



# DISTRICT PLAN COMMISSION

## Agenda Packet

September 24, 2020

2:00 p.m.

*(typically fourth Thursday of the month)*

Virtual Meeting via Zoom:

<https://us02web.zoom.us/j/81214705128> or join by phone:

(253)215-8782, PIN: 812 1470 5128#

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

#### ***Regular Business:***

5. **Brighton Parks, Recreation & Open Space Master Plan Update presentation**
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="#">'It's a big deal for everyone who farms': September snow could mean big problems for farmers, 9/5/20, 9 News.</a>	6

**Please contact** Anneli Berube at [aberube@brightonco.gov](mailto: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, August 27, 2020

**Location:** Virtual Meeting via Zoom

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

Meeting called to order by A. Hale at 2:08 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 Walvoord, Ms. Michelle Seubert

Members absent: Mr. Wayne Scott, Mr. Dennis Tonsager

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 July 23, 2020 meeting**

A. Griffin requested that the minutes be amended under item #6 to include her comment that she has reserved three Facebook pages which can be utilized to promote Historic Splendid Valley.

C. Dowling moved to approve the minutes as amended from the July 23, 2020 meeting. A. Kniss seconded.

Minutes from the July 23, 2020 meeting as amended were approved unanimously.

### **3. Public Comment**

No public comments were made.

### **4. Staff Updates**

A. Berube noted that the August Monitoring Report Update is included in the agenda packet.

A. Berube provided information for Commission members to attend a tour of the Brighton City Museum.

A. Berube announced that the Historic Preservation Commission received a grant from History Colorado to study Kuners Row. A consultant will be hired to launch the project.

A. Berube offered an update on the Transfer of Development Rights (TDR) project deadline. The consulting firm is now expected to provide a draft of their report by mid-October and a final report by the beginning of November.

W. Walvoord questioned if there is an annual or semiannual report for the District Plan Commission detailing all leased properties in Historic Splendid Valley and what they are garnering in leases.

A. Berube responded that staff has not provided updates on leased properties in the past, but she can look into this with City and County staff.

A. Hale commented that this information may only be provided on a need-to-know basis.

W. Walvoord remarked that any information that can be provided would add credibility to the Commission and build value to the District Plan Commission overall.

A. Berube noted that, while the District Plan Commission does advise on the implementation of the District Plan as it pertains to farmland preservation, it is not a function of the Commission to control leases of farmland.

A. Kniss commented that he used to work with Gary Wardle (prior to his retirement as Director of Parks and Recreation for the City of Brighton) to make sure that fair and equitable agreements were made with lessees.



## District Plan Commission Meeting Notes



A. Berube followed up on a request made during the previous meeting regarding the Adams County Board of Commissioners election this year. District Plan staff will reach out to Adams County regarding the possibility of adding a question to a candidate forum, if a forum is planned.

A. Berube mentioned that Zoom has made some policy changes which take effect in September and may change the procedure for logging in to virtual meetings. Staff will email updated instructions prior to the next meeting.

K. Sylvester provided an update on the Bromley Farm barn renovation project which included a presentation of before and after pictures of the renovation.

C. Dowling inquired as to whether renovation of the farmworker house was planned for this project.

K. Sylvester replied that the house has been restored and is currently being rented by a farm insurance company. The integrity of the existing wood, finishes, and fixtures was preserved as best as possible.

C. Dowling inquired about A. Berube's presentation for the Colorado Department of Local Affairs Local Government Division workshop. She asked what their function is and how it might relate to the IGA between Adams County and the City of Brighton. Also, what kinds of questions and responses were given at the meeting? Do they help provide grants or funds to communities?

A. Berube explained that this agency tends to work with smaller communities around Colorado to provide support when developing Comprehensive Plans, etc. which is difficult with limited staffing. They have also been helping with COVID-19 relief. The presentation was designed to be informative and pertinent to a lot of the smaller communities that they typically work with. Some general questions were directed to the panelists. Any availability of grants or funds was not discussed at this meeting.

C. Dowling questioned whether there were any updates regarding the City's Parks and Recreation Master Plan Update and the meeting with the Colorado Agritourism Association.

A. Berube explained that the City is updating their Parks & Recreation Master Plan and that a presentation will be provided at next month's meeting. The County is updating their Comprehensive Plan as well as the Transportation Plan, and the Parks & Recreation Master Plan, which L. Tart will briefly explain later in the meeting.

A. Berube mentioned that the Chamber of Commerce just released a virtual and interactive version of their Visitor Guide which contains information about Historic Splendid Valley and the farms. A. Berube provided an update regarding the Wayfinding Signage project during the Agritourism Subcommittee meeting as well.

### **5. Adams County Plans Update brief presentation**

L. Tart presented the [Adams County "The Plans" Overview PowerPoint](#).

C. Dowling inquired as to the nature of these plans and whether they would include building more sidewalks along the corridors in the western side of the County.

L. Tart confirmed that public safety and available land uses are all being considered while reviewing these plans. There is a Federal Boulevard corridor study that is aimed at facilitating bus transit and improving public transportation between Westminster, Federal Heights, and Adams County in collaboration with the Colorado Department of Transportation (CDOT) and the Regional Transportation District (RTD).

