build various building types. The proposed PDs extended landscape buffer to accommodate the existing structures and trees ensures that the buildings and streetscape design work in harmony and exceed the expectations of the community. Preserving the rural and agricultural feel of this portion of East Baseline Road celebrates the history of the area and leaves room for modern development. Preserving the homes and trees maintains a visual representation of the past. Brighton's history from a prairie to a farming community to a city has allowed Brighton to thrive and remnants of historic sites and structures have been increasingly important resources. The history behind the farmhouses and associated outbuildings will be preserved as well as the visual reminder of where Brighton started as a community. With the combination of the mature trees and existing farmhouses, the farming community in Brighton will be celebrated even though the farming use has become obsolete on this property.

The project shall implement planning concepts that generate broader public benefits. Preserving the rural visual character in this area will provide a public benefit for residents who can utilize the area amidst the historic homes and trees as an activated open space. The benefit will not only serve the residents of the neighborhood but the residents in the City of Brighton and the surrounding areas. Implementing more flexibility in housing types and less

flexibility in dwelling units per acre, allows the project to meet and exceed the intent statements by providing more diverse housing stock, while meeting the intent of the Comprehensive Plan. While the PD incorporates some deviations from the traditional standards, these modifications are intended to provide more variations in building type and to allow smaller front-loaded lots within the development. While the PD proposes alternatives to typical development standards and adds a density maximum, which is not included in the Land Use & Development Code, the overall design adheres to sound design and urban design principles.

The proposal must also meet all review criteria for a zoning map amendment. The proposed rezoning to PD will help support the policies of the Comprehensive Plan. The surrounding area, and the development to the west, differs in density. The PD proposes a wide range of building types than what would be allowed in the Land Use & Development Code. The higher intensity planning area with an underlying zoning of R-2 is proposed along the existing R-3 and R-2 properties on the west side of the ditch, which integrates with the existing character and allows this development to blend with the surroundings. The preservation of the existing structures and trees along East Baseline Road preserves the agricultural corridor, which matches the existing character of the area to the north. This creates a cohesive street design and allows for a larger open space buffer along the south side of the road while still allowing the land to develop as a modern residential neighborhood. The property can be adequately served, and any future site developer will pay applicable costs to connect to the city's infrastructure.

With the annexation currently in process, the property must be assigned zoning. As the current agricultural zoning does not meet the city's current Comprehensive Plan designation of low density residential, staff believes that the PD, along with the proposed underlying zoning of R-1-B and R-2 while staying under 5 dwelling units per acre will allow the property to develop at a comparable density to the surrounding area. This would not be allowed with the current agricultural zoning.

Staff finds that this site is appropriate for low density residential uses given its specific location and based on the desires of the community as expressed in the Comprehensive Plan. All posting was completed in accordance with the Land Use & Development Code and information was posted on various social media sites. A neighborhood meeting was held on November 20, 2023. Planning staff has not received any formal comment. The Development Review Committee has reviewed this project and recommends approval. The Planning Commission heard the request on February 12, 2026, and recommended approval. Staff finds the Planned Development is in general compliance with the requirements as outlined in the Land Use & Development Code and recommends approval of the Grein Property Planned Development.

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

Allison Stavish, Senior Planner with Redland presented the entitlement process for the property including annexation, zoning map amendment, subdivision plan, and final plat. The R-1-B and R-2 zone districts were decided upon so the developer would have the ability to build medium density housing as part of this development where it is like the existing density neighborhoods. Ms. Stavish spoke about the adjustment to driveway setbacks to corner and driveway widths that will help with a diversity in housing products. Ms. Stavish presented the community benefits of the Planned Development.

Mayor Mills asked if anyone in the audience wished to speak on behalf of or against the request.

Jennifer Moreno spoke in opposition to the Planned Development.

Mayor Mills asked if any correspondence had been received, there was none. Mayor Mills asked if staff would like to make any comments after public comment.

