



DISTRICT PLAN COMMISSION

Agenda Packet

October 22, 2020

2:00 p.m.

(typically fourth Thursday of the month)

Virtual Meeting via Zoom:

<https://us02web.zoom.us/j/84869273791> or join by phone:

(253) 215-8782, Webinar ID: 848 6927 3791

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 September 24, 2020 meeting (p. 2-3)**
3. **Public Comment**
4. **Staff updates (p. 4-5)**

Regular Business:

5. **Announcements, Suggestions & Comments**
6. **Adjournment**



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)
Tom Philpott Predicts the End of Farming as We Know It, 8/27/20, Civil Eats.	25,26,27, 35

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



District Plan Commission Meeting Notes



Type of meeting: Regular

Date: Thursday, September 24, 2020

Location: Virtual Meeting via Zoom

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

Meeting called to order by A. Hale at 2:04 p.m.

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

Members absent: Ms. Christy Dowling (Secretary)

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

Public present: None

2. Approve minutes from August 27, 2020 meeting

A. Kniss moved to approve the minutes as presented from the August 27, 2020 meeting. A. Griffin seconded.

Minutes from the August 27, 2020 meeting as presented were approved unanimously.

3. Public Comment

No public comments were made.

4. Staff Updates

A. Berube provided information for Commission members to attend a tour of the Brighton City Museum's Historic Splendid Valley exhibit.

A. Berube followed up on a request regarding the Adams County Board of County Commissioner candidates for this year's election. A candidate forum is not currently scheduled so there will not be an opportunity for the District Plan Commission to submit a question.

A. Hale noted that other organizations may sponsor candidate forums as well.

W. Scott suggested writing a letter to candidates and requesting a comment by a particular date.

A. Berube asserted that she will review the legalities of contacting candidates and determine next steps.

W. Scott requested that, if a letter is drafted, to include a question about mining in the Splendid Valley.

A. Berube responded that this topic would need to be discussed in further detail at subsequent meetings if a letter is deemed appropriate.

A. Berube noted that, per a request at the previous meeting, a memo has been compiled containing information on the leases of agricultural land within Splendid Valley. This memo will be shared later in the meeting.

A. Kniss inquired about a questionnaire previously developed for farmers interested in farming in Splendid Valley.

A. Berube explained that the questionnaire has not been distributed widely yet since there are not any leases coming available soon so it seemed to be premature. Some responses have been received from local farmers.

A. Hale inquired about the wayfinding signage project and the challenges with determining sign locations.

A. Berube responded that determining right-of-way has been determined to require the services of a land surveyor who will be hired using City of Brighton funds. Posting the signs on private property was also explored, but this would not be in conformance with the City or County Land Use and Development Codes. A code amendment is still being worked on to allow these signs in the City's right-of-way.



5. Brighton Parks, Recreation, & Open Space Master Plan Update presentation

K. Sylvester presented the [Parks & Recreation Master Plan Updates PowerPoint](#).

M. Seubert commented that Barr Lake is working with the Leave No Trace Center to become a Gold Standard park and they are working with other parks in the area as well. It was asked whether Brighton Parks and Recreation would be interested in teaming up to post the Leave No Trace logo and signage.

K. Sylvester stated that they are receptive to this idea, especially in open space areas, and requested that M. Seubert provide him with more information.

W. Walvoord questioned what is being done to address the homeless population near Veteran's park as well as the use of motorized vehicles in parks and on trails.

K. Sylvester responded by saying that their staff works closely with Police to help mitigate these issues.

W. Scott inquired about how the pandemic has affected the Recreation Tax. Also, it was questioned whether the Food Sales Tax has been used to purchase agricultural land as previously discussed.

K. Sylvester answered that the City's Recreation Tax has produced less revenue, although he is unsure about exact figures at this time. He encouraged residents to bring the topic of the Food Sales Tax up for discussion again.

M. Seubert asked whether a Ranger program has been considered to help with patrolling parks in Brighton.

K. Sylvester reported that they have listed advertisements for a volunteer Ranger program and have not had much response at this point. A larger, more targeted response is anticipated early in the new year.

A. Berube shared a [District Plan Memo](#) with general information about the Historic Splendid Valley Preserved Farmland Leases.

6. Announcements, Suggestions & Comments

D. Tonsager commented that it may be helpful to have an ongoing discussion of ways to assist farms in Historic Splendid Valley during the pandemic.

