

## RESOLUTION #2026-R-7-1

### ADOPTING THE TOWN OF BRIGHTON LAND ACQUISITION NOTICE OF INTEREST (NOI) PROGRAM AND AUTHORIZING ITS IMPLEMENTATION

**WHEREAS**, the Town of Brighton recognizes that strategic acquisition of real property and property interests can advance important public purposes, including preservation of open space, protection of watershed and environmental resources, enhancement of recreation and trail connectivity, support for public safety, development of community infrastructure, and implementation of the Town's long-term planning objectives; and

**WHEREAS**, the Brighton General Plan, Brighton Node Study, and the Town Strategic Plan identify the importance of preserving community character, protecting natural resources, and planning for future public facilities and infrastructure; and

**WHEREAS**, the Town periodically receives inquiries from property owners interested in selling, donating, or otherwise conveying real property or property interests to the Town, and the Town Council desires to establish a consistent, transparent, and equitable process for evaluating such opportunities; and

**WHEREAS**, the proposed Town of Brighton Land Acquisition Notice of Interest (NOI) Program establishes a voluntary, landowner-driven process that allows interested property owners to submit potential acquisition opportunities for Town consideration while preserving the Town Council's sole authority to approve or deny any future acquisition; and

**WHEREAS**, adoption of the NOI Program does not obligate the Town to acquire any property, expend public funds, or appropriate future budgets, but instead establishes administrative procedures for evaluation, due diligence, and Council consideration of future acquisition opportunities.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Brighton, Utah, as follows:

The Town Council hereby adopts the **Town of Brighton Land Acquisition Notice of Interest (NOI) Program**, attached hereto as **Exhibit A** and incorporated herein by reference.

The Town Manager, or the Town Manager's designee, is authorized to administer the NOI Program, receive applications, conduct preliminary reviews, coordinate due diligence, perform outreach, and present recommendations to the Town Council consistent with the adopted program.

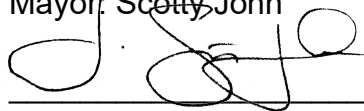
The Town Council may amend, suspend, or repeal the NOI Program at any time. Staff may periodically recommend updates to reflect changes in Town priorities, available funding, applicable laws, or adopted planning documents.

This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by the Town Council of the Town of Brighton, Utah, this 14 day of July, 2026.

**TOWN OF BRIGHTON**

Mayor: Scotty John



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ATTEST:

Town Clerk: Kara John



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**Council Vote**

Ayes: Jeff Bossard, Carolyn Keigley, Scotty John, Lise Brunhart, Keith Zuspan

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

## EXHIBIT A

### **TOWN OF BRIGHTON LAND ACQUISITION NOTICE OF INTEREST (NOI) PROGRAM**

#### **PROGRAM OVERVIEW, POLICY STANDARDS & OUTREACH PLAN**

##### **Program Purpose**

The Town of Brighton Land Acquisition Notice of Interest (NOI) Program establishes a voluntary, landowner-driven process through which property owners may notify the Town of their interest in selling, donating, or otherwise conveying real property or property interests to the Town of Brighton. The program provides a transparent and equitable framework for evaluating potential acquisition opportunities that advance community goals while respecting private property rights and the Town's limited resources.

##### **"Preserving Brighton Together"**

The Town of Brighton's Notice of Interest Program provides a voluntary opportunity for property owners to partner with the Town in preserving open space, protecting watershed resources, improving recreation access, maintaining community character, and planning for future community needs.

##### **Policy Standards**

The program supports implementation of the Brighton General Plan by helping preserve open space, protect watershed and environmental resources, improve recreation access, maintain community character, support active transportation, facilitate future public safety or utility infrastructure needs, and provide opportunities for strategic community investments. Submission of an NOI does not obligate either the property owner or the Town to complete a transaction.

The NOI Program shall operate under the following guiding principles:

- Participation is voluntary and limited to willing sellers.
- Acquisitions must provide a clear public benefit, established by the Town's adopted Strategic Plan.
- Property valuation may be informed by appraisals, County Assessor records, comparable sales data, broker opinions of value, or other information deemed relevant by the Town.
- The Town may consider fee title acquisitions, conservation easements, trail easements, access agreements, donations, bargain sales, or other property interests.