Planner Lane explained that the School District is an external reviewer on plans, and they did not express any issues with the development.

Mayor Mills asked if there were questions from City Council.

Councilmember Snyder asked if the developer would have to complete a traffic study and make improvements to 168th avenue if needed. Planner Lane stated that is correct. Councilmember Snyder asked if the community could be built with only one exit and Planner Lane explained that additional roadways will be added for residents to leave the area.

Mayor Pro Tem Padilla asked if the changes to the driveway widths are because the lots are narrower, and Planner Lane stated that is correct. Mayor Pro Tem Padilla asked what building types are being excluded. Planner Lane explained that duplex, multi-unit house, row home, small apartment, and medium apartment are being excluded. Mayor Pro Tem Padilla asked for clarification that there will not be any apartment complexes in the area and Planner Lane stated that is correct. Mayor Pro Tem Padilla is confused by the preservation of the farmhouses and asked why they are being made part of the PD and not using the Historic Preservation Commission to designate the properties. Planner Lane explained that it offers more flexibility for the developer to make changes to the houses without getting approval from the Historic Preservation Commission. Mayor Pro Tem Padilla asked if they will be made public land and Planner Lane stated they will be designated as open space and be maintained by the metro district. Mayor Pro Tem Padilla asked if the houses would be leased, purchased or be empty and decorative. Eric Eckberg explained that the buildings would be visual and passive, they would be maintained and used for storage of maintenance equipment. Mayor Pro Tem Padilla asked if the PD would require them to remain standing since buildings sometimes begin to degrade and become difficult to maintain. Planner Lane explained that there would be a maintenance plan for the trees and the structures. Mayor Pro Tem Padilla asked if roadway improvements would be presented later, and Planner Lane stated that would be presented with the Annexation Agreement.

Councilmember Green expressed concern about keeping dead trees, keeping buildings with no plans for them, and that 435 units will be going in with the only improvements to Baseline Road being done directly adjacent to the development. A lot of these provisions do not make sense.

Councilmember Carbajal asked who would be responsible for the upkeep on the properties after the metro district taxes run out and what staff will be ensuring the property is properly maintained. Planner Lane explained that it would be review of the maintenance plan and would be complaint based. If there are any complaints, Planner Lane would be responsible for addressing those complaints. Councilmember Carbajal asked for more information regarding the justification of using tax dollars to maintain empty houses. Mr. Eckberg explained that a tree study will be done to determine the health of the trees and if any need to be removed. Mr. Eckberg explained that the developer is trying to accommodate the Historic Preservation Commission since they felt preserving the houses was necessary. The metro districts will also act as an HOA so they will be in place in perpetuity, they will not go away after the bonds are paid off, they will be there to maintain the open space.

Councilmember Fiedler stated that the metro district and the HOA will have plenty of funding for the upkeep of the open space. Councilmember Fiedler explained that the school district has not overbuilt schools, and there is one other school to be built. There is a need for affordable housing in the city.

Councilmember Taddeo asked if the developer has any plans to designate the houses as historic properties. Councilmember Taddeo appreciates the plan for lower density development in the area.

Mayor Mills appreciates the wider driveways being proposed. Mayor Mills expressed concern about preserving the trees and having the ability to remove any trees that need to be removed. Mayor Mills asked if any mineral rights on the property have been addressed. Planner Lane explained that the notice of property developing was sent to the mineral rights owners. Mayor Mills asked if there are any abandoned oil and gas sites on the property. Travis Frazier with Redland explained that there was a site investigation done and there is no oil and gas facility on the property. Mayor Mills asked for the definition of Estate Residential. Planner Lane explained that estate residential is a lower density than the city's low density residential category. Mayor Mills asked if any of the existing streets will be connected to the new development. Planner Lane explained that Longs Peak Street will connect.

Mayor Mills closed the public hearing at 7:56 p.m.

