

Legend



Generalized District
Plan Boundary

Exhibit 1 - Maps

Exhibit 1.1 Simple

Case Name: The District Plan
Case Number: PLN2016-00005



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**OFFICE OF LONG RANGE STRATEGIC PLANNING
STAFF REPORT**

Board of County Commissioners

April 5, 2016

CASE No.: PLN2016-00005	CASE NAME: The District Plan
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Location of Request:	Approximately Bromley Lane on the north, Buckley Road on the east, E-470 along the south and the South Platte River corridor on the west.
Nature of Request:	Amendment to the Adams County Comprehensive Plan for the inclusion of the District Plan.
Hearing Date(s):	PC Adoption Hearing: March 24, 2016 (6:00 p.m.); Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601, Public Hearing Room, 1 st Floor.
	BOCC Ratification Hearing: April 5, 2016 (10:00 a.m.); Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601, Public Hearing Room, 1 st Floor.
Report Date:	March 25, 2016
Case Manager:	Rachel Bacon, AICP <i>RB A.M</i>
Planning Commission Action:	Adoption (6-1) with 5 Findings of Fact and 1 note
Staff Recommendation:	RATIFICATION with 5 Findings of Fact and 1 Note

SUMMARY OF APPLICATION

Nature of Request:

This request is for the Board of County Commissioners to consider ratification of the District Plan. The District Plan was adopted by the Planning Commission on March 24, 2016 (see Planning Commission Update on page 12).

Adoption of the District Plan by the Planning Commission amends the Adams County Comprehensive Plan, Imagine Adams County (2012), including the Future Land Use Map, and the County’s Transportation, Parks and Open Space, and Hazard Mitigation Plans for the plan area, as appropriate. The District Plan is generally bounded by Bromley Lane on the north, Buckley Road on the east, E-470 along the south, and the South Platte River corridor on the west.

Background: Local and National Trends

Consumer appetites for local foods are growing across the United States. This speaks to consumers desiring knowledge about food origin, production and processing practices, and

Background: Local and National Trends

Consumer appetites for local foods are growing across the United States. This speaks to consumers desiring knowledge about food origin, production and processing practices, and support for place-based economic development. According to the U.S. Department of Agriculture (USDA), the number of farmers markets in the country has exploded from 1,755 in 1994 to nearly 8,500 in 2015 (a 2.5% increase from 2014), with more than 150 of these located in Colorado. The USDA lists five farmers markets in Adams County, one each in Brighton, Northglenn, Bennett, Thornton, and Westminster, and four farms in the Brighton area have on-site markets.

The growth of the farm-to-table movement follows decades of farm consolidation, resulting in larger but fewer farms and global supply chains. At the same time, according to the Colorado Tourism Office's 2013 Strategic Plan for Agritourism Promotion, "As populations increase and the cost of land and labor skyrockets, farmers and ranchers across the U.S. are following the lead of Europe, Australia and New Zealand, turning to agritourism as one way to diversify their revenue... Today, with fewer farmers producing more food, people have become disconnected with the sources of their food. Agritourism offers a new way to fulfill the desire to reshape this food/source connection."

The public and private sector is responding to leverage this consumer desire for local foods in ways that enhance local economies, support existing and new generations of farmers, expand recreation and health promotion opportunities, conserve and program agricultural lands, and promote a high quality of life for residents and visitors. In Colorado, the state has created a dedicated Heritage and Tourism Office to stimulate economic development in Colorado through the promotion and growth of agritourism, and to support revenue growth for the 37,000 farms in Colorado, only 2% of which presently engage in activities uniting consumers with the foods they buy and consume.¹

In the Front Range, private-public partnerships and developers are also responding to these market forces through innovative concepts and programs which mix residential, commercial, educational and agricultural uses in new and exciting ways. In Westminster at 72nd and Sheridan, a coalition is working to develop a local food campus featuring a manufacturing and packaging facility, food-related education from the field to the table, a business incubator, and a large retail store serving as an indoor farmer's market, grocery, and cottage industry sales floor. Denver's National Western Center Master Plan seeks, with partners including Colorado State University, the Denver Museum of Nature and Science, and History Colorado, to highlight agricultural commodities, support agriculturally-based research and development, and develop a year-round farmers market. In Aurora, near Stapleton, developer Flightline Ventures is turning the 60-year-old, 22-acre former Stanley Aviation property into the Stanley Marketplace, a \$25 million retail and events center which will support a local beer garden and restaurant and urban marketplace.

In Adams County, opportunity exists to better align consumer trends with local food production, place-based branding and economic development, and agritourism-related businesses. In 2012, out of 841 farms county-wide, only 11 farms reported earning agritourism dollars (\$422,000), 96

¹ Colorado Tourism Office, 2013 Strategic Plan for Agritourism Promotion

farms sold \$502,200 of food directly to household consumers, and 48 farms produce added-value products on the farm (such as turning cucumbers into pickles, zucchini into zucchini bread, etc.). Adams County contains 2.3% of the state's total farms, and 2.2% of the state's total farmland, with some of the best farmland in the county and the state located in the District Plan Study Area.²

According to the Market Study undertaken as a part of the District Plan (see Appendix A), the study area's approximate 5,000 acres, "Includes some of the best farmland in Colorado, especially below the Fulton Ditch where rich alluvial topsoil and sufficient irrigation create excellent conditions. Even lands above the ditch are considered prime soils by USDA. These have historically been farmed with grains that tolerate dry conditions, or pastured to livestock." The presence of flowing water in the area from the South Platte River allows for rich soil deposits, ample water for farming (see additional discussion on water resources in the Study Area on page 22 of the District Plan), and fewer wind-erosion issues than other areas of Colorado. The District Plan Area has been farmed for generations, and many farms continue to operate. The area includes historic farmsteads, land cultivated by two of the largest vegetable growers in the state (Petrocco and Sakata Farms), one of the largest nursery growers in the state, multiple farmstands, and Berry Patch Farm, an organic, you-pick-it destination and community-supported agricultural operation.

The Market Study also outlines the food consumption market in the region, and the potential for Adams County to capture additional market share (see page 66 of Appendix A):

- Brighton residents purchase \$83 million of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- County residents purchase \$1.3 billion of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- Metro Denver residents purchase more than \$7 billion of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- If every Adams County residents purchased \$5 of food each week from some farm in the County, farmers would earn \$122 million over a year – almost as much as they earn now selling all crops and livestock [*Calculation: population x \$5 x 52 weeks*].

Origin of the District Plan

As described above, the District Plan Area contains approximately 5,000 acres in the South Brighton area of unincorporated Adams County generally bounded by Bromley Lane on the north, Buckley Road on the east, E-470 along the south and the South Platte River corridor on the west. Through the District Plan, Adams County and the City of Brighton recognize the opportunity to collaboratively plan for, preserve and promote the rich agricultural heritage of the south Brighton area in ways that bring value to those that live, farm, and visit in the area.

² Adams County's Farms, Census of Agriculture, 2012 (data released May 2, 2014) as reported by the District Plan, Appendix A, FARMING, FOOD, AND MARKETS IN ADAMS COUNTY. Note: The 2014 Colorado Census of Agriculture has not yet been released.

The concept of establishing an agriculture-based study for this area first emerged from the Adams County Open Space, Parks, and Trails Master Plan, which identifies the area as a local food production district. The area is contemplated as a possible location for a broad mix of uses intended to support the development of the area as a thriving agricultural production area as well as a destination for agricultural tourism. According to the plan, such uses are envisioned to include, but would not be limited to: working farms and general agricultural uses, bed and breakfasts, farm stay and tour operations, farmers markets or farm stands, agricultural processing facilities, and clustered, sustainably designed residential developments that focus on backyard and neighborhood or community farms integrated within the development.

The 2012 Comprehensive Plan, *Imagine Adams County*, identifies several geographic areas in which additional detailed planning work is needed. In Chapter 4, *Imagine Adams County* describes the “Agricultural Tourism Study Area”, which ultimately became the District Plan study area. In addition to the District Plan serving as an amendment to *Imagine Adams County* for the study area boundary, the District Plan is also being jointly adopted by the City of Brighton alongside their 2016 Comprehensive Plan update, *Be Brighton*, and 2016 Transportation Plan update.

Land preservation and agricultural promotion has broad community support. In surveys conducted for the 2012 Adams County Open Space Plan and *Imagine Adams County* Plan updates, over 90% of County residents support conserving prime farmlands. According to the Adams County Quality of Life Survey, last conducted in 2014, 77% of County residents rate Adams County’s open space, parks and trails systems as excellent or good, with 38% of residents supporting the County spending more effort, and 58% the same effort, on parks and open space. The *Be Brighton* Community Survey conducted as a part of the *Be Brighton* Comprehensive Plan Update and District Plan development process shows 90% of the 95 survey participants (both City of Brighton and unincorporated Adams County residents) support produce stands and agritourism, 77% support activating the Bromley Hishinuma Farm, and 85% support continuing to encourage prime farmland preservation and retain major growers.

District Plan Area Today

The District Plan Area is presently agricultural and rural in nature. Of roughly 5,000 acres, approximately 770 acres are in the 100-year floodplain, 300 acres are existing rural developments (unincorporated subdivisions), 400 acres are existing open space and parks, and 1,950 acres are existing annexed and entitled lands in the City of Brighton. However, the vast majority of annexed and entitled lands are undeveloped, with traditional market forces unlikely to absorb the land for the next 20-30 years, according the City of Brighton Market Assessment undertaken as a part of the *Be Brighton* Plan development.³

The District Plan Area has many positive attributes unique to other areas of the Denver Metro Area in terms of quality of life elements. It is well-situated between the Platte River on the west and Barr Lake on the east, allowing for recreational opportunities of regional significance—trails, bike paths and wildlife areas connecting to the Adams County Regional Park, the National Western Stock Show, the City of Boulder, the Platte River corridor and Barr Lake are

³ See City of Brighton Market Assessment Technical Memo, as included in Appendix A of *Be Brighton*: www.bebrighton.net

conceivable over time. The Area has excellent connectivity via 85, I-76 and E-470 to the Metro Area and the Denver International Airport (DIA), and the extension of many public utilities and infrastructure to portions of the southern part of the District Plan Area following the opening of E-470 in 2003 allow for development opportunities.

Additionally, Adams County and the City of Brighton are growing at high rates. Adams County's annual growth is projected to be second in the state at 1.8% per year through 2040, growing from approximately 490,000 residents in 2015 to nearly 790,000 residents by 2040.⁴ The Brighton market area is projected to grow by 4.0% annually through 2020 (reducing slightly to an overall rate of 3.8% through 2025), according to the City of Brighton Market Assessment. With an estimated population of 35,966 in 2015,⁵ if Brighton grows at a rate of 3.8% through 2040, the population may potentially reach 91,375 by 2040.

The presence of prime agricultural land and a strong tradition of farming allow a distinctive opportunity to brand the District Area as a unique place and a destination within the Metro Area, while bringing in new market forces and public-private partnerships to the District Area to build a local food system, promote innovative development by leveraging place-made context, support economic development through agritourism, and preserve prime farmland. The District Plan explores tools and opportunities to build upon the unique attributes of the Area to support farmers wanting to continue farming, those that want to sell their land, and those that may want to explore new development options, while working to promote a high quality of life.

District Plan Vision

The District has been in a state of transition since E-470 opened in 2003, making the area more accessible and developable, thus threatening its farming heritage, the local food economy, and the buffer that farmland provides between Brighton and the Denver region. Although some development is desirable, thoughtful and proactive coordination are necessary to ensure the South Platte River's prime farmland will remain a southern gateway to Brighton, balancing a mix of neighborhoods with small and medium-sized farms. Rural uses, such as farming, food processing, and clustered housing on 1-2 acre lots, will be focused in the County. Urban uses that require public utilities, such as multifamily, mixed use, and neighborhood commercial developments, will be encouraged in the City. Opportunities for similar urban land development will be evaluated on a case-by-case basis in unincorporated Adams County.

The Fulton Ditch trail network will tie destinations together – farm stands, farm-to-table restaurants, pick-your-own farms, a historic farm and special events venue, bed and breakfasts, a museum, working lands, and food storage and processing facilities – from the South Platte River to Barr Lake. Properly developed and preserved, the District will retain its status as a hub of local foods, enhance the local food economy, become a tourist destination for food connoisseurs, promoting the distinctive image of a freestanding community that grows a significant portion of the region's produce.

⁴ Colorado Demography Office

⁵ City of Brighton

To achieve this vision, the District Plan balances agritourism promotion activities, developer incentives/public-private partnership opportunities, land preservation strategies, and coordination and collaboration between Adams County and the City of Brighton. Implementation of the plan will be achieved through the Plan’s Future Land Use Map, Active Transportation Plan, Thoroughfare Plan, Plan Recommendations/Next Steps and Action Plan. The Plan also provides guidance and examples of innovative policies and programs and creates a new land use category for Adams County and the City of Brighton, Local District Mixed Use, to entice agricultural and context sensitive development to the area. Finally, the Plan also outlines changes to zoning and development codes to make agritourism development easier, Transfer of Development Rights (TDRs) possible between the County and the City, and TDR and cluster development options which better fit the context and character of the Local District. The plan also promotes sustainable development and agricultural practices. Key recommendations are described below.

Local District Mixed Use:

The District Plan introduces recommended character elements, design standards, and uses for a Local District Mixed Use Land Use Category, as presented below. The Local District Mixed Use Future Land Use category may be desirable in other areas of Adams County seeking the district’s character and uses. As such, future comprehensive plan amendments may incorporate this category, as appropriate. Additionally, the District Plan recommends, as a next step, Adams County and the City of Brighton to work together to consider a joint Local District Mixed Use zoning category. Any code amendments would be subject to regulatory processes, and any rezoning actions would be voluntary and subject to regulatory processes. Appendix D of the District Plan includes a similar ordinance from the City of Phoenix for general reference.

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
Local District Mixed Use	<p>Primary: Concentrated food cultivation, processing, and distributing. Agricultural tourism uses such as farmers markets, cottage industries, bed and breakfast establishments, restaurants, breweries, tourism services.</p> <p>Secondary: Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming.</p> <p>Conserve environmentally sensitive areas. Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide.</p>	<p>Ability to support agricultural tourism uses.</p> <p>Incorporated into a municipality where central water and sewer is necessary.</p> <p>Adequate transportation access Avoid uses that are incompatible with agricultural uses.</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives.</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner.</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant.</p>

	development on site.	Provide adequate intensity and mix of uses to create a pedestrian environment.	Contributes to separating and defining urban areas.
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Transfer of Development Rights Program (TDR):

During the development of the District Plan, opportunities to re-examine the County’s existing TDR program were identified to better encourage development-driven land and water preservation while promoting development aligned with the District Plan’s vision. A TDR sub-study was conducted which advises code revisions to make the TDR program more desirable in the District Plan Area, and to allow for County sending sites in the District to be received in the City of Brighton, where higher densities may be more appropriate due to the availability of municipal infrastructure, utilities and services. The Plan identifies the Prairie Center development in the southeast of the District Plan Area as an appropriate receiving site, and suggests exploring additional receiving sites in or near cities throughout the County in order to focus additional densities closer to urban services while preserving important lands (floodplain, riparian corridors, and prime agricultural lands).

The sub-study also recommends the County and City explore a 1:1 transfer ratio for property within the District (1 additional unit bonus each for every acre and water share preserved) to further incentivize the program in the area. As the largest parcels in the District Plan Area are generally 50 acres, this means developers buying lands in the area would be allowed 100 additional units in the County’s existing, or proposed (following regulatory amendments to the program) receiving areas. Additionally, the sub-study recommends reducing the minimum lot size for sending areas, as the present standard of 160 acres unless other conserved areas are adjacent, presents a burden for those in the District Area seeking to utilize the program.

This recommendation also includes initiating a County-wide market study and County-wide revisions to the program to maximize the program’s benefits. Presently, over 3,000 acres in Adams County have been preserved through the program, but adjustments to the market are expected as development patterns and conditions change over time. The 2012 Imagine Adams County Plan set forth initial recommendations to redesign the program, which will be incorporated, and describes the regulatory processes necessary for code revisions.

Sustainable Development and Agricultural Practices

The District Plan also champions a variety of sustainable development and agricultural practices, and corresponding strategies and actions. Recommendations include Adams County coordinating with the City of Brighton on their Water Master plan (anticipated to be complete in 2017), promoting water efficiency measures in both agricultural and urban applications that allow for secondary use of agricultural water rights by municipal users, sustainable irrigation farm practices, and preservation strategies which buy water rights in addition to land. Additionally, the Plan provides examples and incentives for low-impact development, and zoning and other code amendments to balance density and agriculturally-based mixed uses with agricultural uses, including potential revisions to the County’s existing cluster development standards.

These recommendations align with Adams County’s 2013 Sustainability Plan, the 2015 Colorado Water Plan, and the draft Denver Regional Council of Government’s Metro Vision Plan to further integrate land use and water planning and seek creative options for improving residential and agricultural irrigation conservation and efficiency.

A More Focused and Coordinated Land and Water Shares Acquisition and Preservation Strategy:

The District Plan provides strategies to focus existing, available resources, and to leverage outside resources, to better coordinate the preservation of land and water shares in the District. The Plan describes available and potential resources, including the Adams County Open Space grant program, Conservation Trust programs, Great Outdoors Colorado (GOCO) matching funds, and other grant funds and opportunities, including public and private partnerships. The Plan outlines three different strategies for different levels of preservation/preservation targets, and the number of acres and water which could conceivably be purchased, conserved and leased or programmed over time under each strategy.

The Plan outlines a realistically achievable target as follows: *Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available.* Under this strategy and by leveraging additional resources, the plan describes between 600 and 1,000 acres of prime land and corresponding water shares may be preserved over 15 years. In this discussion, the Plan notes that actual grant funding requests may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages; grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others; and, all land purchases are subject to annual appropriation procedures.

Additionally, the Plan recommends additional work by Adams County and the City of Brighton to develop a robust evaluation matrix to assist with prioritizing agricultural land preservation opportunities as lands become available for sale.⁶ Considerations are suggested to include, but are not limited to the following:

- Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
- Define goals around water resources to sustain agricultural production and address future municipal need.
- Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
- Where possible, focus on existing view sheds.
- Assess existing and future transportation constraints.

⁶ See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

Development of the District Plan

Since June 2015, the Office of Long Range Strategic Planning has worked with the City of Brighton Community Development Department to hold seven community meetings/events/open houses and meet with property owners one-on-one on three separate occasions. Staff has collaborated with various Adams County departments and entities including Brighton's Agricultural Preservation Sub-Committee and the Conservation Fund to better define the south Brighton area's present and future needs and desires and ultimately create a subarea plan for the community. A working group to provide technical assistance and serve in an advisory role was developed early in the process, and included property owners and agriculture experts/related professionals.

Additionally, as part of the plan development, an Agricultural Market Study and a Water Study were conducted to evaluate the economic feasibility of agricultural preservation, promotion and tourism, and to better understand water rights and water availability in the study area. These studies were complimented by the Be Brighton Market Assessment, as described above, which helped inform the market demands and opportunities for the District Plan Area.

Throughout the planning process, the Office of Long Range Strategic Planning staff has received numerous comments about the Plan (see attached comments). The staff and consultant team has met with various residents and property owners to go over specific concerns and issues. The Office of Long Range Strategic Planning staff has also consulted with various County departments (e.g. Transportation, Parks and Open Space, Office of Emergency Management, and Community and Economic Development) to ensure a comprehensive approach in planning for the community's future as well as the County as a whole. Long Range Strategic Planning staff has reviewed all of the public input and has incorporated comments where applicable and appropriate (see District Plan Comment Tracking, below).

