



District Plan Commission Meeting Notes

Approved as presented



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



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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