



DISTRICT PLAN COMMISSION

Agenda Packet

May 28, 2020

2:00 p.m.

(typically fourth Thursday of the month)

Virtual Meeting via Zoom:

<https://us02web.zoom.us/j/85714299516>

or join by phone: (253)215-8782, PIN: 85714299516#

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 February 27, 2020 meeting**
(p. 2-4)
3. **Public Comment**
4. **Staff updates** (p. 5-6)

Regular Business:

5. **Historic Splendid Valley Wayfinding Signage Project update**
6. **Announcements, Suggestions & Comments**
7. **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)
Despite pandemic stoppages, farmers see potential for growth , 5/19/20, Brighton Standard Blade.	15,16
How The Pandemic's Reshaping Farming (starting at 7:52 of recording), 5/19/20, Colorado Matters on Colorado Public Radio.	general

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, February 27, 2020

Location: Brighton City Hall, First Floor City Council Chambers

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

Meeting called to order by A. Hale at 2:00 p.m.

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

Members absent: Mr. Dennis Tonsager (excused), Mr. Wayne Walvoord (excused)

Staff present: Anneli Berube (Adams County/City of Brighton), Aaron Clark (Adams County), Kyle Sylvester (City of Brighton), Scott Blaha (Adams County), Libby Tart (Adams County), Travis Haines (City of Brighton), Aja Tibbs (City of Brighton), Kate Lesser (City of Brighton)

Public present: Linda Young (Brighton Shares The Harvest), Tim Ferrell (Berry Patch Farms)

2. Approve minutes from January 23, 2020 meeting

➤ A. Kniss moved to approve the minutes from the January 23, 2020 meeting. A. Griffin seconded.

Minutes from January 23, 2020 meeting were approved unanimously.

3. Public Comment

A. Berube introduced new Commission member H. Peterson. D. Tonsager is the other new Commission member but he was not able to attend this month's meeting. K. Lesser, the Administrative Assistant for the City of Brighton Community Development was also introduced, and Berube noted that she will be taking minutes and helping out with the Commission moving forward. A. Clark joined on behalf of the Adams County Parks, Open Space & Cultural Arts Department. K. Sylvester will be attending meetings moving forward as the new representative from the City's Parks Department.

L. Young requested that she make her public comment later in the meeting when the Local Foods Workshop is up for discussion. A. Hale approved.

T. Ferrell stated that he strongly opposed the possible gravel pit at the former Ritchey property between 136th and 144th from Potomac to Sable.

4. Staff Updates

Q4 Monitoring Report update for February 2020

A. Berube highlighted that staff is working on the Transfer of Development Rights (TDR) study and currently in the process of deciding which consulting firm will be awarded the project.

A. Berube also announced that full funding was formally received from the Brighton Lodging Tax Fund for the Wayfinding Signage project.

Local Foods Workshop

A. Berube announced that the Workshop held on February 13, 2020, saw approximately 60 participants which included multiple representatives from local farms, food pantries, and various organizations. The information discussed at the Workshop and surveys collected will be compiled for future reference.

Linda Young expressed her appreciation for A. Berube's and W. Walvoord's efforts in the event.



District Plan Commission meeting notes



City Code review regarding goats in residential zones

A. Tibbs summarized the work being done by City staff to potentially amend the Land Use and Development Code to allow goats on residential properties. She noted that this isn't specifically addressed in the District Plan since this would not impact agricultural properties, but it is agriculture-related. City staff will host a public open house and draft an amendment to the code that will likely go to another study session before going through the formal process for adoption.

5. Presentation of Commission roles and responsibilities

S. Blaha distributed and went over a memorandum of open meetings laws that apply to the Commission to help ensure proper protocols are being followed and ex-parte communications are avoided.

C. Dowling stated that the Open Space Advisory Board discussed the gravel pit and unanimously decided to draw up a letter expressing their concerns. She asked how Commission members should represent themselves when voicing opinions.

S. Blaha confirmed that Commission members are able to speak as private citizens at public hearings. Commission members should be careful to clarify that while they are members of the Commission, they are speaking in their capacity as private citizens.

S. Blaha also noted that the third page of the bylaws outlines a mechanism to provide comments as a Commission. These comments would go through the Chair to the appropriate City or County decision makers.

W. Scott clarified that the District Plan Commission is an advisory commission and not a quasi-judicial committee.

S. Blaha agreed but encouraged the Commission to conduct themselves as if it were quasi-judicial.

W. Scott also clarified the rules around meetings of 3 or more Commission members. A meeting of 3 or more Commission members would need to be noticed if Commission business is being discussed. This also pertains to electronic communication.

A. Griffin expressed that she hopes the Commission will take a stand on the goat issue previously mentioned.

S. Blaha affirmed that this is allowable and could be done by making a motion. If there is a second and it passes then the Commission could inform the City of a position.

6. Discussion of recent sale of District Plan agricultural property

L. Tart confirmed that the District Plan agricultural property known as the Ritchey property was sold at the end of December 2019.

L. Tart presented an [Overview of the Ritchey Property via PowerPoint](#).

C. Dowling inquired about the City's attempt to purchase the property last fall.

A. Berube noted that this attempt was unsuccessful due to the property's high price tag and short timeframe for purchase.

A. Griffin inquired about the current procedures for meeting notification being primarily via mail and newspaper instead of social media.

S. Blaha noted that these procedures follow state statutes and City or County codes therefore those rules would need to be updated in order to change these procedures.

➤ Motion by W. Scott for Chair to call a special meeting upon submittal of an application for the use of this land.