MILESTONES: The following are milestones of the planning process for the District Plan:

- **June 8, 2015:** Kickoff/Community Outreach Meeting #1; Eagle View Adult Center, Brighton, CO (over 120 attendees).
- **July 13, 2015:** Community Outreach Meeting #2; Eagle View Adult Center, Brighton, CO (over 120 attendees).
- **October 19, 2015:** Working Group Meeting Introduce Plan, Consultants and Existing Conditions; Adams County Government Center, CO (approximately 30 attendees)
- **October 26, 2015:** Neighborhood Meeting to Introduce Plan, Consultants and Existing Conditions; Adams County Government Center, Brighton, CO (approximately 30 attendees)
- **November 4-5, 2016:** Small group and one-on-one meetings with District Area landowners
- **November 9, 2015:** Working Group Meeting to Discuss Opportunities and Constraints and Landowner and Community Goals; Adams County Government Center, Brighton, CO (approximately 30 attendees)

- **November 16, 2015:** Neighborhood Meeting to Review Market Conditions and Scenario Mapping Exercise; Adams County Government Center, Brighton, CO (approximately 40 attendees)
- **December 2, 4, 17, and 20, 2016:** Small group and one-on-one meetings with District Area landowners
- **December 7, 2015:** Working Group Meeting to Review Agricultural Market Study and HRS Water Study; Adams County Government Center, Brighton, CO (approximately 30 attendees)
- **December 14, 2015:** Neighborhood Meeting to Review Agricultural Market Study and HRS Water Study; Adams County Government Center, Brighton, CO (approximately 40 attendees)
- **January 12-13; 26, 2016:** Small group and one-on-one meetings with District Area landowners
- **January 13, 2016:** Meeting with Agricultural Sub-Committee; Brighton City Hall, Brighton, CO
- **February 22, 2016:** Neighborhood Meeting with Guest Panelists; Eagle View Adult Center, Brighton, CO (over 50 attendees).
- **February 29, 2016:** Meeting with Agricultural Sub-Committee; Eagle View Adult Center, Brighton, CO
- **February 29, 2016:** Neighborhood Meeting (Jointly held to review Brighton's BeBrighton Comprehensive Plan Update) to review the Draft District Plan; Eagle View Adult Center, Brighton, CO (over 100 attendees).
- **March 9, 2016:** Meeting with Agricultural Sub-Committee; Brighton City Hall, Brighton, CO
- **March 22, 2016:** Public hearing and unanimous adoption by the City of Brighton Planning Commission; Brighton City Hall, Brighton, CO
- **March 24, 2016:** Public Hearing and adoption (6-1 vote) by the Adams County Planning Commission; Adams County Government Center, Brighton, CO

OUTREACH

The District Plan process included numerous opportunities for one-on-one input from a variety of stakeholder groups in addition to the community-at-large. Over the course of the eleven-month process, seven community meetings/events/open houses were held with the public. In addition to meetings and to encourage sustained public participation throughout plan development, the City and County managed a project website (www.districtplan.org) and social media outreach, posted five informational videos, mailed approximately 1,600 postcards on two separate occasions to announce neighborhood meetings, inserted notices into City of Brighton utility bills, ran newspaper ads, and provided outreach to Spanish-speakers (including dual translation posters and postcards, community outreach by sub-consultant Hispanidad, dual translation at neighborhood and public hearing meetings, and Spanish radio ads). The District Plan website was continuously updated with all information regarding the planning process, including but not limited to, maps, public comments, meeting times, locations, and summaries and copies of all draft plans, and videos to mark milestones in the plan development process.

KEY RECOMMENDATIONS/ NEXT STEPS:

In addition to an action plan and Future Land Use Plan, Chapter 4 of the District Plan summarizes the plan's key recommendations and the next steps to be undertaken by the City of Brighton and Adams County to implement the plan by expanding options available to landowners for development, leveraging the market, and preserving agricultural lands in the District area.

Both Adams County and Brighton are committed to the implementation of the District Plan. In order to cultivate a local food system, preserve prime agricultural lands in the District Area, and increase the likelihood of agritourism development, the following are recommended, but not limited to, appropriate next steps in the process:

1. Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available.⁷
2. Adams County and Brighton will develop an evaluation matrix⁸ for agricultural land preservation opportunities to include, but are not limited to:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.
3. Explore the creation a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition of strategically located land that would enhance agricultural preservation and help to define the character of development as outlined in this plan. Seek out other funding opportunities and financing to implement and sustain the District Plan's recommendations.
4. Adams County and Brighton should jointly enhance the Ag-Land Preservation sub-committee and appoint key members.

⁷ Actual grant funding request may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages. Grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others. All land purchases are subject to annual appropriation procedures.

⁸ See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

5. As part of the plan, a new, full-time equivalent employee dedicated to local food system programming and marketing efforts would be beneficial. This position could be funded equally by Adams County and Brighton for a minimum of two years, with evaluation thereafter, with the goal of the position to be self-sustaining via grant funds thereafter.
6. Contemplate the release of a request for qualifications or proposals to meet the objectives of the District Plan by the development community.
7. Amend Adams County and City of Brighton regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other zoning and design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.
9. Pursue opportunities in which historic preservation grants and tax credits might help to rehabilitate historic farm properties.

REFERRAL AGENCY COMMENTS

E-470 Public Highway Authority has no comment on this issue.

The Colorado Department of Public Health and Environment has no comment on this issue.

The Denver International Airport (DIA) Planning Office offered the following general comment: Any future structure, building, tower or other object proposed, that will be at a height greater than 200 ft. above ground level will require filing a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA) via the FAA's 7460-1 notification process. A copy of the FAA Advisory was provided to staff.

REFERRAL AGENCY COMMENTS RECEIVED AFTER PC STAFF REPORT WAS SENT

The Colorado Department of Transportation (CDOT): Avoid farm stands off restricted access highways and interstates; coordinate for design transitions; follow advertising/signage regulations.

Staff will continue to work with CDOT and other jurisdictions to coordinate for smooth transitions on roadways and supports the comment that farm stands should not be sited on restricted access highways and interstates and that signage regulations on CDOT roadways shall be followed.

Commerce City: Coordinate on transportation continuity; asked to be included on technical advisory committees; feels stand along City concept conflicts with DRCOG Urban Centers in Brighton.

Staff will continue to work with Commerce City and other jurisdictions to coordinate for smooth transitions on roadways between jurisdictions. Staff has invited Commerce City to upcoming TAC meetings and looks forward to working with Commerce City on their upcoming Comprehensive and Transportation Plan updates in a similar role. City of Brighton staff inquired to DRCOG regarding urban centers, and DRCOG indicated urban centers were in accordance with the District Plan in that they focus density in key locations and discourage density in other areas.

Tri-County Health: Supports Plan in terms of local food system providing equitable access to foods; supports water and agricultural land conservation strategies; suggests edits to recommendations in the text bolder for easier reading

Staff looks forward to working with Tri-County Health in the implementation of the plan in terms of local food systems and equitable access to foods, and water and agricultural land conservation strategies, and will take the recommendation to make key text recommendations bolded for easier reading.

CITIZEN COMMENTS

Staff received seven comments from citizens in regards to the proposed District Plan during the referral process. Comments were reviewed by Staff and incorporated into the Plan as appropriate. A response from Staff is included after each comment in italics.

In a letter dated February 8, 2016, and sent by email to the City of Brighton, Michael Richardson, manager of Brighton Lakes, LLC and General Partner of Indigo Trails, LLLP, requested the properties of Brighton Lakes, Indigo Trails, and 40 adjacent acres (SE corner of 144th and Chambers) be excluded from the District Plan, or designated mixed-use residential. While he stated support for the vision of preserving the City of Brighton and Adams County agricultural heritage, but also voiced concerns with the Plan. He suggested conducting an economic feasibility study to detail funding for the District Plan Vision, exclusion of City-annexed lands from the Plan Area, moving the western boundary to Sable Road, and other suggestions.

Much of the financial information regarding agricultural feasibility in the District Area was informed by an Agricultural Market Study performed for the District Plan, and the Market Assessment completed for the Be Brighton Comprehensive Plan. The District Plan calls for a County-wide market study prior to changes to the TDR program, and additional research regarding funding strategies, especially of outside funds, for plan implementation. Brighton Lakes, Indigo Trails and the property at 144th and Chambers were not redacted from the District Plan Area as this would create a “doughnut hole” of uncertainty for future planning. As these properties are generally already in the Brighton City limits or anticipated to be annexed, the

District Plan Future Land Use Map defers to the Be Brighton Future Land Use Map for these areas, which categories them as low density residential.

In an email dated March 1, 2016, Alan Hale of the City of Brighton Agriculture Land Preservation Sub-Committee (Ag-Preservation Sub-Committee), provided comments to the City of Brighton regarding the issue of “edges”, or appropriate transitions between agricultural property and more developed uses adjoining them. He described special concerns of the Ag-Preservation Sub-Committee regarding the north and western portions of the generalized District Plan Boundary.

Staff met with the Ag-Preservation Sub-Committee on February 29 and March 9, 2016 to discuss these concerns and others. Following requests for Future Land Use Plan revisions to the Local District Mixed Use category by property owners in the described area, other plan revisions, and discussion with the Committee, staff feels this comment has been fully addressed. A letter of support was formally submitted by the Ag-Preservation Sub-Committee as described below.

In a letter dated March 10, 2016 the City of Brighton Ag-Preservation Sub-Committee formally endorsed their support of the District Plan. The letter describes the outreach of the City of Brighton and Adams County, and the opportunity of citizens and stakeholders to participate in the plan process and shape the final product. The Committee urges the adoption of the District Plan and incorporation into future planning efforts.

Staff appreciates the time and efforts of the Ag-Preservation Sub-Committee to serve in an advisory and participatory role during the development of the District Plan, and hopes the Committee will continue to shepherd the Plan’s implementation if adopted.

In an email dated February 23, 2016, R. Wayne Walvoord of 346 Miller Avenue, Brighton, thanked staff for providing a hard copy of the District Plan at the Open House, and shared information regarding CoHousing and Aging in Place. He suggested ways in which local jurisdictions could work together on this issue, and asked to be aligned with known contacts with similar interests.

Staff appreciated Mr. Walvoord’s sharing of information and looks forward to working with him and other contacts and stakeholders on CoHousing and Aging in Place opportunities. Staff requests Mr. Walvoord serve on the Technical Advisory Committee for the next Balanced Housing Plan update.

In separate emails dated February 24 and February 25, 2016, Brook and Mianne Besser of 14640 E. 136th Avenue, Brighton, expressed concerns regarding the lack of knowledge of the timing and the rights of ways/cross section location of improvements to 136th Avenue and Sable. Not knowing where roads and sidewalks would be located caused concerns for those with homes near the roads, and uncertainty in regards to property improvements.

Staff spoke to Mr. Besser on March 3, 2016 and spoke with Kimberly Dahl at the City of Brighton, Transportation Department. Ms. Dahl indicated a study was being conducted at the intersection of 136th and Sable to better understand traffic needs and design options, and that

alignment designs were not available as the road improvements would be demand-driven and likely after 2040.

In an email dated March 4, 2016, Janice Miles sent an email expressing concerns the City of Brighton and Adams County were disallowing property owners in the District Plan Area to sell their land for development.

The District Plan contains a variety of provisions to expand development options for property owners. Property owners may sell their lands without restriction. The District Plan does not preclude development opportunities in accordance with the Plan. Staff welcomes a meeting to discuss future plans with property owners or further discuss their options.

After meeting with Adams County staff on March 1, 2016, and subsequent refinement over email, Phyllis Mayhew, 14801 E. 144th Avenue, Brighton, and Anne Anderson, 14605 Sable Blvd., Brighton, submitted the following written statement approved jointly on March 9, 2016:

We would like to see the red and the green portions of the Future Land Use Map in the upward northwest of the study area changed from red (Employment- Commercial) and green (Agriculture and Parks and Open Space) to the brown, Local District Mixed Use category. We would like to get a little closer in the plan to bringing in higher use development to this area and our land. We want to encourage higher value development prices in this area. We are concerned about appraisals being low because of a lack of recent sales and it is hard to know how to know and time the market in terms of selling. We must think of our family needs. Overall, we have concerns about the generation below coming up and taking over farms. A lot of turnover in farming could be the outcome going forward with the new plan because of little experience in being able to look into the future of when there will be crop excess, a good year for paying bills and maintaining daily life, or bad years due to weather or decrease in crop profits so then with no profit for the hard work done and the ensuing debt. Many of the younger generation wants no part of farming. We felt heard today although our concerns remain with what our futures hold with this new district plan.

The District Plan Future Land Use Map was amended to reflect Ms. Mayhew and Ms. Anderson's desires to have their properties in the District Plan Mixed Use category.

CITIZEN COMMENTS RECEIVED AFTER PC STAFF REPORT WAS SENT

Staff received four comments from citizens in regards to the proposed District Plan after sending the Planning Commission staff report, but prior to the Planning Commission public hearing. A response from Staff is included after each comment in italics.

In an email dated March 21, 2016, Robert Brown, 151 Terra Vista St., Brighton indicated he was very supportive of plan; unique opportunity to preserve farmland and agricultural character while promoting balanced growth.

Staff appreciates Mr. Brown's comment.

In a letter dated March 21, 2016 Todd Gilchrist, 2045 Donna Street, Brighton said he enthusiastically supports the plan. He said it keeps existing open space sales taxes local; the plan recognizes economic potential of agricultural preservation efforts; and the plan supports a higher quality of life and balances rural and urban community values in light of the needs of a changing population.

Staff appreciates Mr. Gilchrist's comment.

In an online submission to the www.DistrictPlan.org website, Christopher Gomez of Brighton describes other areas with agricultural businesses and a small town feel, He said he feels when people tied to the growth of food creates community, and wants this for his community in Brighton.

Staff appreciates Mr. Gomez's comment.

In a letter dated March 24, 2016 and provided by email, Timothy Flanagan the firm of Fowler, Schimberg & Flanagan, indicted he represented Debora Palizzi, Anna Maria Taylor, Rick Taylor, Craig Ritchey, Becky Scott, Elaine Schaefer, Morimitsu Family Farm (tenant-farmed by Petrocco Farms). He said his clients had been attending several of the neighborhood meetings and are concerned their questions and comments had not been headed. He said they are supportive of farm land preservation and the goals of a local food system, but they are generally against the plan and asked three questions (corresponding staff response in italics):

1. Will ADCO or City compensate my clients for any conservation or recreational easements?
Yes, if Adams County or the City of Brighton seeks easements, any lands voluntary sold or conserved will be compensated at fair market value based on an appraisal process.
2. Will ADCO or City compensate my clients for the loss of development rights if Plan is adopted?
No, the District Plan does not change development rights for current zoning.
3. Will ADCO compensate my clients for the loss or acquisition of transferable development rights?
The County does not purchase development rights. The District Plan recommends expanding the number of transferable development rights for property in this area.

Staff is happy to work with property owners to answer any additional questions they may have, and welcomes a meeting to discuss future plans with property owners or further discuss their options.

PLANNING COMMISSION UPDATE

The Planning Commission considered this case on March 24, 2016 and voted to adopt the District Plan. The vote was six in favor and one against adoption. Commissioner Mosko was the dissenting vote. Based on the Adams County Development Standards and Regulations within Section 2-02-12-04, the Planning Commission makes the decision on the case; the matter is then referred to the Board of County Commissioners to ratify the decision through a public meeting.

This is in accordance with Colorado Revised Statute 30-28-106 which states that Colorado does not mandate the adoption of a master plan by a county, but rather it authorizes the board of county commissioners to appoint a planning commission whose duty it is to make and adopt a master plan.

At the Planning Commission hearing, six people spoke highly in favor of the District Plan, and three spoke in favor of the Plan's vision but with additional questions or concerns. Three others asked clarifying questions and did not indicate support or discontent with the Plan. Questions and concerns included the expansion of government by an additional employee and the viability of ecotourism, how additional farming operations and development may impact existing wells, a need for additional flexibility in the plan, and a scaling and slowing down of the plan to be more realistic. Staff notes the Plan contemplates a range of applications from traditional to forward-thinking approaches to implementation. Staff also noted the plan allows flexibility in regard to land use that ranges from industrial, commercial, residential and agricultural, consistent with the vision of the plan.

One resident asked if the Plan would force the sale of their property or forcefully annex their property into the City of Brighton, and staff responded that selling land was up to property owners, and that the City of Brighton cannot force land to be annexed; a property owner can go through the annexation process if their property meets the criteria and they choose to do so. Other concerns were that the Plan did not address community farms or have enough protection to protect existing farmers from the complaints of new residential development in terms of agricultural smells. Staff noted that the Plan addresses ditch shares and that well water is subject to state water parameters, and existing protection of water rights will not change. Several residents had questions regarding traffic and the timing and location of street improvements. Adams County Engineering staff responded to these questions regarding the process of development driven roadway improvements. Several questions as to whether the Plan changed existing zoning and development entitlements were expressed and answered that the Plan does not rezone property or change existing entitlements.

Six people spoke against some parts of the Plan or against the Plan's adoption. Concerns were voiced that the plan limited property rights, that a plan was not necessary, that farmers should not be told what to do with their lands, that there were not a lot of new generations of farmers coming up, that the planning area was too large for experimentation, and the Plan needed to be slowed down, scaled back and have more flexibility.

A representative from the I-70 Regional Economic Advancement Partnership (REAP) shared the I-70 agritourism marketing program that may be adapted to be utilized in the District Plan area.

Following the public hearing, the Planning Commission asked staff to respond to the three questions provided in a letter by several property owners prior to the public hearing (this letter is described in the Citizen Comments Section below and attached in the packet's supporting documentations).

Excerpt from letter from Fowler, Schimberg and Flanagan, dated March 24, 2016, and a summary of the staff response is presented below in italics:

1. Will ADCO or City compensate my clients for any conservation or recreational easements?
Yes, if Adams County or the City of Brighton seeks easements, any lands voluntary sold or conserved will be compensated at fair market value based on an appraisal process.
2. Will ADCO or City compensate my clients for the loss of development rights if Plan is adopted?
No, the District Plan does not change development rights for current zoning.
3. Will ADCO compensate my clients for the loss or acquisition of transferable development rights?
The County does not purchase development rights. The District Plan recommends expanding the number of transferable development rights for property in this area.

Staff will continue to work with residents in the District Plan area to address transportation and other concerns.

Staff also provided information regarding the adoption note, prior to the adoption motion. Staff indicated that the City of Brighton shared the same note to allow for minor corrections up until May 31, 2016 to allow for minor revisions and coordination between the two plans following the adoption proceedings. The City of Brighton Planning Commission asked that a cover sheet be included prior to the appendices to note the appendices contained supporting information which was used to develop the plan. Staff anticipates this revision will be available for review prior to the BOCC hearing. This is an example of a revision staff believes falls under this note, and any such revisions will be provided for review and approval by the Planning Commission following coordination with the City of Brighton.

RECOMMENDATION

Staff believes the proposed District Plan demonstrates a more proactive, and forward thinking approach to planning for this area. The Plan also creates more collaboration between Adams County, the City of Brighton, and the District Plan community. Therefore, staff recommends ratification based on the following findings of fact, and one note:

PC Recommendation:	RATIFICATION with 5 Findings of Fact and 1 Note
Staff Recommendation:	RATIFICATION with 5 Findings of Fact and 1 Note

RECOMMENDED FINDINGS OF FACT

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.

2. The proposed District Plan is consistent with the goals and policies of the Adams County Comprehensive Plan.
3. The proposed District Plan is consistent and/or compatible with the land use, transportation, and open space plans in the Adams County Comprehensive Plan.
4. The proposed District Plan advances the health, safety, and welfare of the citizens and property owners of Adams County.
5. The proposed District Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

RECOMMENDED CONDITION OF APPROVAL

Recommended Note:

1. Up until May 31, 2016, the Office of Long Range Strategic Planning staff may make minor corrections to the District Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan, and to coordinate consistency with the Be Brighton Plan.

