



# DISTRICT PLAN COMMISSION

## Agenda Packet

February 25, 2021

2:00 p.m.

(typically fourth Thursday of the month)

Virtual Meeting via Zoom\*:

<https://us02web.zoom.us/j/82212672661>

(see instructions for joining by phone at bottom of page)

### COMMISSION MEMBERS

Alan Hale (Chair)

Amanda Griffin (Vice Chair)

Christy Dowling (Secretary)

Adam Kniss

Holly Peterson

Wayne Scott

Michelle Seubert

Dennis Tonsager

Wayne Walvoord

1. Call to Order/Roll Call/Pledge of Allegiance
2. Approve minutes from January 28, 2020 meeting (p. 2-4)

#### Regular Business:

3. (I) Water for Ag in Historic Splendid Valley informational presentation
4. Public Comment
5. Staff updates (p. 5-6)
6. Announcements, Suggestions & Comments
7. Adjournment



[brightonco.gov/SplendidValley](http://brightonco.gov/SplendidValley)

The following links have been shared by Commission members or staff and are being provided for informational purposes only. These resources do not reflect the positions of Adams County or the City of Brighton.

Shared Resources	Work Plan Tactic(s)
<a href="#">Citizen's Guide to Colorado Water Law</a> , 5 <sup>th</sup> Edition.	26
<a href="#">Colorado's ornery, independent water guardians finally agree on one thing: Wall Street can look elsewhere</a> ; 1/28/21, Colorado Sun.	26
<a href="#">Dryland: Farmers in tough places to do agriculture are innovating for climate change</a> , 4/3/18, CO Independent.	35

Please contact Anneli Berube at [aberube@brightonco.gov](mailto:aberube@brightonco.gov) or (303) 655-2252 with questions or if you require special accommodations.

#### \*Instructions for joining Zoom meeting by phone:

Dial (253) 215-8782, ID # 82212672661.

To mute/unmute press \*6. To raise hand press \*9.



## District Plan Commission Meeting Notes



**Type of meeting:** Regular

**Date:** Thursday, January 28, 2021

**Location:** Virtual Meeting via Zoom

### **1. Call to Order/Roll Call/Pledge of Allegiance**

Meeting called to order by A. Hale at 2:09 p.m.

Members present: Mr. Alan Hale (Chair), Ms. Amanda Griffin (Vice Chair), Ms. Christy Dowling (Secretary), Mr. Dennis Tonsager, Mr. Adam Kniss, Ms. Holly Peterson, Ms. Michelle Seubert, Mr. Wayne Walvoord, Mr. Wayne Scott

Members absent: None

Staff present: Anneli Berube (Adams County/City of Brighton), Libby Tart (Adams County), Byron Fanning (Adams County), Mark Pedrucci (Adams County), Aaron Clark (Adams County), Christopher McMichael (Adams County), Holly Prather (City of Brighton), Kyle Sylvester (City of Brighton), Kate Lesser (City of Brighton)

Public present: Robert Sakata

### **2. Approve minutes from December 17, 2020 meeting**

C. Dowling moved to approve the minutes as presented from the December 17, 2020 meeting. A. Kniss seconded.

- Minutes from the December 17, 2020 meeting were approved as presented.

### **3. Public Comment**

No public comments were made.

### **4. Staff Updates**

C. Dowling requested the total number of water shares that have been preserved as part of the Historic Splendid Valley.

A. Berube responded that the number or total shares can be compiled and provided at a later meeting.

A. Berube provided an update regarding the feasibility of adding the Historic Splendid Valley logo to the billboards of privately owned farms. Debbie Palizzi was open to the possibility sometime in the future, and possibly for billboards if they hold their Chile Fest.

Mr. Sakata introduced himself and commented that he will be providing a presentation about water rights at the next meeting.

A. Berube stated that the Colorado Fruit and Vegetable Growers Association Conference will be held virtually on February 17th and 18th, which will include discussions on water rights. More information is available at <https://coloradoproduce.org/>.

### **5. (I) Advancing Adams update**

L. Tart and B. Fanning presented [Advancing Adams: Planning for a Shared Future](#).

C. Dowling inquired about the steps being taken to preserve eagle nesting areas during continued development in their natural habitat.

B. Fanning responded that Adams County has not overseen any construction projects in open space or trails recently, but experts would be consulted in those cases so that stress on the eagles would be minimized. The



## District Plan Commission Meeting Notes



Parks Open Space and Trails Plan is also partnering with Great Ecology to analyze six areas in Adams County and report on the health and habitat of those areas.

L. Tart commented that the Comprehensive Plan also helps ensure that the allowed land uses for properties surrounding the open spaces are also conducive to protecting the land's resources.

W. Scott asked if Adams County is a Certified Local Government for Historic Preservation? Also, are there any new mineral extraction regulations as part of the new Comprehensive Plan?