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

Aye: 7 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Collins, Councilmember Fiedler, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 2 - Councilmember Carbajal, and Councilmember Green

Mayor Mills called for a break at 7:57 p.m.

Mayor Mills reconvened the meeting at 8:12 p.m.

8. ORDINANCES FOR INITIAL CONSIDERATION

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, TO AMEND ARTICLE 2-64 OF THE BRIGHTON MUNICIPAL CODE RELATED TO THE EMPLOYEES' RETIREMENT PLAN

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

Finance Director Catrina Asher presented the Ordinance to modify the Municipal Code related to the Pension Board that oversees the employee retirement plan. The updates to the employer contribution change to a minimum of 9%.

Motion by Councilmember Fiedler, seconded by Councilmember Worth, to approve the Ordinance. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING SECTION 1-24-10 AND ARTICLE 9 OF THE BRIGHTON MUNICIPAL CODE RELATING TO CRIMINAL OFFENSES AND PENALTIES

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

Assistant City Attorney James Gallagher presented the Municipal Code update related to criminal offenses and penalties. Classifications will be added to the Municipal Code for a Class 1 Misdemeanor, Class 2 Misdemeanor, Petty Offense, and a Civil Infraction, while keeping the General Penalty. When there is not a state crime similar to a municipal crime, a penalty classification will not be listed, and the city will retain the ability to assess up to the maximum of the general penalty. There are duplicate offenses that are being removed and others that are being changed.

Motion by Councilmember Fiedler, seconded by Councilmember Carbajal, to approve the Ordinance. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

9. ORDINANCES FOR FINAL CONSIDERATION

10. RESOLUTIONS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING THE CITY COUNCIL POLICY FOR THE APPOINTMENT OF MEMBERS TO CITY BOARDS, COMMISSIONS, AND AUTHORITIES

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

City Attorney Alicia Calderón presented the amendment to the City Council Policy for the Appointment of Members to City Boards, Commissions, and Authorities. The list of boards was updated, the boards being interviewed by City Council will also have the ability to interview the applicants and make a recommendation to City Council, the Brighton Housing Authority and the Downtown Development Authority were added to the list of boards being interviewed by City Council, the requirement to attend a board meeting has been removed if the board is unable to meet for sixty (60) days, the City Council interview panel will consist of four (4) members instead of two (2) members.

Theresa Bowen spoke during this item.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Taddeo, to approve Resolution 2026-26. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

No: 1 - Councilmember Carbajal

11. UTILITIES BUSINESS ITEMS

Resolutions

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON,

COLORADO, APPROVING THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT FOR SABLE BOULEVARD OUTFALL CHANNEL IMPROVEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT

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

Utilities Director Scott Olsen presented the First Amendment to the Intergovernmental Agreement with the Urban Drainage and Flood Control District for the Sable Boulevard Outfall Channel Improvements. The Sable Outfall is a regional stormwater outfall that will carry flow from the southeast portion of the city including existing and proposed developments. Farmlore's contractor is nearing completion on the installation of the piped portion under the Fulton Ditch. The original IGA was approved on December 16, 2025, and the design of the project was completed. Both parties wish to add additional funding to begin construction on the project. Additional funds will be needed to complete the construction, and those funds are in the city's budget. The city and Mile High Flood District will be contributing 1.5 million dollars. Mile High Flood District will provide construction management services for the project. Construction will take place from March to November with closeout in December 2026.