EXHIBITS

The District Plan may be viewed online: www.DistrictPlan.org or <http://www.adcogov.org/index.aspx?nid=1420>

What's the Latest with the District Plan Video may be viewed on YouTube: <https://www.youtube.com/watch?v=I4CoOFeeia8>

Exhibit 1 - Maps

Exhibit 1.1 Simple

PC Staff Report

Exhibit 2 - Referral Agency Labels

Exhibit 3 - Referral Agency Comments

Exhibit 3.1 - E-470 Public Highway Authority

Exhibit 3.2 - Colorado Department of Public Health and Environment

Exhibit 3.3 - Denver International Airport (DIA) Planning Department

Exhibit 3.4 - Adams County Parks and Open Space

Exhibit 3.5 - Adams County Office of Sustainability

[Referral Agency Comments received after PC staff report but prior to public hearing]

Exhibit 3.6 – Colorado Department of Transportation (CDOT)

Exhibit 3.7 – Commerce City

Exhibit 3.8 – Tri-County Health Department

Exhibit 4 - Citizen Comments

Exhibit 4.1 - Michael Richardson

Exhibit 4.2 - Alan Hale

Exhibit 4.3 - City of Brighton Agriculture Sub-Committee

Exhibit 4.4 - R. Wayne Walvoord

Exhibit 4.5 - Brook Mianne Besser

Exhibit 4.6 - Janice Miles

Exhibit 4.7 - Phyllis Mayhew and Anne Anderson

[Citizen Comments received after PC staff report but prior to public hearing]

Exhibit 4.8 – Robert Brown

Exhibit 4.9 – Todd Gilchrist

Exhibit 4.10 – Christopher Gomez

Exhibit 4.11 – Timothy Flanagan

Exhibit 5 - Associated Case Material

Exhibit 5.1 - Request for Comments and Public Hearing Notice

Exhibit 5.2 - Newspaper Publication

Exhibit 5.3 - Newspaper Ads

Exhibit 5.4 – Memo and Spreadsheet Regarding Changes to Draft Plan



OFFICE OF LONG RANGE STRATEGIC PLANNING
STAFF REPORT

Planning Commission

March 24, 2016

CASE No.: PLN2016-00005	CASE NAME: The District Plan
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Location of Request:	Approximately Bromley Lane on the north, Buckley Road on the east, E-470 along the south and the South Platte River corridor on the west.
Nature of Request:	Amendment to the Adams County Comprehensive Plan for the inclusion of the District Plan.
Hearing Date(s):	PC Adoption Hearing: March 24, 2016 (6:00 p.m.); Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601, Public Hearing Room, 1 st Floor.
	BOCC Ratification Hearing: April 5, 2016 (10:00 a.m.); Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601, Public Hearing Room, 1 st Floor.
Report Date:	February 11, 2016
Case Manager:	Rachel Bacon, AICP <i>RB AM</i>
Staff Recommendation:	ADOPTION with 5 Findings of Fact and 1 Note

SUMMARY OF APPLICATION

Nature of Request:

Adoption of the District Plan will amend the Adams County Comprehensive Plan, Imagine Adams County (2012), including the Future Land Use Map, and the County's Transportation, Parks and Open Space, and Hazard Mitigation Plans for the plan area, as appropriate. The District Plan is generally bounded by Bromley Lane on the north, Buckley Road on the east, E-470 along the south, and the South Platte River corridor on the west.

Background: Local and National Trends

Consumer appetites for local foods are growing across the United States. This speaks to consumers desiring knowledge about food origin, production and processing practices, and support for place-based economic development. According to the U.S. Department of Agriculture (USDA), the number of farmers markets in the country has exploded from 1,755 in 1994 to nearly 8,500 in 2015 (a 2.5% increase from 2014), with more than 150 of these located in Colorado. The USDA lists five farmers markets in Adams County, one each in Brighton,

Northglenn, Bennett, Thornton, and Westminster, and four farms in the Brighton area have on-site markets.

The growth of the farm-to-table movement follows decades of farm consolidation, resulting in larger but fewer farms and global supply chains. At the same time, according to the Colorado Tourism Office's 2013 Strategic Plan for Agritourism Promotion, "As populations increase and the cost of land and labor skyrockets, farmers and ranchers across the U.S. are following the lead of Europe, Australia and New Zealand, turning to agritourism as one way to diversify their revenue... Today, with fewer farmers producing more food, people have become disconnected with the sources of their food. Agritourism offers a new way to fulfill the desire to reshape this food/source connection."

The public and private sector is responding to leverage this consumer desire for local foods in ways that enhance local economies, support existing and new generations of farmers, expand recreation and health promotion opportunities, conserve and program agricultural lands, and promote a high quality of life for residents and visitors. In Colorado, the state has created a dedicated Heritage and Tourism Office to stimulate economic development in Colorado through the promotion and growth of agritourism, and to support revenue growth for the 37,000 farms in Colorado, only 2% of which presently engage in activities uniting consumers with the foods they buy and consume.¹

In the Front Range, private-public partnerships and developers are also responding to these market forces through innovative concepts and programs which mix residential, commercial, educational and agricultural uses in new and exciting ways. In Westminster at 72nd and Sheridan, a coalition is working to develop a local food campus featuring a manufacturing and packaging facility, food-related education from the field to the table, a business incubator, and a large retail store serving as an indoor farmer's market, grocery, and cottage industry sales floor. Denver's National Western Center Master Plan seeks, with partners including Colorado State University, the Denver Museum of Nature and Science, and History Colorado, to highlight agricultural commodities, support agriculturally-based research and development, and develop a year-round farmers market. In Aurora, near Stapleton, developer Flightline Ventures is turning the 60-year-old, 22-acre former Stanley Aviation property into the Stanley Marketplace, a \$25 million retail and events center which will support a local beer garden and restaurant and urban marketplace.

In Adams County, opportunity exists to better align consumer trends with local food production, place-based branding and economic development, and agritourism-related businesses. In 2012, out of 841 farms county-wide, only 11 farms reported earning agritourism dollars (\$422,000), 96 farms sold \$502,200 of food directly to household consumers, and 48 farms produce added-value products on the farm (such as turning cucumbers into pickles, zucchini into zucchini bread, etc.). Adams County contains 2.3% of the state's total farms, and 2.2% of the state's total farmland,

¹ Colorado Tourism Office, 2013 Strategic Plan for Agritourism Promotion

with some of the best farmland in the county and the state located in the District Plan Study Area.²

According to the Market Study undertaken as a part of the District Plan (see Appendix A), the study area's approximate 5,000 acres, "Includes some of the best farmland in Colorado, especially below the Fulton Ditch where rich alluvial topsoil and sufficient irrigation create excellent conditions. Even lands above the ditch are considered prime soils by USDA. These have historically been farmed with grains that tolerate dry conditions, or pastured to livestock." The presence of flowing water in the area from the South Platte River allows for rich soil deposits, ample water for farming (see additional discussion on water resources in the Study Area on page 22 of the District Plan), and fewer wind-erosion issues than other areas of Colorado. The District Plan Area has been farmed for generations, and many farms continue to operate. The area includes historic farmsteads, land cultivated by two of the largest vegetable growers in the state (Petrocco and Sakata Farms), one of the largest nursery growers in the state, multiple farmstands, and Berry Patch Farm, an organic, you-pick-it destination and community-supported agricultural operation.

The Market Study also outlines the food consumption market in the region, and the potential for Adams County to capture additional market share (see page 66 of Appendix A):

- Brighton residents purchase \$83 million of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- County residents purchase \$1.3 billion of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- Metro Denver residents purchase more than \$7 billion of food each year [*Calculated using Bureau of Labor Statistics using regional averages for Western states*].
- If every Adams County residents purchased \$5 of food each week from some farm in the County, farmers would earn \$122 million over a year – almost as much as they earn now selling all crops and livestock [*Calculation: population x \$5 x 52 weeks*].

Origin of the District Plan

As described above, the District Plan Area contains approximately 5,000 acres in the South Brighton area of unincorporated Adams County generally bounded by Bromley Lane on the north, Buckley Road on the east, E-470 along the south and the South Platte River corridor on the west. Through the District Plan, Adams County and the City of Brighton recognize the opportunity to collaboratively plan for, preserve and promote the rich agricultural heritage of the south Brighton area in ways that bring value to those that live, farm, and visit in the area.

The concept of establishing an agriculture-based study for this area first emerged from the Adams County Open Space, Parks, and Trails Master Plan, which identifies the area as a local food production district. The area is contemplated as a possible location for a broad mix of uses intended to support the development of the area as a thriving agricultural production area as well

² Adams County's Farms, Census of Agriculture, 2012 (data released May 2, 2014) as reported by the District Plan, Appendix A, FARMING, FOOD, AND MARKETS IN ADAMS COUNTY. Note: The 2014 Colorado Census of Agriculture has not yet been released.

as a destination for agricultural tourism. According to the plan, such uses are envisioned to include, but would not be limited to: working farms and general agricultural uses, bed and breakfasts, farm stay and tour operations, farmers markets or farm stands, agricultural processing facilities, and clustered, sustainably designed residential developments that focus on backyard and neighborhood or community farms integrated within the development.

The 2012 Comprehensive Plan, *Imagine Adams County*, identifies several geographic areas in which additional detailed planning work is needed. In Chapter 4, *Imagine Adams County* describes the “Agricultural Tourism Study Area”, which ultimately became the District Plan study area. In addition to the District Plan serving as an amendment to *Imagine Adams County* for the study area boundary, the District Plan is also being jointly adopted by the City of Brighton alongside their 2016 Comprehensive Plan update, *Be Brighton*, and 2016 Transportation Plan update.

Land preservation and agricultural promotion has broad community support. In surveys conducted for the 2012 Adams County Open Space Plan and *Imagine Adams County* Plan updates, over 90% of County residents support conserving prime farmlands. According to the Adams County Quality of Life Survey, last conducted in 2014, 77% of County residents rate Adams County’s open space, parks and trails systems as excellent or good, with 38% of residents supporting the County spending more effort, and 58% the same effort, on parks and open space. The *Be Brighton* Community Survey conducted as a part of the *Be Brighton* Comprehensive Plan Update and District Plan development process shows 90% of the 95 survey participants (both City of Brighton and unincorporated Adams County residents) support produce stands and agritourism, 77% support activating the Bromley Hishinuma Farm, and 85% support continuing to encourage prime farmland preservation and retain major growers.

District Plan Area Today

The District Plan Area is presently agricultural and rural in nature. Of roughly 5,000 acres, approximately 770 acres are in the 100-year floodplain, 300 acres are existing rural developments (unincorporated subdivisions), 400 acres are existing open space and parks, and 1,950 acres are existing annexed and entitled lands in the City of Brighton. However, the vast majority of annexed and entitled lands are undeveloped, with traditional market forces unlikely to absorb the land for the next 20-30 years, according the City of Brighton Market Assessment undertaken as a part of the *Be Brighton* Plan development.³

The District Plan Area has many positive attributes unique to other areas of the Denver Metro Area in terms of quality of life elements. It is well-situated between the Platte River on the west and Barr Lake on the east, allowing for recreational opportunities of regional significance—trails, bike paths and wildlife areas connecting to the Adams County Regional Park, the National Western Stock Show, the City of Boulder, the Platte River corridor and Barr Lake are conceivable over time. The Area has excellent connectivity via 85, I-76 and E-470 to the Metro Area and the Denver International Airport (DIA), and the extension of many public utilities and infrastructure to portions of the southern part of the District Plan Area following the opening of E-470 in 2003 allow for development opportunities.

³ See City of Brighton Market Assessment Technical Memo, as included in Appendix A of *Be Brighton*: www.bebrighton.net

Additionally, Adams County and the City of Brighton are growing at high rates. Adams County's annual growth is projected to be second in the state at 1.8% per year through 2040, growing from approximately 490,000 residents in 2015 to nearly 790,000 residents by 2040.⁴ The Brighton market area is projected to grow by 4.0% annually through 2020 (reducing slightly to an overall rate of 3.8% through 2025), according to the City of Brighton Market Assessment. With an estimated population of 35,966 in 2015,⁵ if Brighton grows at a rate of 3.8% through 2040, the population may potentially reach 91,375 by 2040.

The presence of prime agricultural land and a strong tradition of farming allow a distinctive opportunity to brand the District Area as a unique place and a destination within the Metro Area, while bringing in new market forces and public-private partnerships to the District Area to build a local food system, promote innovative development by leveraging place-made context, support economic development through agritourism, and preserve prime farmland. The District Plan explores tools and opportunities to build upon the unique attributes of the Area to support farmers wanting to continue farming, those that want to sell their land, and those that may want to explore new development options, while working to promote a high quality of life.

District Plan Vision

The District has been in a state of transition since E-470 opened in 2003, making the area more accessible and developable, thus threatening its farming heritage, the local food economy, and the buffer that farmland provides between Brighton and the Denver region. Although some development is desirable, thoughtful and proactive coordination are necessary to ensure the South Platte River's prime farmland will remain a southern gateway to Brighton, balancing a mix of neighborhoods with small and medium-sized farms. Rural uses, such as farming, food processing, and clustered housing on 1-2 acre lots, will be focused in the County. Urban uses that require public utilities, such as multifamily, mixed use, and neighborhood commercial developments, will be encouraged in the City. Opportunities for similar urban land development will be evaluated on a case-by-case basis in unincorporated Adams County.

The Fulton Ditch trail network will tie destinations together – farm stands, farm-to-table restaurants, pick-your-own farms, a historic farm and special events venue, bed and breakfasts, a museum, working lands, and food storage and processing facilities – from the South Platte River to Barr Lake. Properly developed and preserved, the District will retain its status as a hub of local foods, enhance the local food economy, become a tourist destination for food connoisseurs, promoting the distinctive image of a freestanding community that grows a significant portion of the region's produce.

To achieve this vision, the District Plan balances agritourism promotion activities, developer incentives/public-private partnership opportunities, land preservation strategies, and coordination and collaboration between Adams County and the City of Brighton. Implementation of the plan will be achieved through the Plan's Future Land Use Map, Active Transportation Plan, Thoroughfare Plan, Plan Recommendations/Next Steps and Action Plan. The Plan also provides

⁴ Colorado Demography Office

⁵ City of Brighton

guidance and examples of innovative policies and programs and creates a new land use category for Adams County and the City of Brighton, Local District Mixed Use, to entice agricultural and context sensitive development to the area. Finally, the Plan also outlines changes to zoning and development codes to make agritourism development easier, Transfer of Development Rights (TDRs) possible between the County and the City, and TDR and cluster development options which better fit the context and character of the Local District. The plan also promotes sustainable development and agricultural practices. Key recommendations are described below.

Local District Mixed Use:

The District Plan introduces recommended character elements, design standards, and uses for a Local District Mixed Use Land Use Category, as presented below. The Local District Mixed Use Future Land Use category may be desirable in other areas of Adams County seeking the district’s character and uses. As such, future comprehensive plan amendments may incorporate this category, as appropriate. Additionally, the District Plan recommends, as a next step, Adams County and the City of Brighton to work together to consider a joint Local District Mixed Use zoning category. Any code amendments would be subject to regulatory processes, and any rezoning actions would be voluntary and subject to regulatory processes. Appendix D of the District Plan includes a similar ordinance from the City of Phoenix for general reference.

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
Local District Mixed Use	<p>Primary: Concentrated food cultivation, processing, and distributing. Agricultural tourism uses such as farmers markets, cottage industries, bed and breakfast establishments, restaurants, breweries, tourism services.</p> <p>Secondary: Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming.</p> <p>Conserve environmentally sensitive areas. Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide.</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses.</p> <p>Incorporated into a municipality where central water and sewer is necessary.</p> <p>Adequate transportation access Avoid uses that are incompatible with agricultural uses.</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives.</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner.</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant.</p> <p>Contributes to separating and defining urban areas.</p>

Transfer of Development Rights Program (TDR):

During the development of the District Plan, opportunities to re-examine the County's existing TDR program were identified to better encourage development-driven land and water preservation while promoting development aligned with the District Plan's vision. A TDR sub-study was conducted which advises code revisions to make the TDR program more desirable in the District Plan Area, and to allow for County sending sites in the District to be received in the City of Brighton, where higher densities may be more appropriate due to the availability of municipal infrastructure, utilities and services. The Plan identifies the Prairie Center development in the southeast of the District Plan Area as an appropriate receiving site, and suggests exploring additional receiving sites in or near cities throughout the County in order to focus additional densities closer to urban services while preserving important lands (floodplain, riparian corridors, and prime agricultural lands).

The sub-study also recommends the County and City explore a 1:1 transfer ratio for property within the District (1 additional unit bonus each for every acre and water share preserved) to further incentivize the program in the area. As the largest parcels in the District Plan Area are generally 50 acres, this means developers buying lands in the area would be allowed 100 additional units in the County's existing, or proposed (following regulatory amendments to the program) receiving areas. Additionally, the sub-study recommends reducing the minimum lot size for sending areas, as the present standard of 160 acres unless other conserved areas are adjacent, presents a burden for those in the District Area seeking to utilize the program.

This recommendation also includes initiating a County-wide market study and County-wide revisions to the program to maximize the program's benefits. Presently, over 3,000 acres in Adams County have been preserved through the program, but adjustments to the market are expected as development patterns and conditions change over time. The 2012 Imagine Adams County Plan set forth initial recommendations to redesign the program, which will be incorporated, and describes the regulatory processes necessary for code revisions.

Sustainable Development and Agricultural Practices

The District Plan also champions a variety of sustainable development and agricultural practices, and corresponding strategies and actions. Recommendations include Adams County coordinating with the City of Brighton on their Water Master plan (anticipated to be complete in 2017), promoting water efficiency measures in both agricultural and urban applications that allow for secondary use of agricultural water rights by municipal users, sustainable irrigation farm practices, and preservation strategies which buy water rights in addition to land. Additionally, the Plan provides examples and incentives for low-impact development, and zoning and other code amendments to balance density and agriculturally-based mixed uses with agricultural uses, including potential revisions to the County's existing cluster development standards.

These recommendations align with Adams County's 2013 Sustainability Plan, the 2015 Colorado Water Plan, and the draft Denver Regional Council of Government's Metro Vision Plan to further integrate land use and water planning and seek creative options for improving residential and agricultural irrigation conservation and efficiency.

A More Focused and Coordinated Land and Water Shares Acquisition and Preservation Strategy:
The District Plan provides strategies to focus existing, available resources, and to leverage outside resources, to better coordinate the preservation of land and water shares in the District. The Plan describes available and potential resources, including the Adams County Open Space grant program, Conservation Trust programs, Great Outdoors Colorado (GOCO) matching funds, and other grant funds and opportunities, including public and private partnerships. The Plan outlines three different strategies for different levels of preservation/preservation targets, and the number of acres and water which could conceivably be purchased, conserved and leased or programmed over time under each strategy.

The Plan outlines a realistically achievable target as follows: *Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available.* Under this strategy and by leveraging additional resources, the plan describes between 600 and 1,000 acres of prime land and corresponding water shares may be preserved over 15 years. In this discussion, the Plan notes that actual grant funding requests may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages; grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others; and, all land purchases are subject to annual appropriation procedures.

Additionally, the Plan recommends additional work by Adams County and the City of Brighton to develop a robust evaluation matrix to assist with prioritizing agricultural land preservation opportunities as lands become available for sale.⁶ Considerations are suggested to include, but are not limited to the following:

- Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
- Define goals around water resources to sustain agricultural production and address future municipal need.
- Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
- Where possible, focus on existing view sheds.
- Assess existing and future transportation constraints.