L. Tart replied that Adams County is not. This would need to be a charge of the Board of County Commissioners. More industrial categories are included in the new Comprehensive Plan to designate specific uses.

W. Scott mentioned that conversations before the adoption of the District Plan discussed a broader priority area for preservation, extending to the river. A. Hale agreed that it was to include more, at least to the old highway (Brighton Road). A. Hale explained that the focus area was contracted from a practical standpoint, and that he is happy that it ended up including as much as it did.

B. Fanning stated that the Parks plan update doesn't address the boundaries of Splendid Valley, but that it supports continuing to move it forward.

A. Griffin inquired as to whether these plans would be impacted if E-470 is sold to another company.

B. Fanning replied that he does not anticipate that having an effect.

### **6. (A) 2021 Work Plan second reading**

C. Dowling asked if tactic #29 in the Work Plan could be modified to include other funding sources besides property taxes, and if revenue from the Colorado Water Plan could be used to help fund any actions for #34 and #35.

A. Berube noted that this possibility could be discussed during the water rights presentation at the next meeting.

A. Griffin inquired as to where the webpages referred to in #15 will be located. Also, is there any data available to show how many views the Splendid Valley webpages receive on a regular basis?

A. Berube replied that these webpages are part of the public education initiative that will be on the City's page and linked to the County. The Communications department will be consulted to see if any analytics are available for the current webpage.

Motion by C. Dowling to approve the 2021 District Plan Work Plan. W. Walvoord seconded.

➤ All present Commission members voted in favor of the motion. The motion passed.

### **7. Announcements, Suggestions & Comments**

A. Kniss expressed concern for the management of the preserved land along with the conservation and water rights on those lands.

W. Scott inquired about the possibility of the City buying any water rights that developers intend to sever from the land.

### **8. Adjournment**

Meeting adjourned at 3:53 p.m.

**Recorded by: K. Lesser**

# Feb 2021 Update

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TO: District Plan Commission  
FROM: Anneli Berube, Ag Innovation Specialist, for District Plan Staff  
DATE: February 25, 2021  
SUBJECT: February 2021 Update to the Q4 2020 District Plan Monitoring Report

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*The following report is a monthly update to the Q4 2020 Monitoring Report. It provides updates on activities and deliverables that will be worked on or completed in the first quarter of 2021 (Q1).*

## **Deliverable & Tactic Updates:**

***Deliverables for review Q1 2021:*** Below are the two deliverables or key tasks that will require the Commission's feedback in Q1.

- Historic Splendid Valley Wayfinding Signage program final locations
- Historic Splendid Valley Wayfinding Signage program systems and protocols

## **Tactic Updates:**

***Tactics Underway:*** Below are updates on the tactics worked on in Q1.

- **Tactic #6: Public relations** – wrote and submitted a general article about the District Plan, Historic Splendid Valley, and farmland preservation for the Brighton Connection and Absolutely Adams digital newsletters; researched and provided info and photos to Brighton Communications staff about agriculture for a video about Brighton.
- **Tactic #10: Transfer of Development Rights (TDR) and/or Cluster Standards** – staff presented the study's findings to the Brighton Planning Commission on 1/28/21.
- **Tactic #15: Marketing campaign** – Per a request of the District Plan Commission, staff reached out to two farmers who put up billboards advertising their farms and asked if they would consider adding a Historic Splendid Valley logo. Sent logo and brand guidelines to one farmer.
- **Tactic #18: Wayfinding signage** – Met with sign company to discuss sign design and review a couple of possible sign locations. Staff continues to explore if there is a way to allow signs within the City's jurisdiction, or if alternate locations in the County's jurisdiction must be explored.
- **Tactic #26: Water resources for ag purposes** – organized a presentation at the request of the District Plan Commission to learn more about agricultural water in Historic Splendid Valley for the 2/25/21 meeting.

***Tactics Ongoing:*** Below are updates on Ongoing tactics being worked on in Q1.

*No updates on Ongoing tactics this month.*

# Feb 2021 Update

## Meeting and Event Updates for Feb 2021

- **Brighton Planning Commission presentation on 1/28/21:** Staff presented the findings of the Splendid Valley TDR Study to the City's Planning Commission.
- **Brighton Shares The Harvest board meeting on 2/8/21:** Updates were given regarding financials and activities. Activities included partnering with CSU Extension to schedule virtual garden classes, continuing to support food pantries in purchasing fresh produce and local food.
- **Agritourism Subcommittee meeting on 2/9/21:** The purpose statement of the subcommittee was revisited and it was decided that it is still relevant. An event planned to encourage folks to visit the farms on 5/15/21 was revisited and moved to 8/21/21. A name and details will be discussed in the coming months. It was also decided to keep the full roster of farms and related entities on the distribution list even if they don't actively participate and attend meetings since it is good to keep everyone informed and it could encourage future participation.
- **Colorado Fruit & Vegetable Growers Association Conference 2/17 and 2/18/21.**