Motion by Councilmember Green, seconded by Councilmember Worth, to approve Resolution 2026-27. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING AND AUTHORIZING A SETTLEMENT COMPLIANCE ORDER ON CONSENT WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SETTLEMENT DOCUMENTS ON BEHALF OF THE CITY

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

Utilities Director Scott Olsen presented the Settlement Compliance Order on Consent (COC) with the Colorado Department of Public Health and Environment (CDPHE) related to waste discharges coming from the city's current water treatment plant. The city operates a reverse osmosis water treatment plant for drinking water. The process removes water imperfections and concentrates them in a waste stream, known as brine. Approximately 20% of the water is discharged as the brine waste stream. The city has a permit to discharge that brine into the South Platte River. On December 11, 2023, the CDPHE issued a Notice of Violation/Cease and Desist Order for alleged violations of that permit. The city disputed those allegations, and the proceedings were placed on hold while the city provided updates on the construction of the new treatment plant that does not utilize reverse osmosis. Settlement negotiations resolved the matter without litigation, which resulted in the COC. The COC requires that the city submit a progress report to the CDPHE by December 31, 2026, outlining the construction progress on the new plant. The city must reach substantial completion of the new treatment plant by June 1, 2027, and submit a termination application for the brine discharge permit by September 30, 2027. The city must pay \$20,570 in civil penalties. Staff finds that the negotiated settlement is fair and in the best interest of the city and therefore recommends approval of the COC and settlement.

Motion by Mayor Pro Tem Padilla, seconded by Councilmember Collins, to approve Resolution 2026-28. Motion passed by the following vote:

Aye: 9 - Mayor Mills, Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

12. GENERAL BUSINESS

A. A MOTION TO DELEGATE SETTLEMENT AUTHORITY AT MEDIATION WITH TOWN OF LOCHBUIE

City Attorney Alicia Calderón explained that this action would give city staff the authority to negotiate with the Town of Lochbuie in mediation.

Mayor Pro Tem Padilla stepped away from the dais.

Motion by Councilmember Fiedler, seconded by Councilmember Taddeo, to approve a motion to delegate settlement authority at mediation with the Town of Lochbuie. Motion passed by the following vote:

Aye: 8 - Mayor Mills, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, Councilmember Taddeo, and Councilmember Worth

Absent: 1 - Mayor Pro Tem Padilla

B. SELECTION OF CITY COUNCIL MEMBERS FOR INTERVIEW PANEL

Mayor Pro Tem Padilla stepped away from the dais.

Motion by Councilmember Green, seconded by Councilmember Fiedler, to select Mayor Pro Tem Padilla, Councilmember Carbajal, Councilmember Collins, and Councilmember Taddeo as members of the Interview Panel. Motion passed by the following vote:

Aye: 7 - Mayor Mills, Councilmember Carbajal, Councilmember Collins, Councilmember Fiedler, Councilmember Green, Councilmember Snyder, and Councilmember Worth

No: 1 - Councilmember Taddeo

Absent: 1 - Mayor Pro Tem Padilla

13. REPORTS

A. By the Mayor

Mayor Mills attended the Brighton Economic Development Corporation meeting, the DRCOG meeting, the Police Department swearing in ceremony, the Chamber luncheon, the Chamber Awards event, the Strategic Planning session, the State of the City, and the Sister Cities dinner.

B. By Department Directors

C. By the City Attorney

D. By the City Manager

City Manager Michael Martinez presented the Board and Commission vacancy update, thanked City Council for their participation in the Strategic Planning Session and announced that Chief of Police Matt Domenico received the Chamber of Commerce Citizen of the Year award.

E. By City Council

Councilmember Worth attended the Growing Grads Summer Job launch.

Councilmember Green attended the NATA meeting, the E-470 meeting and announced that the Adams County Regional Economic Partnership State of the Region event is on Friday.

Councilmember Taddeo attended the Strategic Planning session and Prom.

Mayor Pro Tem Padilla attended the Brighton Housing Authority meetings and announced that Brighton had three state champions in wrestling.

Councilmember Collins attended the Youth Commission meeting, the State of the City and Prom.

14. EXECUTIVE SESSION

15. ADJOURNMENT

Mayor Mills adjourned the meeting at 9:24 p.m.

CITY OF BRIGHTON, COLORADO

Gregory Mills, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approval Date