Development of the District Plan

Since June 2015, the Office of Long Range Strategic Planning has worked with the City of Brighton Community Development Department to hold seven community meetings/events/open houses and meet with property owners one-on-one on three separate occasions. Staff has collaborated with various Adams County departments and entities including Brighton's Agricultural Preservation Sub-Committee and the Conservation Fund to better define the south

⁶ See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

Brighton area's present and future needs and desires and ultimately create a subarea plan for the community. A working group to provide technical assistance and serve in an advisory role was developed early in the process, and included property owners and agriculture experts/related professionals.

Additionally, as part of the plan development, an Agricultural Market Study and a Water Study were conducted to evaluate the economic feasibility of agricultural preservation, promotion and tourism, and to better understand water rights and water availability in the study area. These studies were complimented by the Be Brighton Market Assessment, as described above, which helped inform the market demands and opportunities for the District Plan Area.

Throughout the planning process, the Office of Long Range Strategic Planning staff has received numerous comments about the Plan (see attached comments). The staff and consultant team has met with various residents and property owners to go over specific concerns and issues. The Office of Long Range Strategic Planning staff has also consulted with various County departments (e.g. Transportation, Parks and Open Space, Office of Emergency Management, and Community and Economic Development) to ensure a comprehensive approach in planning for the community's future as well as the County as a whole. Long Range Strategic Planning staff has reviewed all of the public input and has incorporated comments where applicable and appropriate (see District Plan Comment Tracking, below).

MILESTONES: The following are milestones of the planning process for the District Plan:

- **June 8, 2015:** Kickoff/Community Outreach Meeting #1; Eagle View Adult Center, Brighton, CO (over 120 attendees).
- **July 13, 2015:** Community Outreach Meeting #2; Eagle View Adult Center, Brighton, CO (over 120 attendees).
- **October 19, 2015:** Working Group Meeting Introduce Plan, Consultants and Existing Conditions; Adams County Government Center, CO (approximately 30 attendees)
- **October 26, 2015:** Neighborhood Meeting to Introduce Plan, Consultants and Existing Conditions; Adams County Government Center, Brighton, CO (approximately 30 attendees)
- **November 4-5, 2016:** Small group and one-on-one meetings with District Area landowners
- **November 9, 2015:** Working Group Meeting to Discuss Opportunities and Constraints and Landowner and Community Goals; Adams County Government Center, Brighton, CO (approximately 30 attendees)
- **November 16, 2015:** Neighborhood Meeting to Review Market Conditions and Scenario Mapping Exercise; Adams County Government Center, Brighton, CO (approximately 40 attendees)
- **December 2, 4, 17, and 20, 2016:** Small group and one-on-one meetings with District Area landowners

- **December 7, 2015:** Working Group Meeting to Review Agricultural Market Study and HRS Water Study; Adams County Government Center, Brighton, CO (approximately 30 attendees)
- **December 14, 2015:** Neighborhood Meeting to Review Agricultural Market Study and HRS Water Study; Adams County Government Center, Brighton, CO (approximately 40 attendees)
- **January 12-13; 26, 2016:** Small group and one-on-one meetings with District Area landowners
- **January 13, 2016:** Meeting with Agricultural Sub-Committee; Brighton City Hall, Brighton, CO
- **February 22, 2016:** Neighborhood Meeting with Guest Panelists; Eagle View Adult Center, Brighton, CO (over 50 attendees).
- **February 29, 2016:** Meeting with Agricultural Sub-Committee; Eagle View Adult Center, Brighton, CO
- **February 29, 2016:** Neighborhood Meeting (Jointly held to review Brighton's BeBrighton Comprehensive Plan Update) to review the Draft District Plan; Eagle View Adult Center, Brighton, CO (over 100 attendees).
- **March 9, 2016:** Meeting with Agricultural Sub-Committee; Brighton City Hall, Brighton, CO

OUTREACH

The District Plan process included numerous opportunities for one-on-one input from a variety of stakeholder groups in addition to the community-at-large. Over the course of the eleven-month process, seven community meetings/events/open houses were held with the public. In addition to meetings and to encourage sustained public participation throughout plan development, the City and County managed a project website (www.districtplan.org) and social media outreach, posted five informational videos, mailed approximately 1,600 postcards on two separate occasions to announce neighborhood meetings, inserted notices into City of Brighton utility bills, ran newspaper ads, and provided outreach to Spanish-speakers (including dual translation posters and postcards, community outreach by sub-consultant Hispanidad, dual translation at neighborhood and public hearing meetings, and Spanish radio ads). The District Plan website was continuously updated with all information regarding the planning process, including but not limited to, maps, public comments, meeting times, locations, and summaries and copies of all draft plans, and videos to mark milestones in the plan development process.

KEY RECOMMENDATIONS/NEXT STEPS:

In addition to an action plan and Future Land Use Plan, Chapter 4 of the District Plan summarizes the plan's key recommendations and the next steps to be undertaken by the City of Brighton and Adams County to implement the plan by expanding options available to landowners for development, leveraging the market, and preserving agricultural lands in the District area.

Both Adams County and Brighton are committed to the implementation of the District Plan. In order to cultivate a local food system, preserve prime agricultural lands in the District Area, and increase the likelihood of agritourism development, the following are recommended, but not limited to, appropriate next steps in the process:

1. Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available.⁷
2. Adams County and Brighton will develop an evaluation matrix⁸ for agricultural land preservation opportunities to include, but are not limited to:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.
3. Explore the creation a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition of strategically located land that would enhance agricultural preservation and help to define the character of development as outlined in this plan. Seek out other funding opportunities and financing to implement and sustain the District Plan’s recommendations.
4. Adams County and Brighton should jointly enhance the Ag-Land Preservation sub-committee and appoint key members.
5. As part of the plan, a new, full-time equivalent employee dedicated to local food system programming and marketing efforts would be beneficial. This position could be funded equally by Adams County and Brighton for a minimum of two years, with evaluation thereafter, with the goal of the position to be self-sustaining via grant funds thereafter.

⁷ Actual grant funding request may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages. Grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others. All land purchases are subject to annual appropriation procedures.

⁸ See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

6. Contemplate the release of a request for qualifications or proposals to meet the objectives of the District Plan by the development community.
7. Amend Adams County and City of Brighton regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other zoning and design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.

REFERRAL AGENCY COMMENTS

E-470 Public Highway Authority has no comment on this issue.

The Colorado Department of Public Health and Environment has no comment on this issue.

The Colorado Department of Transportation (CDOT) has indicated they will submit a comment. As this comment was not received by the sending date of the staff report, a hard copy will be provided to the Planning Commission prior to the public hearing.

The Denver International Airport (DIA) Planning Office offered the following general comment: Any future structure, building, tower or other object proposed, that will be at a height greater than 200 ft. above ground level will require filing a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA) via the FAA's 7460-1 notification process. A copy of the FAA Advisory was provided to staff.

CITIZEN COMMENTS

Staff received seven comments from citizens in regards to the proposed District Plan during the referral process. Comments were reviewed by Staff and incorporated into the Plan as appropriate. A response from Staff is included after each comment in italics.

In a letter dated February 8, 2016, and sent by email to the City of Brighton, Michael Richardson, manager of Brighton Lakes, LLC and General Partner of Indigo Trails, LLLP, requested the properties of Brighton Lakes, Indigo Trails, and 40 adjacent acres (SE corner of 144th and Chambers) be excluded from the District Plan, or designated mixed-use residential. While he stated support for the vision of preserving the City of Brighton and Adams County agricultural heritage, but also voiced concerns with the Plan. He suggested conducting an economic feasibility study to detail funding for the District Plan Vision, exclusion of City-annexed lands from the Plan Area, moving the western boundary to Sable Road, and other suggestions.

Much of the financial information regarding agricultural feasibility in the District Area was informed by an Agricultural Market Study performed for the District Plan, and the Market

Assessment completed for the Be Brighton Comprehensive Plan. The District Plan calls for a County-wide market study prior to changes to the TDR program, and additional research regarding funding strategies, especially of outside funds, for plan implementation. Brighton Lakes, Indigo Trials and the property at 144th and Chambers were not redacted from the District Plan Area as this would create a “doughnut hole” of uncertainty for future planning. As these properties are generally already in the Brighton City limits or anticipated to be annexed, the District Plan Future Land Use Map defers to the Be Brighton Future Land Use Map for these areas, which categories them as low density residential.

In an email dated March 1, 2016, Alan Hale of the City of Brighton Agriculture Land Preservation Sub-Committee (Ag-Preservation Sub-Committee), provided comments to the City of Brighton regarding the issue of “edges”, or appropriate transitions between agricultural property and more developed uses adjoining them. He described special concerns of the Ag-Preservation Sub-Committee regarding the north and western portions of the generalized District Plan Boundary.

Staff met with the Ag-Preservation Sub-Committee on February 29 and March 9, 2016 to discuss these concerns and others. Following requests for Future Land Use Plan revisions to the Local District Mixed Use category by property owners in the described area, other plan revisions, and discussion with the Committee, staff feels this comment has been fully addressed. A letter of support was formally submitted by the Ag-Preservation Sub-Committee as described below.

In a letter dated March 10, 2016 the City of Brighton Ag-Preservation Sub-Committee formally endorsed their support of the District Plan. The letter describes the outreach of the City of Brighton and Adams County, and the opportunity of citizens and stakeholders to participate in the plan process and shape the final product. The Committee urges the adoption of the District Plan and incorporation into future planning efforts.

Staff appreciates the time and efforts of the Ag-Preservation Sub-Committee to serve in an advisory and participatory role during the development of the District Plan, and hopes the Committee will continue to shepherd the Plan’s implementation if adopted.

In an email dated February 23, 2016, R. Wayne Walvoord of 346 Miller Avenue, Brighton, thanked staff for providing a hard copy of the District Plan at the Open House, and shared information regarding CoHousing and Aging in Place. He suggested ways in which local jurisdictions could work together on this issue, and asked to be aligned with known contacts with similar interests.

Staff appreciated Mr. Walvoord’s sharing of information and looks forward to working with him and other contacts and stakeholders on CoHousing and Aging in Place opportunities. Staff requests Mr. Walvoord serve on the Technical Advisory Committee for the next Balanced Housing Plan update.

In separate emails dated February 24 and February 25, 2016, Brook and Mianne Besser of 14640 E. 136th Avenue, Brighton, expressed concerns regarding the lack of knowledge of the timing and

the rights of ways/cross section location of improvements to 136th Avenue and Sable. Not knowing where roads and sidewalks would be located caused concerns for those with homes near the roads, and uncertainty in regards to property improvements.

Staff spoke to Mr. Besser on March 3, 2016 and spoke with Kimberly Dahl at the City of Brighton, Transportation Department. Ms. Dahl indicated a study was being conducted at the intersection of 136th and Sable to better understand traffic needs and design options, and that alignment designs were not available as the road improvements would be demand-driven and likely after 2040.

In an email dated March 4, 2016, Janice Miles sent an email expressing concerns the City of Brighton and Adams County were disallowing property owners in the District Plan Area to sell their land for development.

The District Plan contains a variety of provisions to expand development options for property owners. Property owners may sell their lands without restriction. The District Plan does not preclude development opportunities in accordance with the Plan. Staff welcomes a meeting to discuss future plans with property owners or further discuss their options.

After meeting with Adams County staff on March 1, 2016, and subsequent refinement over email, Phyllis Mayhew, 14801 E. 144th Avenue, Brighton, and Anne Anderson, 14605 Sable Blvd., Brighton, submitted the following written statement approved jointly on March 9, 2016:

We would like to see the red and the green portions of the Future Land Use Map in the upward northwest of the study area changed from red (Employment- Commercial) and green (Agriculture and Parks and Open Space) to the brown, Local District Mixed Use category. We would like to get a little closer in the plan to bringing in higher use development to this area and our land. We want to encourage higher value development prices in this area. We are concerned about appraisals being low because of a lack of recent sales and it is hard to know how to know and time the market in terms of selling. We must think of our family needs. Overall, we have concerns about the generation below coming up and taking over farms. A lot of turnover in farming could be the outcome going forward with the new plan because of little experience in being able to look into the future of when there will be crop excess, a good year for paying bills and maintaining daily life, or bad years due to weather or decrease in crop profits so then with no profit for the hard work done and the ensuing debt. Many of the younger generation wants no part of farming. We felt heard today although our concerns remain with what our futures hold with this new district plan.

The District Plan Future Land Use Map was amended to reflect Ms. Mayhew and Ms. Anderson's desires to have their properties in the District Plan Mixed Use category.

RECOMMENDATION

Staff believes the proposed District Plan demonstrates a more proactive, and forward thinking approach to planning for this area. The Plan also creates more collaboration between Adams County, the City of Brighton, and the District Plan community. Therefore, staff is recommending approval based on the following findings of fact:

CASE ANALYSIS

REVIEW CRITERIA:

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.

Yes.

2. The proposed District Plan is consistent with the goals and policies of the Adams County Comprehensive Plan.

Yes.

3. The proposed District Plan is consistent and/or compatible with the land use, transportation, and open space plans in the Adams County Comprehensive Plan.

Yes.

4. The proposed District Plan advances the health, safety, and welfare of the citizens and property owners of Adams County.

Yes.

5. The proposed District Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

Yes.

Staff Recommendation:

ADOPTION with 5 Findings of Fact and 1 Note

RECOMMENDED FINDINGS OF FACT

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed District Plan is consistent with the goals and policies of the Adams County Comprehensive Plan.
3. The proposed District Plan is consistent and/or compatible with the land use, transportation, and open space plans in the Adams County Comprehensive Plan.

4. The proposed District Plan advances the health, safety, and welfare of the citizens and property owners of Adams County.
5. The proposed District Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

RECOMMENDED CONDITION OF APPROVAL

Recommended Note:

1. Up until May 31, 2016, the Office of Long Range Strategic Planning staff may make minor corrections to the District Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan, and to coordinate consistency with the Be Brighton Plan.

COUNTY AGENCY COMMENTS

ADAMS COUNTY COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT:

No comments submitted.

ADAMS COUNTY PARKS & OPEN SPACE DEPARTMENT:

The Parks and Open Space Department was involved in every step of the creation of the Local District Plan. We appreciated being included in such a meaningful way, particularly since a large part of implementation (land acquisition, conservation easement negotiation, and future land management) will be our responsibility. The methods used to evaluate the Local District lands for agricultural viability were comprehensive and appropriate. The future land uses proposed by the plan provide additional options for landowners in unincorporated Adams County. We look forward to working with landowners to help them exercise the options proposed in this plan.

ADAMS COUNTY OFFICE OF SUSTAINABILITY:

The District Plan identifies several recommendations and strategies for land conservation and development that support the achievement of goals laid forth in the Adams County 2030 Sustainability Plan. The Sustainability Plan addresses land conservation, and specifically conservation of agricultural land and land in floodplains and riparian corridors, as a top priority of the County over the next fifteen years; two goals in the Sustainability Plan are specifically related to increasing the number of conserved acres of agricultural and riparian land, and a further goal supports the development of a stronger local food system. Should the County undertake the recommended actions identified in the District Plan, especially as they relate to increased use of conservation easements, transfer of development rights, and other methods to conserve and preserve agricultural land, the County will move towards achievement of a number of the goals adopted in the 2030 Sustainability Plan.

The Adams County Sustainability program and staff are in favor of and support the recommendations of the District Plan. Adoption and implementation of the District Plan will ensure that Adams County continues to preserve valuable environmental resources and support a sustainable local food economy.

ADAMS COUNTY SHERIFF'S OFFICE:

No comments submitted.

TRANSPORTATION DEPARTMENT:

The Transportation Department reviewed the District Plan and has no comments at this time.

REFERRAL AGENCY COMMENTS

Responding with Concerns and/or Changes:

None.

Responding without Concerns:

E-470 Public Highway Authority, the Colorado Department of Public Health and Environment, and the Denver International Airport (DIA) Planning Office.

Notified but not Responding /Considered a Favorable Response:

This case was referred out to more than 170 agencies. Please see the attached list for more information on who was notified.

EXHIBITS

Exhibit 1 - Maps

Exhibit 1.1 Simple

PC Staff Report

Exhibit 2 - Referral Agency Labels

Exhibit 3 - Referral Agency Comments

Exhibit 3.1 - E-470 Public Highway Authority

Exhibit 3.2 - Colorado Department of Public Health and Environment

Exhibit 3.3 - Denver International Airport (DIA) Planning Department

Exhibit 3.4 - Adams County Parks and Open Space

Exhibit 3.5 - Adams County Office of Sustainability

Exhibit 4 - Citizen Comments

Exhibit 4.1 - Michael Richardson

Exhibit 4.2 - Alan Hale

Exhibit 4.3 - City of Brighton Agriculture Sub-Committee

Exhibit 4.4 - R. Wayne Walvoord

Exhibit 4.5 - Brook Mianne Besser

Exhibit 4.6 - Janice Miles

- Exhibit 4.7 - Phyllis Mayhew and Anne Anderson
- Exhibit 5 - Associated Case Material
 - Exhibit 5.1 - Request for Comments and Public Hearing Notice
 - Exhibit 5.2 - Newspaper Publication
 - Exhibit 5.3 - Newspaper Ads
 - Exhibit 5.4 – Memo and Spreadsheet Regarding Changes to Draft Plan
- Exhibit 6 - District Plan



To: Planning Commission
From: Rachel Bacon, AICP, Senior Long Range Planning Strategist
Subject: The District Plan / Case #PLN2016-00005
Date: March 24, 2016

If the Planning Commission does not concur with the staff recommendation of Approval, the following findings and statement may be adopted as part of the decision:

The Planning Commission does not agree with the policy implications of this plan and chooses not to approve the District Plan based on the following findings:

ALTERNATIVE RECOMMENDED FINDINGS

1. Development patterns or factors have not substantially changed in ways that necessitate or support the amendment.
2. The District Plan is not consistent with the goals and policies of the Adams County Comprehensive Plan.
3. The District Plan is not consistent and/or compatible with the land use, transportation, and open space plans in the Adams County Comprehensive Plan.
4. The District Plan does not advance the health, safety, and welfare of the citizens and property owners of Adams County.
5. The proposed District Plan overburdens the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

-----Board of County Commissioners-----

Eva J. Henry
District 1

Charles "Chaz" Tedesco
District 2

Erik Hansen
District 3

Steve O'Dorisio
District 4

Jan Pawlowski
District 5

ADAMS 12 FIVE STAR SCHOOLS
Attn: MATT SCHAEFER - PLANNING MANAGER
1500 E. 128TH AVENUE
THORNTON CO 80241

BENNETT SCHOOL DISTRICT 29J
Attn: Dennis Veal - SUPERINTENDENT
615 7TH ST.
BENNETT CO 80102

ADAMS ARAPAHOE SCHOOL DISTRICT 28J
Attn: JOHN BARRY - SUPERINTENDENT
15701 E. 1ST AVE STE 206
AURORA CO 80011

BOULDER VALLEY SOIL CONSERVATION DI
Attn: NANCY MCINTYRE
9595 NELSON RD BOX D
LONGMONT CO 80501

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JBlair@adcogov.org

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THORNTON CO 80233

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DENVER CO 80221

BOX ELDER ESTATES HOMESITE SUBDIVISION
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14405 N MAYWOOD CT
BRIGHTON CO 80603

ADAMS COUNTY SCHOOL DISTRICT 14
Attn: Patrick Sanchez
5291 E. 60th Avenue
COMMERCE CITY CO 80022

BOX ELDER WATER AND SANITATION DISTRICT
Attn: BARBARA VANDER WALL
7400 E ORCHARD RD, SUITE 3300
GREENWOOD VILLAGE CO 80111

