

# DISTRICT PLAN

WORKING GROUP | DECEMBER, 2015



**THE MARKET STUDY** will help the community members, residents, governmental bodies and land owners of Adams County and the City of Brighton better understand the agricultural dynamics of The District Area.

# PRESERVING AGRICULTURAL HERITAGE

Survey conducted on key themes that make up a comprehensive vision for the BeBrighton Comprehensive plan.

**71%**

Retain Agricultural Headquarters in Brighton.

Support Existing & Encourage New Community Gardens **56%**

**82%**

Continue to Encourage Prime Farmland Preservation

Continue to Direct Development Away from the River & Preserve the Floodplain

**71%**

**82%**

Support Produce Stands & Agritourism

**75%**

Retain Major Growers

Retain Lands East of Railroad as Rural & Recreational

**70%**

## MARKET STUDY

### **HOW WILL THIS INFORMATION BE USED?**

If Brighton and Adams County wish to protect farmland in The District Area this information will help identify a sustainable path to achieve this goal.

# MARKET STUDY | APPROACH

## GUIDING VALUES OF THE STUDY:

*Advance Adams County's  
agricultural heritage.*

*Protect private property  
& landowners.*

*Ensure transparency.*

*Protect the rural landscape.*

## MARKET STUDY | KEY FINDINGS

- ① If Adams County and Brighton decide to preserve farmland developing a local food system will be necessary.
- ② If public agencies do nothing to protect farmland in the district this farmland will go away.
- ③ Losing direct contact with this heritage would, in turn, threaten Brighton's ability to position itself as destination for agritourism.

## MARKET STUDY | KEY FINDINGS

- ① If Adams County and Brighton decide to preserve farmland developing a local food system will be necessary.



*Food consumption for  
Brighton households.*



*Food consumption for  
Adams County households.*



*Leaks out of the  
county every year*

## MARKET STUDY | KEY FINDINGS

② If public agencies do nothing to protect farmland in the district this farmland will go away.

- Loss of the existing small town feel
- Current land uses are vulnerable
- Losing farms means losing jobs
- Farming sustainably is in jeopardy



## MARKET STUDY | KEY FINDINGS

③ Losing direct contact with this heritage would, in turn, threaten Brighton's ability to position itself as destination for agritourism.