##### **Evaluation and Prioritization**

Properties submitted through the NOI Program will be evaluated based on their contribution to public objectives including watershed protection, environmental conservation, open space preservation, recreation and trail connectivity, public safety, transportation improvements,

strategic community location, future public infrastructure needs, partnership opportunities, and overall cost effectiveness.

Upon receipt of an NOI, Town staff will conduct an initial review and site visit, prepare a preliminary evaluation, and present findings to the Town Council. The Council may determine that no further action is warranted, monitor the opportunity for future consideration, or direct staff to pursue acquisition discussions and due diligence.

Applications shall remain active for one-hundred twenty (120) days from the date of submission. Applications that are not acted upon within this period may be resubmitted by the property owner for continued consideration.

### **Appraisal and Due Diligence**

For acquisition opportunities with an estimated value greater than \$100,000, an appraisal shall be required prior to final Town consideration. The appraisal may be obtained by either the property owner or the Town. Appraisals must be prepared by a licensed or certified appraiser and generally be no more than twelve (12) months old. The Town reserves the right to obtain additional valuation review when necessary.

Prior to acquisition, the Town may complete additional due diligence including title review, survey review, environmental assessment, access verification, water rights review, hazard evaluation, funding analysis, and other investigations deemed appropriate. An appraisal does not obligate the Town to purchase a property and does not establish a final purchase price.

### **Outreach and Implementation Plan**

The Town will maintain a dedicated NOI webpage containing program information, evaluation criteria, application materials, and contact information. Program awareness will be promoted through Town newsletters, social media, annual community meetings, and periodic public presentations.

Targeted outreach may be conducted to owners of undeveloped parcels, properties adjacent to public lands, recreation corridor properties, strategic community parcels, homeowner associations, and owners of historically significant properties. Informational materials may also be distributed to local real estate professionals, attorneys, surveyors, appraisers, land trusts, and other community partners.

Applications will be accepted year-round. Town staff will periodically review submissions and provide recommendations to the Town Council regarding acquisition priorities and opportunities. Program priorities may be updated annually to reflect changing community needs, available funding, and Town Council direction.

The Town may periodically notify property owners, real estate professionals, homeowner associations, and community organizations regarding the availability of the NOI Program. Participation in the program is entirely voluntary and submission of an NOI does not guarantee Town acquisition.

## **TOWN OF BRIGHTON NOTICE OF INTEREST (NOI) APPLICATION**

### **PROPERTY OWNER INFORMATION**

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### **PROPERTY INFORMATION**

Property Address: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Property Acreage: \_\_\_\_\_

Type of Interest Offered (check all that apply):

☐ Sale of Entire Property

☐ Conservation Easement

☐ Trail or Access Easement

☐ Donation

☐ Other: \_\_\_\_\_

### **PROPERTY DESCRIPTION**

Please describe the property and explain why you believe it may be of interest to the Town of Brighton. Include information regarding environmental features, watershed resources, recreation

access, open space values, historic resources, community benefits, or other relevant considerations.

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## PROPERTY CHARACTERISTICS

### Current Property Condition:

☐ Undeveloped

☐ Developed

### Water Rights Associated with Property?

☐ Yes

☐ No

☐ Unknown

### Estimated Asking Price:

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### Does the property have legal year-round access?

☐ Yes

☐ No

☐ Unknown

### Is the owner willing to allow Town representatives to conduct a site visit?

☐ Yes

☐ No

### **ADDITIONAL INFORMATION**

Please provide any additional information you would like the Town to consider.

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### **ACKNOWLEDGEMENT**

I understand that submission of this Notice of Interest is voluntary and does not obligate the Town of Brighton to purchase the property or property interest described herein. Submission of this application does not create any contractual rights or guarantee future acquisition consideration. Submittals shall be considered valid for 90 days from the date of submission.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_