Adams County Treasurer: Send email
Attn: Adams County Treasurer
bgrimm@adcogov.org

BOX ELDER WATER AND SANITATION DISTRICT
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7400 E ORCHARD RD, SUITE 3300
GREENWOOD VILLAGE CO 80111

Adams East Metropolitan District
Attn: 160TH AVENUE HOLDINGS LLC
5460 S QUEBEC STREET SUITE 110
GREENWOOD VILLAGE CO 80111

BRIGHTON FIRE DISTRICT
Attn: WHITNEY MEANS
500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601

Assessor
Attn: Patsy Melonakis
4430 South Adams County Parkway
C2100
Brighton CO 80601

BRIGHTON FIRE DISTRICT
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500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601

AURORA FIRE DEPT.
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15151 E ALAMEDA PKWY, SUTIE
AURORA CO 80012-1553

BRIGHTON POSTMASTER
Attn: Brighton Post Office
90 N 4TH AVENUE
BRIGHTON CO 80601

BARR LAKE STATE PARK
Attn: MICHELLE SEUBERT
13401 PICADILLY ROAD
BRIGHTON CO 80603

BRIGHTON SCHOOL DISTRICT 27J
Attn: Kerrie Monti
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BRIGHTON CO 80601

BRIGHTON SCHOOL DISTRICT 27J
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18551 E. 160TH AVE.
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BROMLEY PARK METRO DIST.
Attn: . .
6399 S. FIDDLERS GREEN CIRL
GREENWOOD VILLAGE CO 80111-4949

Burlington Ditch Res & Land Co
Attn: . .
80 S 27TH AVENUE
BRIGHTON CO 80601

CAVANAUGH HILLS / CAVANAUGH HEIGHTS
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37909 E. 149th Pl.
Keenesburg CO 80643

CDPHE - AIR POLLUTION CTRL DIVISION
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4300 CHERRY CHREEK DR SOUTH
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CDPHE - AIR QUALITY
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CDPHE - HAZARDOUS MATS/WASTE MGT DIV
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HMWMD-HWC-B
DENVER CO 80246-1530

CDPHE - HAZARDOUS MATS/WASTE MGT DIV
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HMWMD-SWIM-B2
DENVER CO 80246-1530

CDPHE - RADIATION SERV PROGRAM
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4300 CHERRY CREEK DRIVE SOUTH
LAB. & RADIATION SERV DIVISON
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CDPHE - WATER QUALITY PROTECTION SECT
Attn: Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530

CDPHE - WATER SHED
Attn: DICK PARACHINI
4300 CHERRY CREEK DRIVE SOUTH
WQCD-DO-B2
DENVER CO 80246-1530

CDPHE SOLID WASTE UNIT
Attn: Andy Todd
4300 CHERRY CREEK DR SOUTH
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CENTRAL COLO. WATER CONSERVANCY DISTRICT
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3209 W 28TH ST.
GREELEY CO 80634

Century Link
Attn: Brandyn Wiedrich
5325 Zuni Street, # 728
Denver CO 80221

Century Link
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CITY OF AURORA - WATER AND SAN. DEPT.
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15151 E ALAMEDA PKWY #3600
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CITY OF AURORA ATTN: PLANNING DEPARTMENT
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AURORA CO 80012

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CITY OF BRIGHTON - Planning
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BRIGHTON CO 80601

City of Brighton - Urban Renewal Authority
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Brighton CO 80601

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CITY OF THORNTON
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COLO DIV OF WATER RESOURCES
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OFFICE OF STATE ENGINEER
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COLO OIL & GAS CONSERV. COMMISSION
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DENVER CO 80203-2136

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Denver CO 80222

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2000 SOUTH HOLLY STREET
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Attn: JEFFREY LANCASTER

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Denver CO 80222

COLORADO DEPT OF TRANSPORTATION
Attn: INA ZISMAN
1420 SECOND ST
GREELEY CO 80631

COLORADO DEPT OF TRANSPORTATION
Attn: PATRICIA HAYES
2000 S. HOLLY
DENVER CO 80222

COLORADO HISTORICAL SOCIETY
Attn: DAN CORSON
1300 BROADWAY
DENVER CO 80203

COLORADO DEPT OF TRANSPORTATION
Attn: BRADLEY SHEEHAN, P.E.
2000 SOUTH HOLLY ST.
REGION 6
DENVER CO 80222

COLORADO INTERNATIONAL CENTER
Attn: BJ MURATA
141 UNION BLVD., SUITE 150
LAKEWOOD CO 80228

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

COLORADO STATE PATROL
Attn: . ADAMS COUNTY TROOP
8200 NORTH HWY 85
COMMERCE CITY CO 80022

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

COLORADO DIVISION OF WILDLIFE
Attn: JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

COLORADO DIVISION OF WILDLIFE
Attn: JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216

COMMANCHE CROSSING METRO DISTRICT
Attn: HULSE DON
P.O. BOX 467
STRASBURG CO 80136

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

COMMERCE CITY - GENERAL IMPROVEMENT DISTRICT
Attn: BRIAN MCBROOM
7887 E. 60th Ave
COMMERCE CITY CO 80022

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

COMMERCE CITY NORTH INFRA GID
Attn: CAROL ENNINGA - MANAGER
7887 E 60TH AVE.
COMMERCE CITY CO 80022

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

Commerce City Planning Division
Attn: Steve Timms
7887 East 60th Avenue
COMMERCE CITY CO 80022

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

COMMUNITY RESOURCE SERVICES
Attn: . .
7995 E. Prentice Ave
Suite 103E
Greenwood Village CO 80111-2710

COUNTY ATTORNEY- Email
Attn: Christine Francescani
CFrancescani@adcogov.org

DEPT. OF AVIATION DENVER INTERNATIONAL AIRPORT
Attn: Poole Bill
8500 PENA BLVD.
DENVER CO 80249

CREEKSID SOUTH ESTATES
Attn: STEVE MARTIN - PRESIDENT
10700 E. 157TH CT.
BRIGHTON CO 80602

E-470 AUTHORITY
Attn: Peggy Davenport
22470 E 6th Parkway, Suite 100
Engineering & Roadway Maintenance
Aurora CO 80018

CREEKSID SOUTH ESTATES HOMEOWNERS ASSOC.
Attn: THOMAS HEADRICK
15605 HAVANA WAY
BRIGHTON CO 80602

EAGLE CREEK METRO DISTRICT
Attn: BARBARA T VANDER
7400 E ORCHARD RD SUITE 3300
GREENWOOD VILLAGE CO 80111

DEER TRAIL SCHOOL DISTRICT 26J
Attn: JERRE DOSS - SUPERINTENDENT DR
P.O. BOX 129
DEER TRAIL CO 80105

EAGLE SHADOW METROPOLITAN DIST. #1
Attn: JIM WORTHY
P.O. BOX 490
BRIGHTON CO 80601

DEER TRAIL SOIL CONSERVATION DIST
Attn: SHERYL WAILES
133 W BIJOU AVE
BYERS CO 80103

EAGLE VIEW METRO DIST.
Attn: . .
141 UNION BLVD.
LAKEWOOD CO 80228-1814

DENVER REGIONAL COUNCIL OF GOV
Attn: BILL BRODERICK
1290 BROADWAY
SUITE 700
DENVER CO 80203

EAST ADAMS SOIL CONSERVATION
Attn: SHERYL WAILES
133 W BIJOU AVE.
BYERS CO 80103

DEPARTMENT OF AGRICULTURE
Attn: . .
700 KIPLING ST
SUITE 4000
LAKEWOOD CO 80215-8000

EAST CHERRY CREEK VALLEY (ECCV)
Attn: . .
6201 SOUTH GUN CLUB ROAD
AURORA CO 80016

Department of Local Affairs
Attn: Susan Kirkpatrick
1313 Sherman St #500
Denver CO 80203

East Cherry Creek Valley (ECCV)
Attn: Michelle Probasco
6201 South Gun Club Rd
Aurora CO 80016

DEPT OF LABOR AND EMPLOYMENT
Attn: OIL INSPECTION SECTION
633 17TH STREET #400
DENVER CO 80202-3610

EASTERN ADAMS COUNTY METRO DIS
Attn: MIKE SERRA
270 St. Paul Street, Suite 300
Denver CO 80206

DEPT OF NATURAL RESOURCES /CWCB
Attn: KEVIN HAUCK
721 STATE CENTENNIAL BLDG
DENVER CO 80203

EASTERN ADAMS COUNTY METRO DIS
Attn: MIKE SERRA
270 St. Paul Street, Suite 300
Denver CO 80206

EASTERN COLO. UTILITY CO.
Attn: BRENT STOKER
P.O. BOX 270868
Littleton CO 80127

Greatrock Water District
Attn: LISA JOHNSON
141 Union Blvd., #150
Lakewood CO 80228

Eastern Slope Rural Telephone Asso, Inc
Attn: Bill Bennett
PO Box 397
403 3rd Ave
Hugo CO 80821

Greatrock Water District
Attn: LISA JOHNSON
141 Union Blvd., #150
Lakewood CO 80228

Eastern Slope Rural Telephone Asso, Inc
Attn: Mike Devers
PO Box 397
403 3rd Ave
Hugo CO 80821

Hawk Ridge Subdivision (Northside Mgmt%)
Attn: Blackwood Steve
P.O. Box 1324
Eastlake CO 80614

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

HAZARDOUS WASTE MGMT
Attn: WILLIAM H. ROTHENMEYER, P.E.
1595 WYNKOOP ST 8EPR-B
DENVER CO 80202

Engineering Division
Attn: Transportation Department
PWE

HERITAGE AT TODD CREEK METRO DIST.
Attn: GARY BEUTLER
2154 E. Commons Ave. Suite 2000
Centennial CO 80122

F.E.M.A. REGION VIII
Attn: BARB FITZPATRICK
DFC; BLDG 710A; BOX 25267
DENVER CO 80225-0267

HI LAND ACRES WATER & SANT DISTRICT
Attn: RANDY YOUNG
PO BOX 218
BRIGHTON CO 80601

FEDERAL AVIATION ADMINISTRATION
Attn: LINDA BRUCE
26805 E 68TH AVENUE, #224
DENVER CO 80249-6361

HORSE CREEK METROPOLITAN DISTRICT
Attn: . .
12000 N WASHINGTON ST #100
THORNTON CO 80241

FINANCE DEPARTMENT
Attn: Ben Dahlman
FIN

HORSE CREEK METROPOLITAN DISTRICT
Attn: . C/O FINLEY AND CO. INC.
12000 N WASHINGTON ST.
STE 100
THORNTON CO 80241

FULTON DITCH COMPANY
Attn: LAW OFFICES OF BRICE STEELE
25 S. 4TH AVENUE
BRIGHTON CO 80601

Intermountain Rural Electric Asso - IREA
Attn: Brooks Kaufman
PO Box Drawer A
5496 North US Hwy 85
Sedalia CO 80135

GREATROCK NORTH HOA
Attn: CYRENA DRUSE
28650 E 160TH PL
BRIGHTON CO 80603

MAPLETON SCHOOL DISTRICT #1
Attn: CHARLOTTE CIANCIO
591 E. 80TH AVE
DENVER CO 80229

METRO NORTH CHAMBER OF COMMERCE
Attn: Debb Obermeyer
2921 W 120TH AVE
UNIT 210
WESTMINSTER CO 80234-2944

REGIONAL AIR QUALITY COUNCIL
Attn: KEN LLYOD
1445 MARKET ST. #260
DENVER CO 80202

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

Mile High Water Co
Attn: Harry Stone
PO Box 434
Broomfield CO 80038

RIVERDALE DUNES METRO DIST. #1
Attn: . .
141 UNION BLVD.
LAKEWOOD CO 80228-1814

MOBILE GARDENS
Attn: VERA MARIE JONES
6250 FEDERAL #29
DENVER CO 80221

RIVERDALE PEAKS METRO DISTRICT
Attn: . .
9145 E KENYON AVE #200
DENVER CO 80237

MUSTANG ACRES
Attn: J-M GREBENC
1364 W. 154TH AVE.
BROOMFIELD CO 80023

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org
snielson@adcogov.org

Parks and Open Space Department
Attn: Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

Parks and Open Space Department
Attn: Nathan Mosley
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aclark@adcogov.org

SOUTH ADAMS CO. FIRE DISTRICT
Attn: Kevin Phillips
6550 E. 72ND AVENUE
COMMERCE CITY CO 80022

PRAIRIE CENTER METRO NO. #1
Attn: MCGEADY SISNEROS, P.C.
141 Union Boulevard, Suite 150
Lakewood CO 80228

South Adams County Water & San Dist
Attn: Steve Voehringer
10200 E 102nd Ave
Henderson CO 80022

PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC.
Attn: DIANA HUTCHERSON
P.O. BOX 96
WATKINS CO 80137

SOUTH BRIGHTON CITIZEN GROUP
Attn: . .
14110 BRIGHTON RD.
BRIGHTON CO 80601

REAP I-70
Attn: . .
PO Box 711
Strasburg CO 80136

STRASBURG SCHOOL DISTRICT 31J
Attn: DAVE VAN SANT - SUPERINTENDENT
56729 E Colorado Ave
STRASBURG CO 80136

Sturgensweller
Attn: Gherwin Sturgensweller
555 Happy Canyon Road
Cloud 9
Brighton CO 80601

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

THORNTON FIRE DEPARTMENT
Attn: Chad Mccollum
9500 Civic Center Drive
THORNTON CO 80229-4326

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

THORNTON FIRE DEPARTMENT
Attn: Chad Mccollum
9500 Civic Center Drive
THORNTON CO 80229-4326

TRI-COUNTY HEALTH DEPARTMENT
Attn: WARREN BROWN
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

THORNTON FIRE DEPARTMENT
Attn: Chad Mccollum
9500 Civic Center Drive
THORNTON CO 80229-4326

TRI-COUNTY HEALTH DEPARTMENT
Attn: WARREN BROWN
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

TODD CREEK FARMS HOA / COLORADO ASSOCIATION S
Attn: Dana Pepper
14142 DENVER WEST PKWY
#350
LAKEWOOD CO 80401

Tri-County Health: Mail CHECK to Warren Brown
Attn: Tri-County Health
landuse@tchd.org

TODD CREEK FARMS HOA / COLORADO ASSOCIATION S
Attn: Dana Pepper
14142 DENVER WEST PKWY
#350
LAKEWOOD CO 80401

Tri-County Health: Mail CHECK to Warren Brown
Attn: Tri-County Health
landuse@tchd.org

TODD CREEK FARMS METRO DIST #2
Attn: . .
2154 E. Commons Ave, STE 2000
Centennial CO 80122

TRI-STATE GENERATION
Attn: MARK MURRAY
1100 W. 116TH AVE.
WESTMINSTER CO 80234

TODD CREEK METRO DISTRICT #2
Attn: . .
141 UNION BLVD
SUITE 150
LAKEWOOD CO 80228

UNION PACIFIC RAILROAD
Attn: Jason Mashek
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

TODD CREEK VILLAGE MASTER ASSOCIATION
Attn: KAREN BLACKWOOD
PO BOX 1324
SERVICE EAGLE SHADOW SOUTH
EASTLAKE CO 80614

UNION PACIFIC RAILROAD
Attn: Jason Mashek
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

Todd Creek Village Metropolitan District
Attn: Roger Hollard
10450 E. 159th Ct.
BRIGHTON CO 80602

UNION PACIFIC RAILROAD
Attn: CHERYL SCHOW
PO BOX 398
PAXTON NE 69155

UNION PACIFIC RAILROAD
Attn: CHERYL SCHOW
PO BOX 398
PAXTON NE 69155

VANTAGE ESTATES
Attn: JERILYN JAMES
30085 E 128TH AVE
COMMERCE CITY CO 80022

United Power, Inc
Attn: Marisa Dale
500 Cooperative Way
Brighton CO 80603

WEST ADAMS SOIL CONSERVATION DISTRICT
Attn: Cindy Einspahr
57 W BROMLEY LN
BRIGHTON CO 80601

United Power, Inc
Attn: Monica Hansen
PO Box 929
500 Cooperative Way
Brighton CO 80601

WEST ADAMS SOIL CONSERVATION DISTRICT:westadams
Attn: Referral Email
Mail CHECK to Ken Koebel

United Power, Inc
Attn: Jay Mendoza
PO Box 929
500 Cooperative Way
Brighton CO 80601

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

URBAN DRAINAGE & FLOOD CONTROL
Attn: David Mallory
2480 W 26TH AVE, #156B
Denver CO 80211

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

*CSU Extension Office
TBoard@adcogov.org*

US FISH & WILDLIFE SERVICE
Attn: . .
134 UNION BLVD
LAKEWOOD CO 80228

*Adams County
Community & Economic Development
Development Services
nappiah@adcogov.org
ksullivan@adcogov.org*

US GEOLOGICAL SURVEY
Attn: US GEOLOGICAL SURVEY
P.O. BOX 25046 Federal Center
DENVER CO 80225

VANAIRE SKYPORT CORP.
Attn: BECKY GANN
PO BOX 55
BRIGHTON CO 80601

VANAIRE SKYPORT CORP. 2
Attn: Howard Hillman
THIS ENTRY CREATED TO ADD PEOPLE IN
NOTES FIELD

Rachel Bacon

From: Peggy Davenport [pdavenp@e-470.com]
Sent: Wednesday, February 24, 2016 6:37 AM
To: Rachel Bacon
Cc: Helpdesk Admin
Subject: DR: ##99705## PLN2016-00005 District Plan Hearing Notice

Follow Up Flag: Follow up
Flag Status: Flagged

Rachel,

E-470 Public Highway Authority has no comment on this issue.

Regards,

Peggy Davenport
Administrative Coordinator/Document Control
I Engineering & Roadway Maintenance
I O 303-537-3727
I [Pdavenport@E-470.com](mailto:pdavenport@E-470.com)

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Exhibit 3 - Referral Agency Comments

Exhibit 3.1 - E-470 Public Highway Authority

Rachel Bacon

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Wednesday, March 09, 2016 9:41 AM
To: Rachel Bacon
Subject: Case PLN2016-00005

Follow Up Flag: Follow up
Flag Status: Completed

March 9, 2016

Rachel Bacon, AICP

Office of Long Range Strategic Planning

4430 S. Adams County Parkway

3rd Floor, Suite W3000

Brighton, CO 80601-8204

Dear Ms. Bacon,

The Colorado Department of Public Health and Environment has no comment on the amendment to the Adams County Comprehensive Plan to adopt the District Plan Case No. PLN2016-00005.

Please contact Kent Kuster at 303-692-3662 with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us

Rachel Bacon

From: Hammett, Alisha - DIA [Alisha.Hammett@flydenver.com]
Sent: Thursday, March 10, 2016 12:48 PM
To: Rachel Bacon
Cc: Howes, Brandon - DIA; Reed, Tom - DIA; Poole, William - DIA; Hilaire, Jeannette - DIA
Subject: RE: Request for Comments The District Plan PLN2016-00005
Attachments: FAA AC70-7460-2K Constr Notification.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Bacon,

The Denver International Airport (DIA) Planning Office has received the Adams County Planning Commission's Request for Comments, dated February 19, 2016 regarding The District Plan, Case Number PLN2016-00005. The County is requesting comments for an Amendment to the Adams County Comprehensive Plan to adopt The District Plan.

We offer the following general comment:

1. Any future structure, building, tower or other object proposed, that will be at a height greater than 200 ft. above ground level will require filing a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA) via the FAA's 7460-1 notification process. A copy of the FAA Advisory Circular (AC) 70/7460-2K, "Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace" is attached.

Thank you for the opportunity to comment on this proposal. Should you have any questions regarding our comment, please contact the DIA Planning Office.