- Embracing culture and a sense of place
- Lack of connection to farming

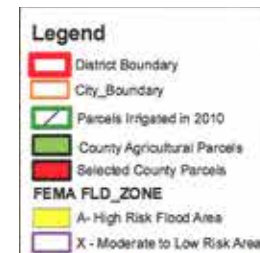
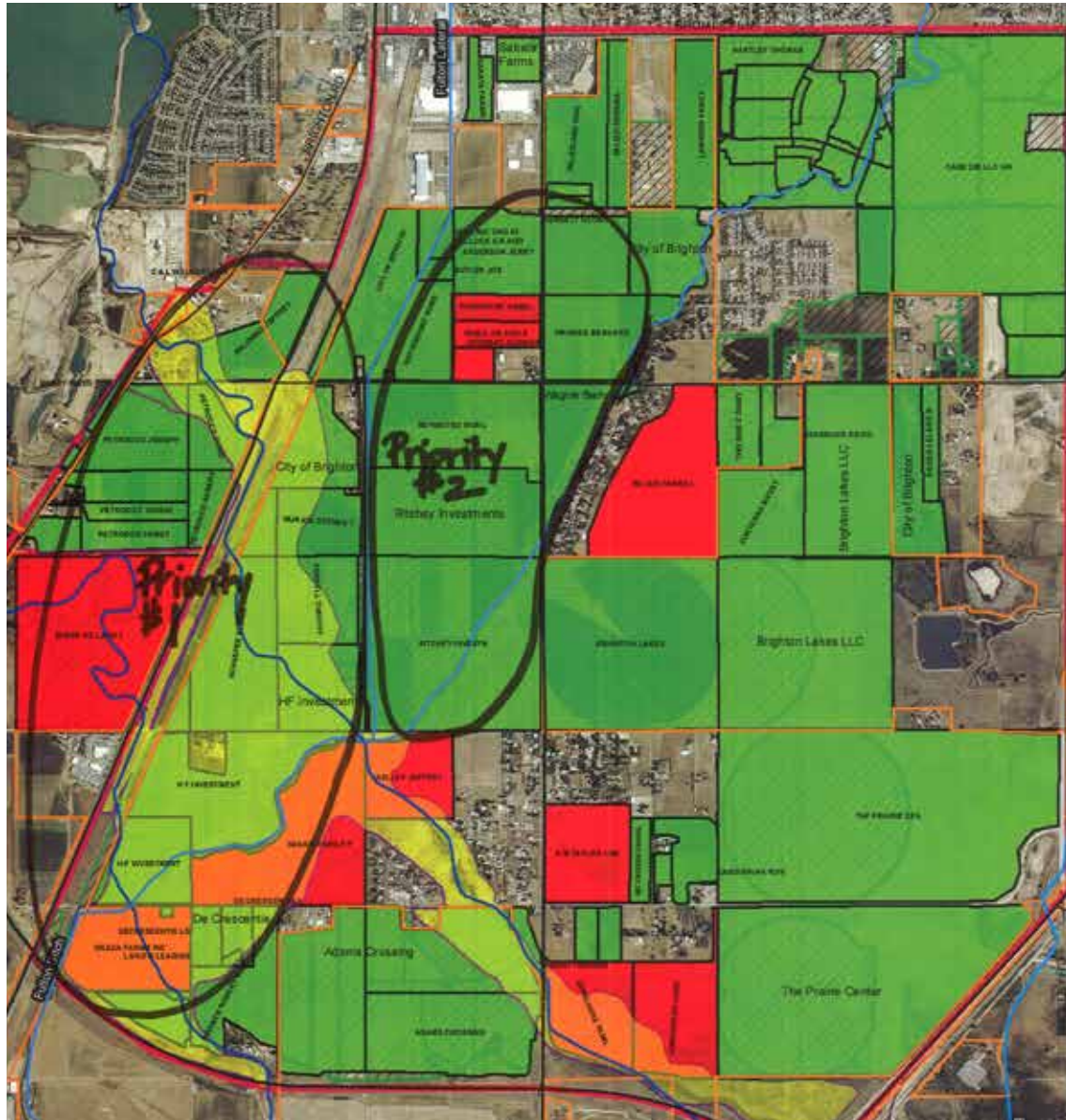
THESE LANDS ARE A  
NON-RENEWABLE RESOURCE.

# MARKET STUDY

## HOW CAN AGRICULTURAL HERITAGE SURVIVE?

- Farmers connecting to local consumers and markets
- City & County will be required to create a thriving local food system.
- City & County will be responsible for preserving agricultural lands.
- Educational programming is needed.
- Accessible lease program.
- The City must actively market local foods.
- Additional private investment may be necessary.

# WATER | Study area



## WATER | *Background on Burlington & Fulton Ditches*

- Both ditches have senior water rights
- Fulton ditch has more senior water rights priorities
- The Burlington system are often paired together with Wellington shares



- *The Fulton Ditch has approx. 7,185 shares*
- *The Burlington Ditch has approx. 4,000 shares*
- *The Fulton Ditch has 3.76 acre-feet per share on an annual basis (approx.)*
- *The Burlington ditch has 4.00 acre-feet per share (approx.)*
- *The Fulton's total ditch loss is typically around 20% - due to direct evaporation*
- *Burlington ditch loss ranges from 20% to 35%*

- The majority of the Local District Study Area is presently included in the corporate boundaries of the City of Brighton (Ward 3), and could only be served by a special contractual arrangement with the City. Such a contractual arrangement does not exist, and is not contemplated by SACWSD.
- SACWSD cannot expand its boundaries or service area without special contractual arrangements, and SACWSD has no plans to expand services or its boundaries.

Q & A