A. Griffin seconded the motion.



District Plan Commission meeting notes



C. Dowling asked for clarification if this meeting would be held prior to or after the neighborhood meeting. W. Scott confirmed that it would be after because it would be held after the application is submitted.

S. Blaha noted that staff can alert the Commission if a conceptual review meeting occurs and could schedule a special meeting at that time but might not need to depending on the timing of the next regularly scheduled meeting.

C. Dowling requested an amendment to say that the special Commission meeting should be scheduled when the conceptual review meeting occurs. A. Berube would notify the Chair and they could determine if a special meeting is necessary.

W. Scott rejected C. Dowling's amendment. He expects that staff will keep them informed and they will be encouraged to participate. Since regular meeting times are limited he would feel better having a special meeting. Even if a regular meeting is coming up, he wants to have this be a special meeting so that they will have enough time to discuss.

A. Hale and C. Dowling voted to oppose the motion, all other Commissioners present voted in favor. The motion passed.

7. Announcements, Suggestions & Comments

A. Tibbs announced that she submitted her resignation with the City and her last day will be March 30, 2020 (later corrected to March 20, 2020).

M. Seubert stated that a grant application has been submitted to Adams County Open Space for the Bergman Barn project at Barr Lake.

W. Scott was taken aback by Aja's announcement and wishes her well.

C. Dowling directed an inquiry to T. Haines as to whether the Eichelman project that went before the Adams County Open Space board recently was going to be considered a part of Historic Splendid Valley.

T. Haines affirmed that it is a historic farm and residence and they are keeping the house intact, and it probably should be considered part of Splendid Valley.

C. Dowling gave Representative Jason Crow's staff materials from the Local Foods Workshop and they were excited to know how they could help.

C. Dowling also said that she was sorry to see Aja go.

A. Griffin said she is sorry to see Aja go.

A. Clark announced that Shannon McDowell is no longer employed by Adams County. Her replacement has not yet been announced.

A. Hale suggested that everyone drive north to Platteville on US-85 to see the destruction that gravel mining causes.

8. Adjournment

Meeting adjourned at 3:40 p.m.

Recorded by: K. Lesser

May 2020 Update

TO: District Plan Commission
FROM: Anneli Berube, Ag Innovation Specialist, for District Plan Staff
DATE: May 22, 2020
SUBJECT: May 2020 Update to Q1 2020 District Plan Monitoring Report

The following report is a monthly update to the Q1 2020 Monitoring Report. It provides updates on activities and deliverables that will be worked on or completed in the second quarter of 2020 (Q2).

Deliverable & Tactic Updates:

Deliverables for Commission Review Q2 2020: Below are the two deliverables or key tasks that will require the Commission's feedback in Q1.

- Historic Splendid Valley Wayfinding Signage program criteria, general design, and locations
- Local Foods Workshop summary and related resources

Tactics Underway: Below are updates on the tactics that will be worked on in Q2.

- **Tactic #2: Local Foods Workshop** – no updates.
- **Tactic #9: Zoning overlay or design guidelines** – no updates.
- **Tactic #10: Transfer of Development Rights (TDR) and/or Cluster Standards** – a kickoff meeting was held on 5/7/20 and the project is underway.
- **Tactic #15: Marketing campaign** – the City's Public Information Office submitted a shortened version of the Historic Splendid Valley farmers press release to the Brighton Buzz which will be printed in the June issue. The press release was also used to inform an [article in the Brighton Standard Blade](#) on 5/19/20. In addition, staff reviewed draft content for a Historic Splendid Valley exhibit that will be displayed by the Brighton City Museum later this year. Lastly, the Brighton Chamber of Commerce is submitting an application to the Colorado Tourism Office (CTO) for implementation funds related to promoting agritourism using the Historic Splendid Valley brand. The request will include funding for a brochure and map, and staff has assisted with the application.
- **Tactic #17: Community events** – Brighton's 2020 Summerfest event has been postponed and therefore staff's work to recruit participants and plan out the Ag Pavilion has been put on hold.
- **Tactic #18: Wayfinding signage** – criteria for inclusion in the program has been updated and will be presented to the Commission at the May meeting. Staff has also been working on the final sign design and locations, updates of which will be shared with the Commission at the May meeting as well.

Tactics Ongoing: Below are updates on activities for Ongoing tactics.

No updates at this time to ongoing tactics.

May 2020 Update

Meeting and Event Updates

- **CO Farm & Food Systems Response Team calls:** Staff has participated in these weekly calls since they started on 4/2/20. These calls discuss the current and future impacts of the COVID-19 crisis on Colorado small to medium-sized farms and the markets they serve.
- **Discover Brighton Agritourism subcommittee meeting:** Ag Innovation Specialist participated in the 5/12/20 meeting and shared brief updates about the wayfinding signage program. The Chamber shared information about what was included in their initial grant request to the CTO, which included funding for individual sign panels for farms who participate in the Historic Splendid Valley Wayfinding Signage program. (After this meeting we found out that the CTO will not fund the wayfinding signage portion, so funds will instead be requested for a Historic Splendid Valley brochure and interactive map.)
- **Brighton Housing Authority Health & Housing collaborative:** Ag Innovation Specialist participated in a discussion on 5/12/20 about a tenant-based housing assistance program and offered the input that expanded food assistance efforts could present an opportunity to work with local farmers during the growing season.
- **Brighton Shares The Harvest (BSTH) board meeting:** Ag Innovation Specialist participated as a board member in this meeting on 5/18/20. BSTH has been funding fresh produce purchases for local food pantries and 27J food distributions.