ALISHA KWON HAMMETT
ASSOCIATE PLANNER

Denver International Airport
Airport Infrastructure Management- Planning
Airport Office Building | 7th Floor
8500 Peña Boulevard | Denver, CO 80249-6340
(303) 342-2601 | (720) 296-5187

ALISHA.HAMMETT@FLYDENVER.COM | WWW.FLYDENVER.COM

[Click here](#) to visit DEN on social media



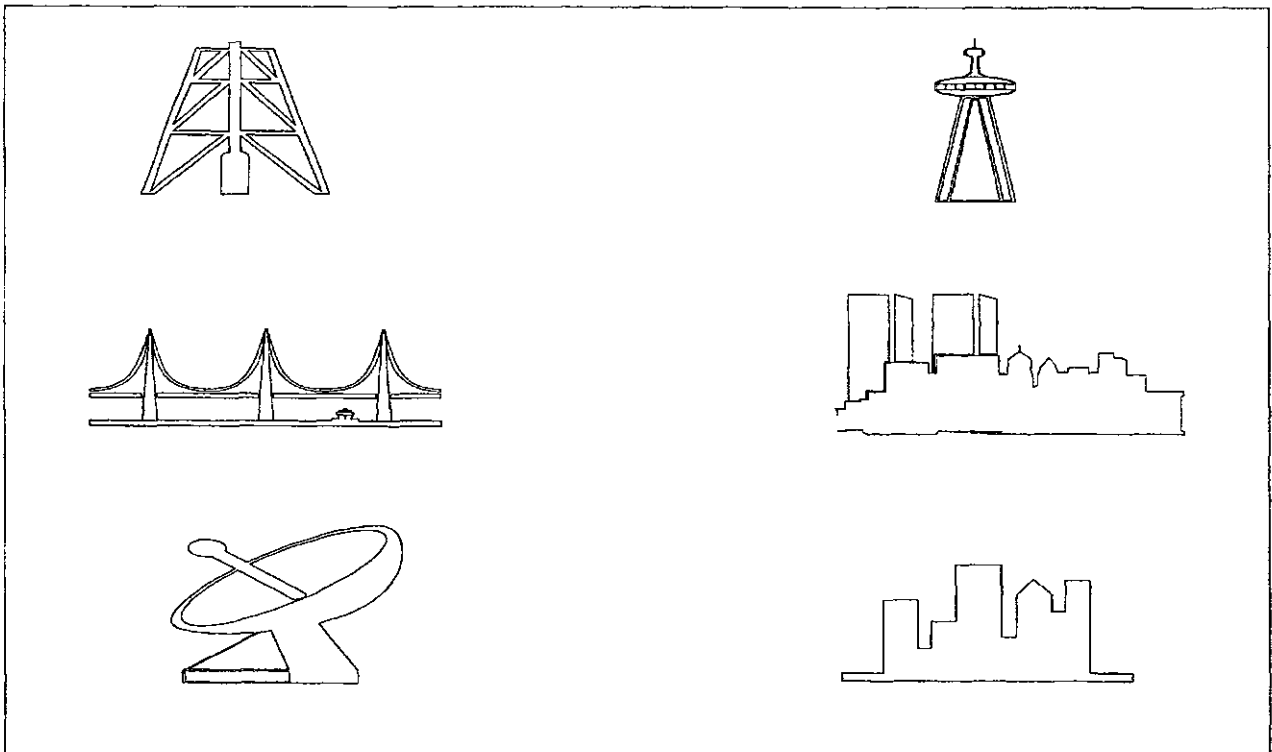
U.S. Department
of Transportation

**Federal Aviation
Administration**

ADVISORY CIRCULAR

AC 70/7460-2K

Proposed Construction or Alteration of Objects that May Affect the Navigable Airspace



Effective: March 1, 2000

Prepared by the Air Traffic
Airspace Management Program



U.S. Department
of Transportation

Federal Aviation
Administration

ADVISORY CIRCULAR

Subject: PROPOSED CONSTRUCTION OR ALTERATION OF OBJECTS THAT MAY AFFECT THE NAVIGABLE AIRSPACE

Date: 3/1/00

AC No: 70/7460.2K

Initiated by: ATA-400

1. PURPOSE.

This Advisory Circular (AC) provides information to persons proposing to erect or alter an object that may affect the navigable airspace. The AC also explains the requirement to notify the Federal Aviation Administration (FAA) before construction begins and FAA's responsibility to respond to these notices in accordance with Title 14 Code of Federal Regulations (14 CFR) part 77, Objects Affecting Navigable Airspace. Additionally, the AC explains the process by which to petition the FAA's Administrator for discretionary review of the determinations issued by the FAA.

2. CANCELLATION.

AC 70/7460-2J, Proposed Construction or Alteration of Objects That May Affect the Navigable Airspace, dated 11/29/95, is cancelled.

3. BACKGROUND/AUTHORITY.

a. 49 U.S.C. Section 44718 mandates, in pertinent part, that "The Secretary of Transportation shall require a person to give adequate public notice...of the construction or alteration, establishment or extension, or the proposed construction, alteration, establishment, or expansion, of any structure...when the notice will promote:

- (1) safety in air commerce, and
- (2) the efficient use and preservation of the navigable airspace and of airport traffic capacity at public-use airports."

b. To this end, 14 CFR Part 77 was issued prescribing that notice shall be given to the Administrator of certain proposed construction or alteration.

4. EFFECTIVE DATE.

This advisory circular becomes effective March 1, 2000.

5. NOTICES.

a. WHY IS NOTIFICATION REQUIRED?

In administering 14 CFR Part 77, the FAA's prime objectives are to ensure the safe and efficient use of the navigable airspace. The FAA recognizes that there are varied demands for the use of airspace, both by aviation and nonaviation interests. When conflicts arise out of construction proposals, the FAA emphasizes the need for conserving the navigable airspace. Therefore, early notice of proposed construction or alteration provides the FAA the opportunity to:

(1) Recognize potential aeronautical hazards to minimize the adverse effects to aviation.

(2) Revise published data or issue a Notice to Airmen (NOTAM) to alert pilots to airspace or procedural changes made as a result of the structure.

(3) Recommend appropriate marking and lighting to make objects visible to pilots. Before filing FAA Form 7460-1, Notice of Proposed Construction or Alteration, construction sponsors should become knowledgeable in the different types of obstruction marking and lighting systems that meet FAA standards. Information about these systems can be obtained from the manufacturers. Proponents can then determine which system best meets their needs based on purchase, installation, and maintenance costs. The FAA will make every effort to accommodate the request.

(4) Depict obstacles on aeronautical charts for pilotage and safety.

b. WHO MUST FILE NOTICE?

Any person or an agent who intends to sponsor construction is required to submit notice to the Administrator if the proposed construction or alteration falls within any of the following categories:

(1) *Greater than 200 feet in height.* The proposed object would be more than 200 feet above ground level (AGL) at its location.

NOTE-
See FIG 1 and FIG 2.

Greater Than 200 Feet AGL at Object's Location [Over Land]

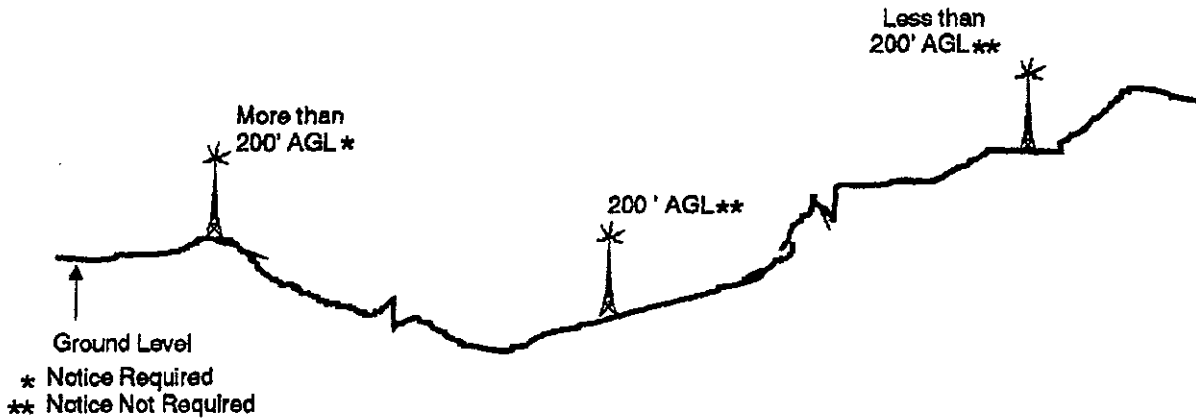


FIG 1

Greater Than 200 Feet AGL at Object's Location [Over Water]

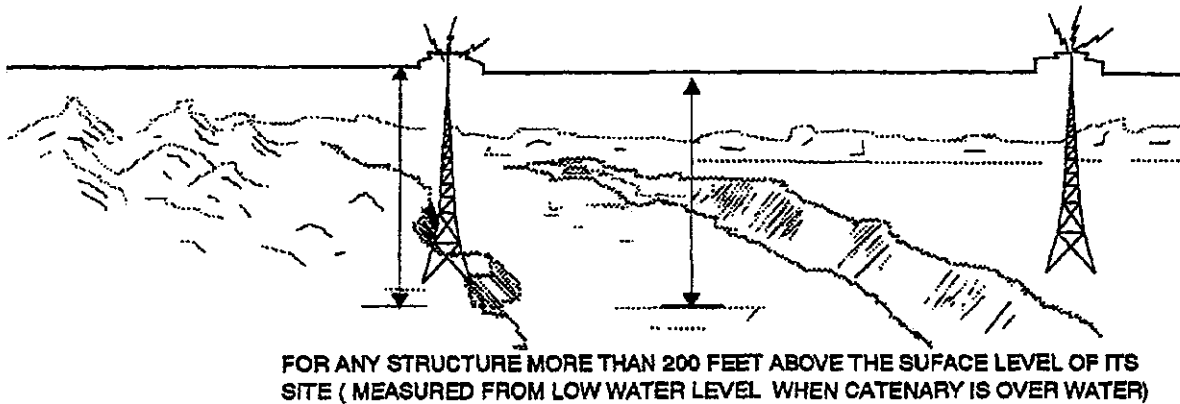


FIG 2

(2) *Near a Public-Use or Military Airport, Heliport, or Seaplane Base.* A public use airport, heliport or a seaplane base with visually marked seaplanes that is listed in the current Airport Facility Directory, the Alaska Supplement or the Pacific Chart Supplement, or near an airport operated by an armed force of the United States.

(a) *Airport or Seaplane Base.* The proposed object or alteration would be within:

(1) 20,000 feet of an airport or seaplane base with at least one runway more than 3,200 feet in length

and the object would exceed a slope of 100:1 horizontally (100 feet horizontally for each 1 foot vertically) from the nearest point of the nearest runway.

(2) 10,000 feet of an airport or seaplane base that does not have a runway more than 3,200 feet in length and the object would exceed a 50:1 horizontal slope (50 feet horizontally for each 1 foot vertically) from the nearest point of the nearest runway.

NOTE-
See FIG 3.

Object Penetrates Airport/Seaplanes Base Surface

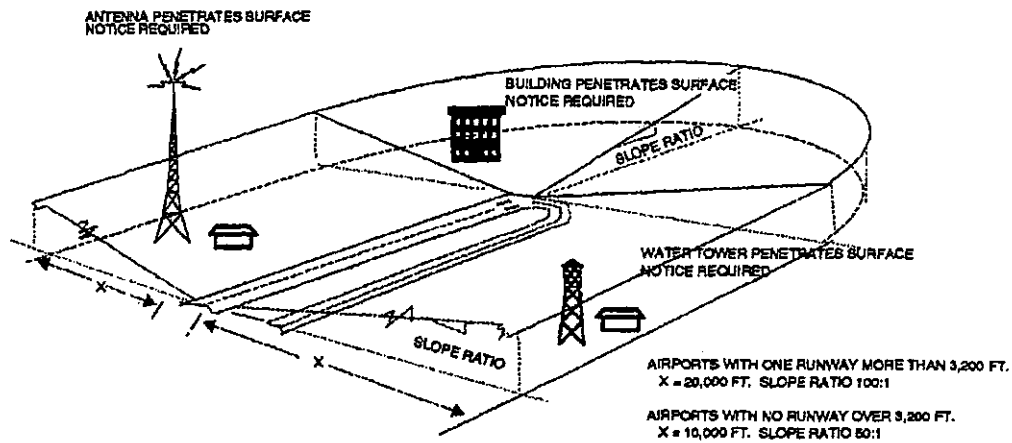


FIG 3

(b) *Heliport.* The proposed object would be within 5,000 feet of a heliport and would exceed a 25:1 horizontal slope (25 feet horizontally for each 1 foot vertically) from the nearest landing and takeoff area of that heliport.

NOTE-
See FIG 4.

Object Penetrates Heliport Surface

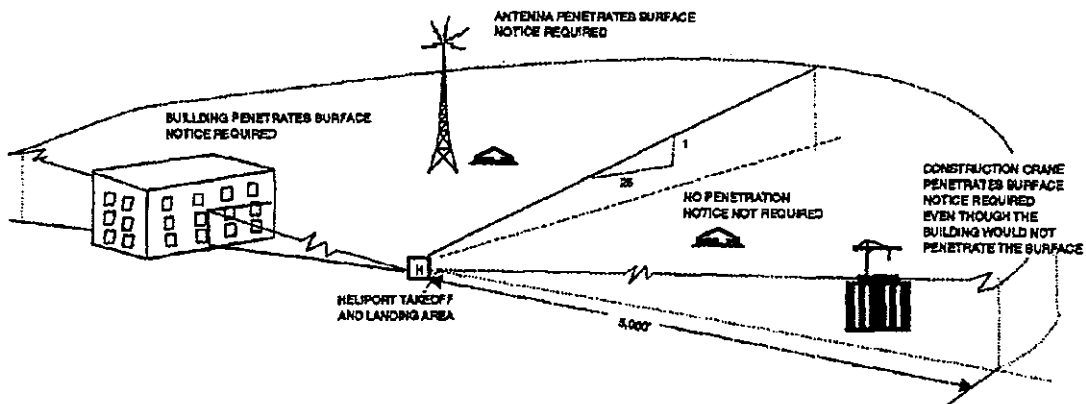


FIG 4

(3) Highways and Railroads. The proposed object is a traverse way which would exceed one or more of the standards listed in paragraphs a and b above, after the height of the object is adjusted upward as follows:

(a) Private road: 10 feet or the height of the highest mobile object that would traverse the roadway, whichever is greater.

(b) Other public roadways: 15 feet.

(c) Interstate Highways: 17 feet.

(d) Railroad: 23 feet.

(e) Waterway or any other thoroughfare not previously mentioned: an amount equal to the highest mobile object that would traverse the waterway or thoroughfare.

NOTE-
See FIG 5.

Proposed Object in a Traverse Way

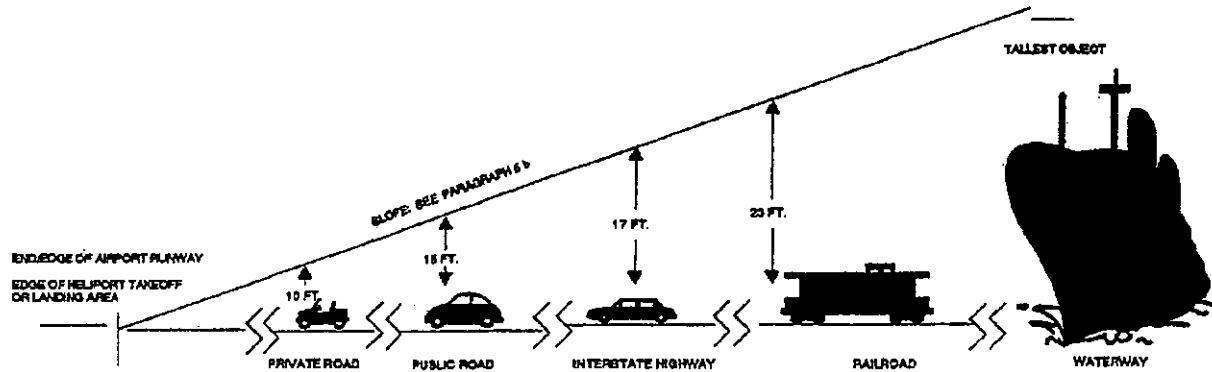


FIG 5

(4) *Objects on a Public-Use or Military Airport or Heliport.* The proposed construction or alteration would be on an airport or heliport, or any airport operated by an armed force of the United States, regardless of height or location.

(5) *When Requested by the FAA.* The FAA may request notice if available information indicates the proposal may exceed an obstruction standard or the proposal may cause electromagnetic interference to aircraft, particularly construction associated with an AM, FM, or TV station including a change in authorized frequency or transmitting power, may cause transmitted signals to be reflected upon ground-based or airborne air navigation communications equipment, or affect instrument procedures. In addition, notice may be requested when the proposal may affect an air traffic control procedure, may obstruct air traffic controllers' line of sight capability, or may affect air traffic control radar.

c. WHAT KIND OF STRUCTURES REQUIRE FAA NOTIFICATION?

The following are examples of structures requiring notice to the FAA.

(1) Proposed construction or alteration of structures such as:

- (a) Buildings.
- (b) Antenna Towers.
- (c) Roadways.
- (d) Overhead communications and transmission lines as well as the height of the supporting structures.
- (e) Water towers and the supporting structure.

(2) Construction equipment or other temporary structures such as:

- (a) Cranes.
- (b) Derricks.
- (c) Stockpiles of equipment.
- (d) Earth moving equipment.

d. WHEN MUST NOTICES BE FILED?

Notice must be submitted:

(1) At least 30 days before the earlier of the following:

- (a) The date the proposed construction or alteration is to begin, or
- (b) The date the application for a construction permit will be filed.

(2) On or before the date the application for construction is filed with the Federal Communications Commission (FCC), if the proposed structure is subject to FCC licensing requirements.

(3) Immediately by telephone or other expeditious means to the nearest FSS, with written notification submitted within 5 days thereafter, if immediate construction or alteration is required as in cases involving public services, health or safety.

(4) As early as possible in the planning stage but not less than 30 days before construction will begin.

e. HOW AND WHERE TO FILE NOTICE.

Notification of the proposal should be made on FAA Form 7460-1, Notice of Proposed Construction or Alteration. Additional information such as charts and/or drawings that accurately depict the proposed construction or alteration should be included to

facilitate the FAA's analysis of the project. The completed form should be mailed to the Manager, Air Traffic Division, of the regional office having jurisdiction over the area within which the construction or alteration will occur.

NOTE-

Information on regional addresses may be found on the FAA's website at www.faa.gov/ats/ata/ata-400/oeaaa.htm or contact the FAA listed in local telephone books under United States Government.

f. PENALTY FOR FAILING TO PROVIDE NOTICE.

Persons who knowingly and willfully violate the notice requirements of 14 CFR part 77 are subject to a civil penalty.

g. COMPLIANCE RESPONSIBILITY.

A notice filed with the FAA does not relieve the proponent of compliance with laws, ordinances or regulations of any other Federal, state or local governmental entity.

h. ASSOCIATED PUBLICATIONS.

The following publications contain obstruction criteria, marking and lighting standards and specifications for lighting and paint.

