



District Plan Commission meeting notes



Type of meeting: Regular

Date: Thursday, June 27, 2019

Location: Adams County Government Center, Conference Center, Brantner Gulch B

Members present: Mr. Alan Hale (Chair), Ms. Amanda Griffin (Vice Chair), Ms. Kate Kielsmeier, Mr. Adam Kniss, Mr. Wayne Scott, Ms. Michelle Seubert, Mr. Wayne Walvoord

Members absent: Ms. Christy Dowling (Secretary) (excused), Mr. Terry Cook

Staff present: Anneli Berube (Adams County/City of Brighton), Libby Tart (Adams County), Shannon McDowell (Adams County), Aja Tibbs (City of Brighton), Gary Wardle (City of Brighton)

Public present: Paula Lindamood (Farmlore), Mick Richardson (Farmlore), Linda Young (Brighton Shares the Harvest)

AGENDA ITEM	DISCUSSION	ACTION
1. Call to Order/Roll Call/Pledge of Allegiance	<ul style="list-style-type: none"> No discussion. 	Meeting called to order by A. Hale at 2:01 p.m.
2. Approve minutes from May 23, 2019 meeting	<ul style="list-style-type: none"> A. Griffin asked to amend the minutes to remove “evenings and” from page 3 of the final bullet point. A. Kniss moved to approve minutes from the May 23, 2019 meeting as amended. W. Walvoord seconded. 	Minutes from May 23, 2019 meeting were approved as amended unanimously.
3. Public Comment	<ul style="list-style-type: none"> A. Berube introduced Libby Tart, Senior Long Range Planner for Adams County. L. Tart is transitioning into this role from her current Planner III position with the County and is excited to join the team working to implement the District Plan. A. Berube shared copies of the Denver Post article about Historic Splendid Valley published on June 10, 2019. 	No action.
4. (I) Presentation about Farmlore development	<ul style="list-style-type: none"> M. Richardson presented information about Farmlore, formerly known as Brighton Lakes, a mixed-use development which is planned to be located within the boundaries of Historic Splendid Valley. Link to PowerPoint M. Richardson has owned this property for a number of years and the planned unit development (PUD) was recently approved by Brighton City Council. There is a building, a barn, built in 1948 on the northern edge of the planned development, at 144th between Chambers Rd and S. 19th Ave. They are working to determine how to use the barn to embrace the area’s agricultural heritage. They are looking for ideas on what it could be used for. They will be starting construction on the barn within the next 90 days. The square footage of the barn when finished will be approximately 7,000 sq. ft. The mixed use areas on the north side of the plan will likely be a mix of residential and commercial development. 	No action.

<p>4. (I) Presentation about Farmlore development (CONT.)</p>	<ul style="list-style-type: none"> W. Scott asked about the potential of incorporating a farm site into this development, as this is something that a number of development have embraced. He noted that it would be great to see some “actual agriculture” incorporated into the development. There are no plans for that at this time. This development will be accessible by trails planned for 144th and will have access to the future Prairie Lakes Regional Open Space. 	
<p>5. (I) Transfer of Development Rights (TDR) program opportunities</p>	<ul style="list-style-type: none"> S. McDowell presented about Transfer of Development Rights, how these programs work, and how the creation of a program for the City of Brighton and updates to Adams County’s program could potentially be useful to Historic Splendid Valley Link to PowerPoint W. Scott mentioned the importance of incorporating water rights into the development of a program. W. Walvoord noted the importance of exploring opportunities for land preservation since farmland is rapidly disappearing. 	<p>No action.</p>
<p>6. (R) Continue discussion of changing name of Commission and Plan</p> <ul style="list-style-type: none"> If change is desired, make recommendati on to staff to pursue 	<ul style="list-style-type: none"> A. Berube provided a synopsis of the discussion at the previous month’s meeting regarding the pros and cons and process for changing the name of the District Plan Commission, and the District Plan. Link to PowerPoint K. Kielsmeier expressed agreement with the importance of considering the boundaries of the District Plan and the desire for Historic Splendid Valley to be more inclusive. M. Seubert noted that Barr Lake State Park is not technically a part of the District Plan, but she considers it a part of Splendid Valley W. Walvoord mentioned that he had switched his position and sees the difference between the brand and the more narrow focus of the Plan A. Kniss would like to drop District Plan from both the Commission and the Plan W. Scott does not want to change the Plan and go through the whole process. He is also fine with being the District Plan Commission and leaving things the way they are. A. Griffin is against changing the name and expressed that the Commission is not what is being promoted. She would like the time and resources to go into promoting the products of Historic Splendid Valley. K. Kielsmeier asked about the possibility of renaming the Commission the “Valley Commission” as a way to blend the two names. A. Hale explained the history of the name “District Plan” and how challenging it was to come to decide on a name at that time. At this point, he believes that it is best to leave it alone. 	<p>No action.</p>



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<p>7. (I) Presentation of draft Marketing & PR activities list</p>	<ul style="list-style-type: none"> • W. Scott inquired about gateway signage. This activity will be amended to include gateway as well as wayfinding signage since that is the intention. • A. Hale mentioned the idea that has been mentioned before about movable signs for crops since many people don't know what is being grown in Historic Splendid Valley when they drive by. • A. Berube offered to postpone presenting this item until the next meeting in the interest of time. At next month's meeting she will have a full draft of the Marketing & Public Relations Plan to present. 	
<p>8. Staff updates</p>	<ul style="list-style-type: none"> • A. Berube presented the following updates: <ul style="list-style-type: none"> ○ The Brighton Standard Blade is interested in doing a series of articles about Historic Splendid Valley. ○ Summerfest 2019 was successful using the new brand and logo and an updated map of the area to tell the story. Thank you to all of the Commission members who volunteered. ○ The Brighton City BBQ will be held on Thursday, July 18th and it would be great to have volunteers at this event. ○ The Adams County Fair is also coming up July 31- August 4. A. Berube will send out a doodle poll to request volunteers. • A. Griffin inquired about the possibility of being in the Adams County Fair parade. A. Berube will look into this. 	<p>No action.</p>
<p>9. Announcements, Suggestions & Comments</p>	<ul style="list-style-type: none"> • M. Seubert mentioned that Barr Lake State Park is considering reserving an agriculture trailer to bring to the park to teach people about agriculture. • W. Walvoord noted that this was the most informative District Plan Commission meeting that he has attended. • W. Scott mentioned that it might be a good idea to reach out to the old tractor club at some point as a potential partnership. 	<p>No action.</p>
<p>10. Adjournment</p>		<p>Meeting adjourned at 3:54 p.m.</p>

Recorded by: A. Berube

Approved July 25, 2019