C. Dowling suggested incorporating some new programming around the "Leave No Trace" campaign to include it in semi-rural/urban areas and promote good etiquette in parks.

L. Tart encouraged Commission Members to email her at [ltart@adcogov.org](mailto:ltart@adcogov.org) with any other comments or suggestions for stakeholder outreach.

C. Dowling asked whether the eastern part of the County (including I-70, Watkins, and Bennett) would be included in the Master Plan.



## District Plan Commission Meeting Notes



L. Tart responded that they have been in contact with staff in the greater Adams County area along with other volunteer and citizen groups to determine geographical lines between regions in the County so that each area's needs can be addressed appropriately. Denver International Airport to the eastern edge of the County will encompass one particular populace that will be meeting in small groups to determine future land uses in the area.

L. Tart suggested that the planner assigned to this project could put together a small presentation for the District Plan Commission at a future meeting, if it would be relevant to the group.

### **6. Continued discussion of Splendid Valley Facebook Page**

A. Berube presented the [Historic Splendid Valley Facebook Page Discussion CONTINUED PowerPoint](#).

A. Griffin recommended adding an "engagement" component to the list of types of posts because interactive posts can help build page recognition with the public.

W. Walvoord suggested contacting a video teacher at one of the high schools to involve students in a project of creating short videos to post.

A. Hale commented that the undertaking of setting up and managing a Facebook page may be outside the realm of the District Plan Commission if it does not pertain to farmland preservation. Also, not having any funds available is an impediment to a project like this.

A. Griffin mentioned that grant funding through the Colorado Tourism Office may be worth exploring, as well as other funding options through different organizations.

A. Berube noted that budget cuts have been made at the state level that have impacted the Colorado Tourism Office so hopefully they will have their grant program back in 2021. If so, the earliest the Commission could submit an application would be July of 2021. Funds through other programs could be helpful as well, but would still require staff time.

A. Griffin suggested pitching the application for funds as a marketing effort rather than a staff position.

C. Dowling commented that personnel issues with hiring and supervision would still add an additional layer of difficulty when presenting to the County and City.

H. Peterson inquired as to whether this was part of a strategic communications plan since Facebook will only reach a specific demographic and other outlets would still need to be used to reach a broader audience. Also, it needs to be decided what the Commission would want to achieve with a Facebook page.

M. Seubert mentioned that the amount of money estimated to manage the page could be better used elsewhere.

A. Hale raised concern about the censorship of the site since it would be representing the Commission members.

A. Berube proposed that Commission members consider a Facebook page and a marketing plan in the context of the 2021 Action Plan, which will be discussed in future meetings.

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

A. Griffin mentioned that the City of Brighton is pushing for E-470 access at Sable Blvd.

A. Berube announced that Thad Gourd is retiring from his position as the Colorado State University Extension Director for Adams County.

### **8. Adjournment**

Meeting adjourned at 3:41 p.m.

**Recorded by: K. Lesser**

# September 2020 Update

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TO: District Plan Commission  
FROM: Anneli Berube, Ag Innovation Specialist, for District Plan Staff  
DATE: September 24, 2020  
SUBJECT: September 2020 Update to Q2 District Plan Monitoring Report

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*The following report is a monthly update to the Q2 2020 Monitoring Report. It provides updates on activities and deliverables that will be worked on or completed in the third quarter of 2020 (Q3).*

## **Deliverables & Tactic Updates:**

***Deliverables for review in Q3 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
- Transfer of Development Rights (TDR) Study
- Local Foods Workshop summary and related resources (carried over)

## **Tactic Updates:**

***Tactics Underway:*** Below are updates on the tactics worked on in Q3.

- **Tactic #2: Local Foods Workshop** – no updates.
- **Tactic #6: Public relations** – staff connected the Brighton City Museum with Berry Patch Farms to place a temporary “traveling exhibit” on their property, including information from the Historic Splendid Valley Museum Exhibit, for visitors to the farm’s Family Pumpkin Adventure to experience. Staff also worked with the City Museum staff to set up appointments for District Plan Commission members 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 study is ongoing, with staff providing support and information for the consultant. A check-in meeting was held with the consultant on 9/11, with a follow-up conversation scheduled for 9/22.
- **Tactic #15: Marketing campaign** – no updates.
- **Tactic #18: Wayfinding signage** – staff obtained quotes from land surveyors to consider enlisting services to determine the wayfinding sign locations in the right-of-way. Staff has also explored the possibility of siting some signs on private property.

***Tactics Ongoing:*** Below are updates on Ongoing tactics being worked on in Q3.

- **Tactic #1: Land preservation** – staff drafted a memo for the District Plan Commission’s review that includes basic information about farmland leases in Historic Splendid Valley. It will likely be shared with the Commission at the September meeting.

# September 2020 Update

## Meeting and Event Updates

- **Discover Brighton Agritourism subcommittee meeting on 9/8:** Chamber staff and participating farms provided updates on how the August 29<sup>th</sup> Farm-to-Table event went, and brainstormed ways to improve future events.