(1) *Federal Aviation Regulations 14 CFR, part 77, Objects Affecting Navigable Airspace.* This part sets forth the requirements for notice to the FAA of proposed construction or alteration and provides standards for determining obstructions to navigable airspace. 14 CFR, part 77 (Stock No. 050-007-00276-9) may be ordered from:

Superintendent of Documents
U. S. Government Printing Office
Washington, DC 20402

(2) *Advisory Circulars.* FAA advisory circulars are available free of charge from:

Department of Transportation
TASC
Subsequent Distribution Office,
SVC-121.23
Ardmore East Business Center
3341 Q 75th Avenue
Landover, MD 20785

(a) *AC 70/7460-1, Obstruction Marking and Lighting,* describes the standards for marking and lighting structures such as buildings, chimneys, antenna towers, cooling towers, storage tanks, supporting structures of overhead wires, etc.

(b) *AC 150/5190-4, A Model Zoning Ordinance to Limit Height or Objects Around Airports,* provides a

model-zoning ordinance to be used as a guide to control the height of objects around airports.

(c) *AC 150/5300-13, Airport Design,* includes planning information on electronic and visual navigational aids and air traffic control facility siting and clearance requirements that influence the physical layout of airports.

(d) *AC 150/5345-53, Airport Lighting Equipment Certification Program,* addendum lists equipment model numbers and manufacturer's part numbers in compliance with item (e) below. The addendum is located on the Internet at the Office of Airports homepage: <http://www.faa.gov/arp/arp/home.htm> under Advisory Circulars.

(e) *AC 150/5345-43, Specification for Obstruction Lighting Equipment,* contains specifications for equipment used in obstruction lighting systems.

(3) *Marking Specifications and Standards.* Aviation colors and paint standards and specifications are available from:

General Services Administration
Specifications Section
470 L'Enfant Plaza, Suite 8214
Washington, DC 20407

(4) *FAA Forms.* FAA forms are available free of charge from all FAA regional offices.

(a) *FAA Form 7460-1, Notice of Proposed Construction or Alteration,* is used to notify the FAA of proposed construction or alteration of an object that may affect the navigable airspace.

(b) *FAA Form 7460-2, Notice of Actual Construction or Alteration,* is used to notify the FAA of progress or abandonment, as requested on the form. The FAA regional office routinely includes this form with a determination when such information will be required. The information is used for charting purposes, to change affected aeronautical procedures and to notify pilots of the location of the structure.

i. ADMINISTRATIVE ASSISTANCE TO CONSTRUCTION PROPONENTS.

(1) Airspace specialists are available in each regional office to assist proponents in filing their notice. Proponents are encouraged to call in advance for appointments. Limited resources often prevent the specialist from responding spontaneously without advanced planning or preparation.

(2) To insure timely determinations, construction proponents must submit complete and accurate data. Lack of complete and accurate data could result in the return of the form. United States Geological Survey quadrangle maps are available at nominal costs to aid in determining

the geographical coordinates (latitude/longitude) and site elevation above mean sea level. The latitude/longitude information should be submitted in North American Datum of 1983. The quadrangle maps can be obtained from:

U.S. Geological Survey
Reston, Virginia 22092
Telephone No. (703) 860-6045

U.S. Geological Survey
District Branch
P.O. Box 25286, Bldg. #41
Denver, Colorado 80225
Telephone No. (303) 844-4169

(3) Airport planners are available for assistance with construction proposals on Federally obligated airports.

(4) Proposals for electronic transmitting devices should include frequency, effective radiated power (ERP), radiation center height (RCAMSL), and antenna characteristics such as number of bays, beam tilt, and null fill.

6. FAA's RESPONSIBILITY.

a. The FAA will acknowledge receipt of the notice.

b. After initial screening, the outcome of the screening will be sent to the filer and may state one of the following:

(1) The proposal is not identified as an obstruction and would not be a hazard to air navigation, or

(2) The proposal would be an obstruction unless reduced to a specified height and is presumed to be a hazard to air navigation pending further study. When this is indicated, the acknowledgement will either specify that the FAA has initiated further study, or the proponent may elect to reduce the height or request further study within (sixty) 60 days, in which event, the FAA will begin the study when the proponent so advises.

c. If further aeronautical study is initiated, public notice may be prepared and distributed for comments to those agencies, organizations, or individuals with known aeronautical interests to determine if the proposal would be a hazard to air navigation. State and local aviation authorities, as well as various military organizations of the Department of Defense, are also offered the opportunity to comment on the aeronautical effects of the proposal.

d. All responses received by the end of the specified comment period are analyzed by the FAA regional specialists for valid aeronautical comments and objections.

e. The office conducting the study may decide to conduct an informal airspace meeting with interested parties to discuss the effects of the proposal and to gather additional facts or information relevant to the study.

f. The FAA specialists may negotiate with the proponent during the study process to resolve any adverse

effect(s) on aeronautical operations. Many times, a minor reduction in height and/or relocation of a proposed structure will eliminate or sufficiently minimize adverse aeronautical effects that would permit the issuance of a Determination of No Hazard to Air Navigation.

g. After the aeronautical study is completed, the regional office will normally issue a:

- (1) Determination of Hazard to Air Navigation; or
- (2) Determination of No Hazard to Air Navigation.

h. An FAA determination is a conclusion based on the study of a structure's projected impact on the safe and efficient use of the navigable airspace by aircraft. It should not be construed as an approval or disapproval of the project.

i. The FAA usually recommends marking and/or lighting of a structure when its height exceeds 200 feet above ground level (AGL) or exceeds Part 77 obstruction criteria. However, the FAA may recommend marking and/or lighting of a structure that does not exceed 200 feet AGL or Part 77 obstruction standards because of its particular location.

7. HOW TO PETITION THE ADMINISTRATOR FOR DISCRETIONARY REVIEW.

a. When a determination is issued under 14 CFR Section 77.19 (except Section 77.19 c.(1)), or Section 77.35 or when a revision or extension is issued under Section 77.39 (c), you may petition the FAA Administrator for a review of the determination, revision, or extension if you:

- (1) Are the sponsor of the proposed construction or alteration,
- (2) Stated a substantial aeronautical objection to the proposal during an aeronautical study, or
- (3) Have a substantial aeronautical objection but were not given an opportunity to state it.

b. The petition must be submitted within 30 days after the issue date of the determination, revision, or extension and must contain a full statement of the basis upon which it is made. Submit an original and two copies to:

Manager, Airspace and Rules
Division, ATA-400
Federal Aviation Administration
800 Independence Avenue, SW
Washington, DC 20591

Nancy Kalinowski

John S. Walker

Program Director, Air Traffic
Airspace Management Program

Rachel Bacon

From: Shannon McDowell
Sent: Thursday, March 10, 2016 2:55 PM
To: Rachel Bacon
Cc: Aaron Clark; Marc Pedrucci
Subject: Local District Plan comments

Rachel,

Aaron is our designated commenter in Accela, but he is at a workshop today. To give you more time to organize the comments, I'm sending our comments via e-mail today, but will ask that Aaron include them in the case in Accela tomorrow.

Here are our comments:

The Parks and Open Space Department was involved in every step of the creation of the Local District Plan. We appreciated being included in such a meaningful way, particularly since a large part of implementation (land acquisition, conservation easement negotiation, and future land management) will be our responsibility. The methods used to evaluate the Local District lands for agricultural viability were comprehensive and appropriate. The future land uses proposed by the plan provide additional options for landowners in unincorporated Adams County. We look forward to working with landowners to help them exercise the options proposed in this plan.



Shannon McDowell

Open Space Program Manager, *Parks and Open Space*

ADAMS COUNTY, COLORADO

9755 Henderson Road

Brighton, CO 80601

o: 303.637.8039 | smcdowell@adcoqov.org

www.adcogov.org

Rachel Bacon

From: Julia Ferguson
Sent: Friday, March 11, 2016 2:07 PM
To: Rachel Bacon
Subject: Fwd: District Plan

Rachel-

Please see below for comments in support of the District Plan specifically as it relates to the county sustainability initiatives. Apologies that it is from my personal email, I am having trouble accessing outlook remotely today.

Let me know if I can provide any further information. This plan is very exciting and I'm happy to support in any way.

Sent from my iPhone

Begin forwarded message:

From: Julia Ferguson <julia.ferguson@gmail.com>
Date: March 11, 2016 at 2:02:18 PM MST
To: Julia Ferguson <Julia.Ferguson@adcogov.org>
Subject: District Plan

Hello Rachel,

My apologies for the delay in providing you with comments on the District Plan as it relates to sustainability initiatives at the County. Please see below for brief comments and let me know if you would like further information.

The District Plan identifies several recommendations and strategies for land conservation and development that support the achievement of goals laid forth in the Adams County 2030 Sustainability Plan. The Sustainability Plan addresses land conservation, and specifically conservation of agricultural land and land in floodplains and riparian corridors, as a top priority of the County over the next fifteen years; two goals in the Sustainability Plan are specifically related to increasing the number of conserved acres of agricultural and riparian land, and a further goal supports the development of a stronger local food system. Should the County undertake the recommended actions identified in the District Plan, especially as they relate to increased use of conservation easements, transfer of development rights, and other methods to conserve and preserve agricultural land, the County will move towards achievement of a number of the goals adopted in the 2030 Sustainability Plan.

The Adams County Sustainability program and staff are in favor of and support the recommendations of the District Plan. Adoption and implementation of the District Plan will ensure that Adams County continues to preserve valuable environmental resources and support a sustainable local food economy.

I am happy to provide further information and comments should it be pertinent.

Thank you,

Julia

Rachel Bacon

From: Solomon - CDOT, Richard [richard.solomon@state.co.us]
Sent: Monday, March 14, 2016 3:27 PM
To: Loeffler - CDOT, Steven
Cc: Rachel Bacon
Subject: Re: PLN2016-00005, The District Plan

There is limited on-line information provided regarding roadway and transportation related matters to view.

However, regarding the Adams County website posting, "Plan Recommendations / Next Steps" Item 2, 5th bullet item:

County & City staff would be advised to discuss with CDOT Region 1 Permit office, matters pertaining to access request from both highways and interstates.

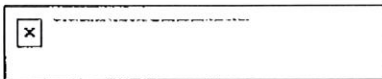
All state highways are limited access and do not lend themselves very well to temporary farm stands and similar ancillary agricultural uses.

Issues and problems of utilizing CDOT ROW could be avoided by keeping such uses on local streets which feed these major highways.

Please ensure the States' Rules for Outdoor Advertising is adhered to, especially when off-premise advertising is considered.

Rick Solomon

Region One Permit Unit Supervisor



P 303.757.9356 | C 720 670-7068 | F 303.757.9886
2000 South Holly Street
Denver, CO 80222
richard.solomon@state.co.us

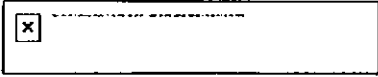
On Fri, Mar 11, 2016 at 2:24 PM, Loeffler - CDOT, Steven <steven.loeffler@state.co.us> wrote:
Rachel,

My supervisor, Rick Solomon, wants to provide comments on this referral, but was out of the office this entire week. He is returning to the office on Monday and would like to still send comments. Please let us know if this is okay.

Thanks,

Thanks,

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



MEMO

COMMUNITY DEVELOPMENT
DEPARTMENT

To: Rachel Bacon, Case Manager

From: Robin Kerns, City Planner

Subject: PLN2016-00005

Date: March 14, 2016

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has the following comments:

- Staff understands that the City of Brighton has a goal of creating a stand-alone city, which the District Plan is intended to complement. Staff notes that there are multiple DRCOG Urban Centers in Brighton's jurisdiction which would appear to conflict with this goal.
- Planning which affects transportation should include continuity with Commerce City infrastructure as well as the Northeast Area Transit Evaluation (NATE).
- Please include Commerce City for representation on any applicable Technical Advisory Committee (TAC).

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.



March 17, 2016

Rachel Bacon
Adams County
Office of Strategic Planning
4430 S Adams County Pkwy, Suite W2000A
Brighton, CO 80601

RE: The District Plan, PLN2016-00005
TCHD Case #3808

Dear Ms. Bacon:

Thank you for the opportunity to review and comment on The District Plan. Tri-County Health Department (TCHD) staff has reviewed the plan for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the plan, TCHD has the following comments.

General Comments:

Local food systems have an enormous impact on people's access to healthy, affordable foods. TCHD commends Adams County and the City of Brighton for considering options to enhance the local food system and preserve invaluable farmland. These goals will improve access to healthy foods in the area and has the potential to open up additional markets to local farmers. TCHD also commends the County and City for identifying potential funding mechanisms in the action plan and considering additional staff to implement the plan. Both funding and capacity are key to achieving the goals set out in the plan.

To further strengthen the plan, policies related to food access could also address equity in the area. Lower income populations have an even harder time with food access because even if they can physically access healthy food, they may not be able to afford it. This is especially an issue because of the high percentage of the population in the area that is Hispanic. The Hispanic population in Adams County experiences higher levels of both poverty and overweight/obesity than the White, non-Hispanic population. The disparity in overweight/obesity rates is especially concerning in children because overweight/obese children are much more likely to continue to be overweight/obese into adulthood. In Colorado, according to the 2011/12 National Survey of Children's Health, Hispanic children are nearly twice as likely to be overweight or obese compared to White, non-Hispanic children (35.2% compared to 19.6%, respectively). These higher rates of overweight and obesity lead to disproportionately high rates of chronic conditions in the Hispanic population.

The following are TCHD's comments as they relate to sections of the draft District Plan.

Chapter 3: Recommendations

Clearly stating the recommendations of each section in bullet point form would make it easier for readers to understand the section objectives and highlight the important initiatives.

Expanding Landowner Options (page 35)

TCHD commends the County and City for considering water conservation and clustered development along with agricultural land conservation and the local food system. These considerations will help to promote the overarching goals of the plan as well as other environmental and resource efficiency goals that influence the health of the population.

County Future Land Use (page 37)

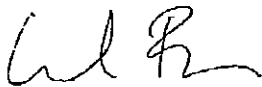
TCHD supports the creation of the Local District Mixed Use land use category and commends the County and City for including considerations of pedestrian environments, transportation access, and mix of uses in the purpose and criteria for designation. Since preventable chronic diseases related to physical inactivity and obesity now rank among the nation's greatest public health risks, health is becoming an essential consideration in the way we build our communities. A growing body of research shows that thoughtful community design can promote people walking and biking as part of their daily routine. TCHD strongly supports communities to consider the health benefits of street design that promotes daily physical activity. Including these elements in the land use category will promote improvements of the pedestrian environment, improving access to transit and providing destinations for people to walk to. These improvements will encourage physical activity in residents and visitors of Local District Mixed Use areas.

Agricultural Land and Water Conservation Recommendations (page 40)

TCHD commends the County and City for including these recommendations. Because of Colorado's arid climate, water resources can be scarce. TCHD supports water conservation policies and incentives to ensure a sustainable supply for essential uses such as drinking and hygiene. Water conservation strategies are well represented in the plan and TCHD especially supports the inclusion of the recommendation to commit to water efficiency measures in both agricultural and urban applications on page 43 as well as the Land and Water Conservation Criteria listed on page 44.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments. Let us know if we can provide any additional resources or data that may be helpful to your process. We would also be happy to sit down and meet with you to discuss our comments.

Sincerely,



Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, TCHD

Rachel Bacon

From: Tibbs, Aja [ATibbs@brightonco.gov]
Sent: Monday, February 29, 2016 9:55 AM
To: Rachel Bacon
Cc: Abel Montoya; 'Terry Freeman'
Subject: FW: Letter regarding District Plan
Attachments: Ltr to City re District Plan.pdf

Been meaning to send this to you, but lost track of it while I was sick.

Since it was addressed to the city - I'll work on some responses to address his comments, and we can discuss any changes that are needed to address his comments.

Thanks!
Aja

From: Falconburg, Marv
Sent: Tuesday, February 9, 2016 11:17 AM
To: Tibbs, Aja <ATibbs@brightonco.gov>
Cc: Prather, Holly <hprather@brightonco.gov>
Subject: FW: Letter regarding District Plan

Aja,
Letter from Mick fyi. I think it will be fairly easy to address his concerns with minor tweaks to the wording he is concerned about. Let's discuss with Holly.
Thanks,
Marv

From: Mick Richardson [mailto:mick@vhlco.com]
Sent: Tuesday, February 9, 2016 7:22 AM
To: Falconburg, Marv <mfalconburg@brightonco.gov>; Prather, Holly <hprather@brightonco.gov>
Cc: Erika Volling <erika@vhlco.com>; Paula Lindamood <paula@vhlco.com>
Subject: Letter regarding District Plan

Marv and Holly,

The public has been invited to comment on the District Plan. Please see attached letter that contains our comments on the District Plan as well as our property as it relates to the City's Comprehensive Plan.

If you have any questions, please contact me.

Thanks,
Mick

Confidentiality Notice The content of this email, and any attachments, is intended only for the confidential use of the person(s) to whom it is addressed. If the reader of this email is not such a person, you are hereby notified that you have received this communication in error and that reading it, copying it or in any way disseminating its content and any attachments to any other person, is strictly prohibited. If you have received this email in

error, please notify the author by either calling 303.655.2000 or replying to this email immediately and permanently delete the original and any copy of the e-mail and any printout thereof.

Brighton Lakes, LLC
Indigo Trails, LLLP
200 W. Hampden Avenue, Suite 201
Englewood, CO 80110
303.346.6437 ♦ 303.346.6438 fax

VIA EMAIL

February 8, 2016

Marv Falconburg, Asst. City Manager
Holly Prather, Community Development Director
City of Brighton
500 S. 4th Avenue
Brighton, CO 80601

Dear Marv and Holly:

As you are aware, we have mutually worked with the City of Brighton since 2000 to develop viable plans for Brighton Lakes and Indigo Trails. We have been instrumental in supporting the preservation of the "Prairie Lakes" open space and we are currently working on a plan to preserve the barn at Brighton Lakes. We support the preservation of the agricultural heritage of Brighton but not to the economic detriment that we believe the District Plan may impose on the region.

After participating in many public sessions regarding the District Plan and evaluating the effects of the Plan, we respectfully request that the properties of Brighton Lakes, Indigo Trails and the 40 acres of property at the southeast corner of 144th and Chambers (Two Bar C Dairy, Starbuck, and Bales) be excluded from the District Plan. Currently, these properties are designated as Mixed Use Residential in Brighton's South Sub-Area Plan. This zoning designation should be continued in all updates of the City of Brighton's Comprehensive Plan to provide design flexibility for both us, as developers, and the City in order to create a functional and attractive community.

The public has been invited to comment on the District plan and after review of the District Plan (as downloaded on 1.28.16), we have the following specific concerns:

1. Contrary to my recent discussions with you regarding Brighton's authority, the District Plan contemplates being the overriding land use plan for both the City of Brighton and Adams County in the area.
 - a. Chapter 1, page 4 states the following: "The District Plan represents an update of the vision and goals for this subarea. The conservation and development strategies recommended as part of the District Plan will supersede the South Sub-Area Plan and be integrated into the City's comprehensive plan update mentioned above." (emphasis added)
 - b. Chapter 2, page 14 states: "The recommendations of the District Plan will be incorporated into the Comprehensive Plan."
 - c. Chapter 2, page 15 states an opportunity exists: "Create a zoning District that is the same for the City and County that specifies allowed uses, development standards and incentives to ensure consistency in the area regardless of jurisdiction." (emphasis added)
2. Chapter 3, page 12 states: "A new overlay zoning district would address specific standards for annexation application and PUDs that have exceeded their vesting period." Smart growth principles should include developing areas based on market conditions and absorption. The statement on page 12 and proposed down-zoning of the PUDs in the area create a negative message for future development in Brighton.

Marv Falconburg
Holly Prather
February 8, 2016
Page 2

3. Smart growth principles dictate that development should occur around infrastructure and transportation corridors. Therefore, continued growth in Brighton naturally wants to move southward due to the millions of dollars of infrastructure that have been invested in transportation corridors, water and sewer infrastructure, and the Prairie Center development, which is the regional economic power center. The use of TDRs (Transfer of Development Rights) will discourage economic development within the community.
4. Chapter 3, page 16 contains a land use zoning table that does not coincide with the City of Brighton's zoning table. This should be addressed to avoid confusion.

