



Land Use & Development Code- Article 10 Amendments

City Council & Planning Commission Joint Study Session –
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City Staff Representative:

Scott Olsen, Director of Utilities

Department:

Utilities

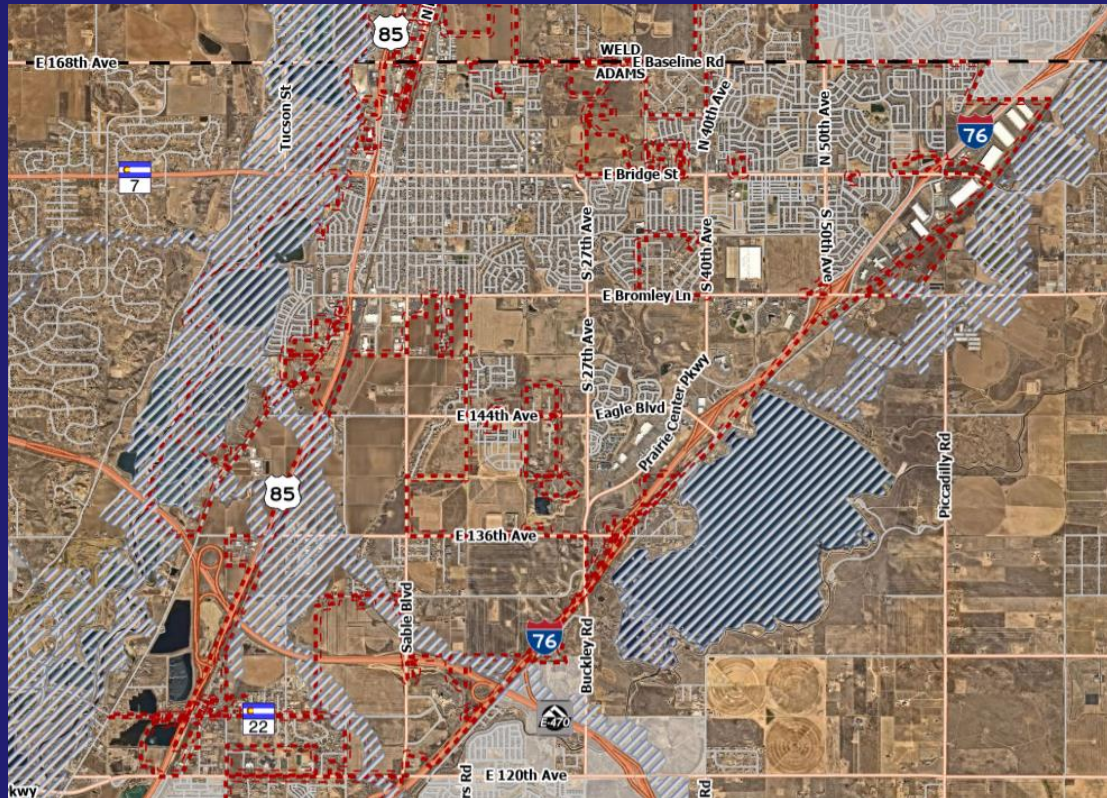


Background

- Article 10.02 - FC – Flood Control District regulates land use and development within the 100-year floodplain of the City of Brighton.
- The 100-year floodplain is the area of land that may be impacted by flooding during the 100-year storm event.
- The 100-year storm is a storm that has a one-percent chance of occurring in any given year. It *does not* mean that it occurs every 100 years.



City of Brighton Floodplain





Background

- Brighton joined the National Flood Insurance Program (NFIP) on November 16, 1977. The NFIP is a national program that offers flood insurance coverage in participating communities.
- Participating communities are required to have minimum flood control regulations aimed at reducing flood damage, such as Article 10.02.
- Communities can also join the Community Rating System (CRS), which provides discounts on the insurance premiums if communities have standards higher than the minimums.



Background

- Brighton applied to join the CRS and FEMA performed a Community Assistance Visit (CAV), among other reviews.
- Brighton's existing floodplain program and regulations meet the requirements to join the CRS, but minor modifications to definitions and the variance process are required in general. Overall, Brighton's floodplain regulations will remain largely unchanged, and the updates will not place any residents into non-compliance.



Article 10.02 Amendments

- Update definitions as shown in the redlines to match state and federal requirements.
- Clarify that a variance can only be granted to properties one half an acre in size and smaller.
- It is important to note that these updates are required to remain in the NFIP, not just to join the CRS. The required updates were simply discovered during the CAV completed as part of the application process for the CRS.



Next Steps

- Staff will present the ordinance to Planning Commission on September 10, 2026.
- Staff will present the first reading to City Council on October 20, 2026, and the final reading on November 3, 2026.



Thank you for your time.

Questions?