A. Griffin questioned the "Shared Resources" section of the agenda packet and where these resources end up, as well as the criteria for materials to make it on the list.

A. Berube responded that criteria consists of topics within the purview of the District Plan Commission as determined by the list of tactics outlined in the Work Plan. The idea of compiling the links into one database was discussed previously, but it was determined at the time that this would require too much maintenance.

W. Walvoord suggested creating a webpage including the date and name of the person submitting with a link.

A. Berube will review previous meetings and discussions on this topic.

L. Tart stated that the branding for the Adams County comprehensive plan, transportation master plan, and parks & recreation master plan updates will be called Advancing Adams. An update on this project will be presented to the Board of County Commissioners on October 6, 2020.

C. McMichael commented on the potential legal and electoral issues regarding a letter to the County Commissioner candidates and suggested discussing this in more detail before sending. It was also suggested that the Commission consider ways to assist local farmers due to the impacts of the wildfires, as well as the pandemic.

7. Adjournment

Meeting adjourned at 3:17 p.m.

Recorded by: K. Lesser

Q3 2020 Monitoring Report

TO: District Plan Commission
FROM: Anneli Berube, Ag Innovation Specialist, for District Plan Staff
DATE: October 22, 2020
SUBJECT: Q3 2020 District Plan Monitoring Report

The following report documents activities and deliverables completed in Q3 of 2020 and previews activities and deliverables that will be completed in the fourth quarter of 2020 (Q4).

Deliverables & Tactic Updates:

Deliverables for review in Q4 2020: Below are the deliverables or key tasks that will require the Commission's feedback in Q3.

- Historic Splendid Valley Wayfinding Signage final locations, public engagement plan (carried over)
- Transfer of Development Rights (TDR) Study (carried over)
- Local Foods Workshop summary and related resources (carried over)

Tactic Updates:

Tactics Underway: Below are updates on the tactics worked on in Q3 since last update and plans for Q4.

- **Tactic #2: Local Foods Workshop** – no updates. Summary will be completed in Q4.
- **Tactic #6: Public relations** – Staff worked with the City Museum staff to set up another opportunity for District Plan Commission members and staff, including the new Brighton City Manager, to view the Historic Splendid Valley exhibit that is not currently open to the public due to COVID-19 restrictions.
- **Tactic #9: Zoning overlay or design guidelines** – no updates.
- **Tactic #10: TDR and/or Cluster Standards** – the TDR study is wrapping up and the findings are scheduled to be presented to Brighton City Council and the Adams County Board of Commissioners in mid-November. This project will be completed in Q4.
- **Tactic #15: Marketing campaign** – staff provided edits and suggestions for a brochure and map that the Brighton Chamber of Commerce received funding to put together, which will incorporate the Historic Splendid Valley brand to tie the destinations together.
- **Tactic #18: Wayfinding signage** – staff hired a land surveyor to survey the possible locations for the wayfinding signs to identify locations with sufficient right-of-way for sign placement. These surveys will be completed in Q4. Staff will then be able to finalize sign locations and plan for fabrication and installation.

Tactics Ongoing: No updates at this time for Ongoing tactics.

Meeting and Event Updates

- **Land Access Group meeting for Mile High Farmers 9/28:** staff participated in their regular meeting which largely discussed a project in Denver to secure farmland for local farmers. Staff told the group that an update will be provided at a future meeting about the TDR study, which could be of interest to members of the group and potentially provide farmland access opportunities for farmers.

Q3 2020 Monitoring Report

- **Tour of Bromley Hishinuma Farm on 10/1:** staff participated in a tour of the Bromley-Hishinuma-Koizuma Farm for the new Brighton City Manager, Jane Bais-DiSessa, with City staff from Parks and Community Development and members of the Bromley Local Foods Campus. Staff spoke briefly about Historic Splendid Valley and the District Plan.
- **Visit to Historic Splendid Valley exhibit at Brighton City Museum on 10/3:** staff visited the exhibit with the Brighton's new City Manager and provided more detail about Historic Splendid Valley and the District Plan.
- **Discover Brighton Agritourism subcommittee meeting on 10/13:** Chamber staff and Domoto Brands (marketing firm hired to design brochure and map, who also designed the Historic Splendid Valley brand and logo in 2019) provided updates on the agritourism brochure and map. Discussions began about another "Locals Only Day" in May of 2021 (similar to the Farm-to-Table event held by the Chamber in August 2020).