Again, we support the overall vision of preserving the City of Brighton and Adams County agricultural heritage. However, the following are some suggestions regarding the District Plan:

1. Complete an economic feasibility study to include specific details of where needed funding will come to implement the District Vision. Detail the effects of down-zoning and low density development to the revenue anticipated for the GID, impacts of temporary vs. permanent employment and housing (due to seasonal work and short growing cycles), what land will be purchased, what will be constructed, and how the preceding items will be managed and maintained. Specific input from the agricultural and business community should be taken into consideration. This should occur before the City and County adopt this District Plan. It was noted: "One implication of the conclusions drawn above is that the only real buyers for premium farmland in the District who might want to use this land for agricultural purposes would be public bodies – the City and the County..." (Chapter 2, page 20)
2. Consider excluding currently annexed, zoned and PUD properties in the City of Brighton from the District Plan area.
3. Consider moving the eastern boundary of the District Plan to Sable Road and focus towards preserving prime farmland below the Fulton Ditch.
4. Since the Plan purports to want to work with property owners, provide for voluntary Public/Private partnerships and incentives to preserve agriculture with willing farmers. While the City and County residents have been polled as to what they'd like to see, they do not bear the financial stake and risk in how this "preservation" affects the value of local farms and land. Again, the economic feasibility study and how this Plan purports to be financially implemented is critical.

If our request to be removed from the District Plan is denied, it is respectfully requested that the properties stated above be designated as Mixed Use Residential.

Thank you for your consideration of these items. I look forward to continuing to work with the City of Brighton to create attractive neighborhoods that are economically viable as well as embrace the agricultural heritage of Brighton and Adams County.

Respectfully,



Michael A. Richardson
Manager, Brighton Lakes, LLC
General Partner, Indigo Trails, LLLP

Rachel Bacon

From: Rachel Bacon
Sent: Tuesday, March 01, 2016 3:12 PM
To: 'Tibbs, Aja'; Falconburg, Marv; Prather, Holly; Abel Montoya
Subject: RE: "Edges"

We have had a positive development that corresponds well to this comment. We can discuss in depth at tomorrow's call...

Rachel

From: Tibbs, Aja [<mailto:ATibbs@brightonco.gov>]
Sent: Tuesday, March 01, 2016 3:10 PM
To: Falconburg, Marv; Prather, Holly; Abel Montoya; Rachel Bacon
Subject: FW: "Edges"

I know we all have too many meetings, but I believe that this issue need further discussion. Please see Mr. Hale's concerns below, and let me know if you think we should set up a time to further discuss the land use plan for this area.

From: Alan Hale [<mailto:hale2a@aol.com>]
Sent: Tuesday, March 1, 2016 11:53 AM
To: Tibbs, Aja <ATibbs@brightonco.gov>
Subject: "Edges"

Good Morning Aja:

Our small group conversation last night got me to thinking about the issue of "edges." They were always a major topic in my Landscape Architecture grad school classes. I understand Terry is concerned about an abrupt end to agricultural property and the transition to more developed uses adjoining them. That is a realistic topic and bears discussion and thoughtful planning.

However, the north edges of the Anderson property on the west side of Sable and the Wagner property on the east side end at a very defined "edge"; namely, the City storm water drainage ditch. It is not unrealistic to assume that this functions as a clearly defined edge with significant separation. Further, the Wagner property adjoins property acquired by the City on the east side and the Fulton Ditch also provides a clear line of eastern demarcation of irrigated properties as it meanders to the southwest. On the west, the railroad tracks clearly define an edge and Highway 85 and Brighton Road nicely contain agricultural property to the west.

These boundaries have been uppermost on the minds of committee members since we first began to consider the area we felt was most definitive of historic agricultural cultivation. The unfortunate intrusion of Johnson Automotive is a good example of an allowed use without a thorough consideration of future area development - or in this case preservation of agricultural uses and open-space. As I tried to make clear last night, this area is home to a fragile and irreplaceable combination of outstanding soils, a developed irrigation network and very gentle, well drained terrain.

I hope these conditions will secure an important place in future deliberations. Please don't hesitate to contact me with questions or if I can provide more information. Thank you for taking time to meet with us last night.



**Brighton Agricultural Land Preservation
Sub-Committee
500 South 4th Avenue
Brighton, CO 80601**

March 11, 2016

Adams County
Attn: Planning Commission
4430 South Adams County Parkway
Brighton, CO 80601

Five years ago, in response to community concerns over the accelerating loss of highly productive, historic farmland immediately south of Brighton, the Agricultural Land Preservation Sub-Committee was formed. We were instructed to specifically examine the following items; farmland sustainability, viability, location and financing. Each of these items are addressed in the District Plan in depth and detail.

In addition to the efforts of city and county staff and consultants, citizen participation in the development of the District Plan was made possible through the commitment of resources by both Adams County and the City of Brighton. Every stakeholder was given an opportunity to both critique the plan and to help shape the final product.

The resulting District Plan is not only a thoroughly researched, comprehensive examination of farmland preservation south of Brighton, it also contains the critical elements necessary to implement the often contentious process of preservation. It is literally a business plan that recognizes the necessity of the financial viability of this District.

We view the District Plan as both the culmination of our efforts and a beginning of the process needed to implement farmland preservation. This document far exceeds our expectations. It illustrates what a tiny seed, planted and nourished, can produce. We enthusiastically support the draft District Plan and urge its adoption and incorporation into the fabric of future planning efforts.

Chairperson: Adam Kniss

Members: Alan Hale

Vice Chairperson: Tim Ferrell

Kathy Mahan

David Swanson

Subject: Brighton/Adams County Future Plans and Senior Housing Options
From: RWayne Walvoord <rwwalv01@comcast.net>
To: Abel Montoya <AMontoya@adcogov.org>
CC:

Good Morning Abel –

A belated thank you for the hard copy of the District Plan. I missed saying thanks on Monday night at the Open House and didn't want to take time away from others who may have been learning about the combined Adams County/Brighton Long Range Plans.

Below are some of informational links referencing some of my shared thoughts at the Eagle View Senior Center Kiosk, City Council Meetings, plus during my work as a volunteer with the Citizen's Task Force meetings with Aja Tibbs, Jason Bradford, & Jeremy Call re: CoHousing/Aging in Place (AIP) articles. I have made contact with a local developer(s), regional CoHousing operations, plus one very interesting one in Virginia.

Particularly note the attachment regarding the upcoming conference in late May in Salt Lake City entitled: *Boomers Demand a Better Way to Live Out Their Lives-Aging Better Together: The Power of Community*

... I am seeking outside financial assistance in hopes of attending and sharing my learnings with Brighton's Planning community ... any ideas ??

If interested, here are some links that are guiding my "VISION" (I hope all of these links work as I tried to double check them before sending ... but included a couple of Word.Doc copies from my personal files to make sure):

1. http://www.cohousing.org/sites/default/files/CohoUSPressRelease_ABtconference_0.pdf
RE: upcoming Salt Lake City Conference on CoHousing (PDF copy enclosed in case link doesn't work)
2. <http://www.cohousing.org/elder-cohousing> RE: article entitled - "Elder cohousing - How viable is cohousing for an aging population?"
3. <http://www.harmonyvillage.org/About/RicksTravels/RicksCohousing.htm> RE: comments on Golden CO's Harmony Village by a member
4. <http://jubileecoho.com/about-2/articles-about-jubilee/> RE: **Interesting East Coast example of cohousing**; (PLUS attachment on Jubilee CoHousing)

I hope to maintain contact with you while I continue being involved in affordable Senior housing options in our community and based on the concepts of Aging in Place/CoHousing suggest as one possible solution.

If you feel comfortable, I would appreciate any additional contacts you could share who have similar interests. Please feel free to contact me should you, or your staff, have any additional questions/issues to discuss.

~Wayne

R. Wayne Walvoord, CMC Emeritus*

Home Office Phone: 720 408 9915 - BEST

Home Phone: 303 506 7407

Mobil Phone: 303 304 0859 (not monitored)

Address: 346 Miller Ave., Brighton, CO 80601

Personal Email: rwwalv01@comcast.net - BEST

Business Email: rwwork01@outlook.com

**The Certified Management Consultant™ (CMC®) certification is awarded to those select consultants who have met global standards for competence, ethics, and results. <http://www.imcusa.org/>*

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Rachel Bacon

From: Brook Besser [bb@nightblazebooks.com]
Sent: Monday, March 07, 2016 4:53 PM
To: Rachel Bacon
Subject: RE: comment on district plan

Rachel,

If you could call me that would be great. My phone # is 720-432-5737. This is a home phone and I work from home a lot. If by chance I don't answer, please leave me your number and a good callback time.

Thanks

On March 7, 2016 at 11:38 AM Rachel Bacon <RBacon@adcogov.org> wrote:

Hi Brooke and Mianne,

Thank you for your comment on the District Plan. The comment will be included in the report that will go to the Planning Commission and County Commissioners. We have asked the plan be revised to indicate that during the design process for any street widening or other improvements, care to coordinate cross sections between the City and the County for smooth, safe transitions and careful evaluation of existing homes, environmental conditions, and other aspects of the built environment will be imperative. Please also note the discussion on page 63 regarding the capital improvement plan being dependent upon continuous evaluation of population and employment growth and congestion. We are expecting a revised plan to be released this Friday, and I am happy to follow up with you or discuss over the phone.

Sincerely,

Rachel

From: Brook [mailto:bb@nightblazebooks.com]
Sent: Friday, February 26, 2016 7:02 PM
To: Rachel Bacon
Subject: comment on district plan

As part of your long term transportation plan, the City of Brighton and Adams County have widening of Sable Blvd and 136th Ave to major/minor arterials. I think that it is important to communicate with the homeowners along these streets as to how these widening projects will/might impact their homes. For example, on page 61 a sentence

says "while a 16' easement on both sides of the road would be acquired from adjacent property owners to build separated sidewalks." Does this mean a sidewalk could be run up to your front porch? I have also been told that it would be possible that the houses could actually be removed. It is difficult to plan home improvements, etc. without the some idea of what might become of these homes.

Brooke & Mianne Besser
14640 E 136th Ave, Brighton 80601

Rachel Bacon

From: Abel Montoya
Sent: Thursday, February 25, 2016 10:58 PM
To: Rachel Bacon
Subject: Fwd: District plan

Follow Up Flag: Follow up
Flag Status: Flagged

Let's discuss.

----- Original Message -----

Subject: District plan
From: Brook <bb@nightblazebooks.com>
To: Abel Montoya <AMontoya@adcogov.org>
CC:

Hi Abel,

I have been reading through the District Plan with an eye on the effect on 136th Ave. I see on page 61 a sentence that says "while a 16' easement on both sides of the road would be acquired from adjacent property owners to build separated sidewalks." This is in relationship to a paragraph on "collector" streets, so I am not sure about the arterials, but if they acquire 16' from my property, the sidewalk will be in my driveway.

I live on 136th Ave, which is slated to be a 140' wide arterial and have tried off and on to find out what this means for our property. I know that you are not the transportation person, but was wondering if you could be any help in pointing me in a direction for getting some sort of answers. It has been vague as to whether Adams County or Brighton owns this part of 136th. I have been dealing with Jeffery Maxwell on speed issues on 136th, so it appears that it would be an Adams County issue. On the other hand, I spoke with Kimberly Dahl in City of Brighton a couple of times also.

I have been told that the road would probably be expanded to the north because there is room there, but I have been unable to get any concrete answers or expert speculation. I was also told in the past that they could take the property with eminent domain, but that was unlikely. It is important to know what the future of this area might be as it is difficult to justify improvements to the property if it will be ruined by future road construction and development.

Any help would be greatly appreciated.

Thank you,

Brook Besser
720-432-5737

Rachel Bacon

From: Janice Miles [jmiles48@icloud.com]
Sent: Friday, March 04, 2016 2:01 PM
To: Rachel Bacon
Subject: Agritourism

Follow Up Flag: Follow up
Flag Status: Flagged

I am totally appalled about what the city of Brighton and Adams County are trying to do to the land owners south of Brighton. I am a Brighton native and have seen Brighton grow over the last several years. Some things are great and some not so great. I don't understand how these land owners can be told how & who they can sell their land too. A lot of these land owners are 2nd & 3rd generation land owners. I don't think it's fair that this one area of land south of Brighton is picked out for this Agritourism. They can't sell their land for development. Many of these land owners were counting on retiring from the sale of their land some day. It looks to me like the organic growing of crops & having people on their property will bring on more expense to the farmer, such as more liability insurance, newer farming equipment & up keep on out buildings. It's one thing if a farmer wants to go organic but not fair to force a farmer on what to grow and not to be able to sell his/her land for development or sell of their own choice.

Sent from my iPad

Exhibit 4.6 - Janice Miles

Rachel Bacon

From: Rachel Bacon
Sent: Wednesday, March 09, 2016 5:36 PM
To: 'Anne Anderson'
Subject: RE: Fw: Revised District Plan Map and draft statement to be included in staff report

Will do, thank you very much!

Rachel

From: Anne Anderson [mailto:coloradogal48@gmail.com]
Sent: Wednesday, March 09, 2016 5:28 PM
To: Rachel Bacon
Subject: Re: Fw: Revised District Plan Map and draft statement to be included in staff report

Thanks Rachel, that was fast. The statement is just as I sent it. And I forgot to tell you that both Phyllis and I had agreed on the changes that I sent to you.

Sorry, my bad. Please summit for both Phyllis and myself.

Thanks, Anne

On Wed, Mar 9, 2016 at 5:18 PM, Rachel Bacon <RBacon@adcogov.org> wrote:

Hi Anne,

Thank you for getting back to me, and for providing specific language. It is important that it is correct. I have attached the revised statement in PDF. I bet we have different versions of Word not working together well. Please let me know if you have any trouble opening the PDF, or if there are any other changes needed. I have also copied Phyllis to see if she would like any addition changes as well.

The upcoming meetings for the District Plan are as follows:

March 22: Public hearing and potential adoption by Brighton Planning Commission

March 24: Public hearing and potential adoption by Adams County Planning Commission (6 PM)

April 5: Adams County Board of County Commissioners public hearing (10 AM) and potential ratification and Brighton City Council public hearing and potential ratification (note- it looks like Brighton PC meetings are at 6 and City Council at 7 PM, but you may want to confirm with them)

Thank you again,

Exhibit 4.7 - Phyllis Mayhew and Anne Anderson

Rachel

From: Anne Anderson [mailto:coloradogal48@gmail.com]

Sent: Wednesday, March 09, 2016 4:58 PM

To: Rachel Bacon

Subject: Fwd: Fw: Revised District Plan Map and draft statement to be included in staff report

Hi Rachel.....Thank you for the draft statement. I have a couple of changes to have you make if you don't mind. I was unable to open the draft on my computer, but Phyllis printed it out for me so will advise the changes from that. If you can send the revised copy back for review in PDF form I will then be able to open it. The changes are as follows and they are concerning the last two sentences: please delete "and little experience is concerning, and". After "A lot of turnover in farming" please add the following: "could be the outcome going forward with the new plan because of little experience in being able to look into the future of when there will be crop excess, a good year for paying bills and maintaining daily life, or bad years due to weather or decrease in crop profits so then with no profit for the hard work done and the ensuing debt." Please capitalize "Many" and leave the remaining of that sentence intact. Also leave the next sentence "We felt heard today" and add "although our concerns remain with what our futures hold with this new district plan".

Hope you can make sense of this. If not, just call me and we can go over it on the phone.

Thanks, Anne

303-659-2113 - if no answer please leave a message and I will call you back.

----- Forwarded message -----

From: **Phyllis Mayhew** <pmayhewm@msn.com>

Date: Fri, Mar 4, 2016 at 5:09 PM

Subject: Fw: Revised District Plan Map and draft statement to be included in staff report

To: Anne Anderson <coloradogal@skybeam.com>

From: Rachel Bacon <RBacon@adcogov.org>

Sent: Friday, March 4, 2016 3:17 PM

To: 'pmayhewm@msn.com'; 'coloradogal@skybeam.com'

Cc: Abel Montoya; Lori Wisner

Subject: Revised District Plan Map and draft statement to be included in staff report

Good afternoon Ms. Mayhew and Ms. Anderson,

Thank you again for taking the time to meet with us on Tuesday. We found the time to be very well spent and helpful for us as we were able to hear more from you on a one-on-one basis.

Please see attached a revised District Plan map to reflect your comments to change the upper northwest area to brown to represent the District Plan Mixed Use district. You may notice a few other areas turned to brown, and a few other minor changes on the map we asked the consultant to make following other public comments we have received on the map to date. Please let me know if you have any questions or other comments to make on the map or the plan itself.

Also, please review the ***draft*** statement to reflect the comments we heard from you at the meeting. We are happy to revise in anyway if not quite right. We would like to include your comments in the staff report which will be sent out publically for Planning Commission review on March 11, so if possible, please let me know if the comment is fine as written, or what changes you would like to see.

Thank you for taking the time to work with us and review the attached documents, and have a nice weekend,

Rachel

Phyllis Mayhew and Anne Anderson

District Plan Joint Comment for Staff Report-- FINAL

Date of Comment: 3/01/16

We would like to see the red and the green portions of the Future Land Use Map in the upward northwest of the study area changed from red (Employment- Commercial) and green (agriculture and parks and open space) to the brown, Local District Mixed Use category. We would like to get a little closer in the plan to bringing in higher use development to this area and our land. We want to encourage higher value development prices in this area. We are concerned about appraisals being low because of a lack of recent sales and it is hard to know how to know and time the market in terms of selling. We must think of our family needs. Overall, we have concerns about the generation below coming up and taking over farms. A lot of turnover in farming could be the outcome going forward with the new plan because of little experience in being able to look into the future of when there will be crop excess, a good year for paying bills and maintaining daily life, or bad years due to weather or decrease in crop profits so then with no profit for the hard work done and the ensuing debt. Many of the younger generation wants no part of farming. We felt heard today although our concerns remain with what our futures hold with this new district plan.

Phyllis Mayhew and Anne Anderson

District Plan Joint Comment for Staff Report-- DRAFT

Date of Comment: 3/01/16

We would like to see the red and the green portions of the Future Land Use Map in the upward northwest of the study area changed from red (Employment- Commercial) and green (agriculture and parks and open space) to the brown, Local District Mixed Use category. We would like to get a little closer in the plan to bringing in higher use development to this area and our land. We want to encourage higher value development prices in this area. We are concerned about appraisals being low because of a lack of recent sales and it is hard to know how to know and time the market in terms of selling. We must think of our family needs. Overall, we have concerns about the generation below coming up and taking over farms. A lot of turnover in farming and little experience is concerning, and many of the younger generation wants no part of farming. We felt heard today.

Rachel Bacon

From: Tibbs, Aja [ATibbs@brightonco.gov]
Sent: Thursday, March 24, 2016 10:40 AM
To: Rachel Bacon
Cc: Lori Wisner; Abel Montoya
Subject: FW: Brighton Planning Commission -- The District Plan -- Support Letter

One of the letters of support...

From: Prather, Holly
Sent: Tuesday, March 22, 2016 8:40 AM
To: Tibbs, Aja <ATibbs@brightonco.gov>
Cc: Bradford, Jason <jbradford@brightonco.gov>; Holmes, Jennifer <JHolmes@brightonco.gov>; Ballard, Casey <CBallard@brightonco.gov>
Subject: Fwd: Brighton Planning Commission -- The District Plan -- Support Letter

Another letter of support for tonight's hearing...

Sent from my iPhone

Begin forwarded message:

From: Robert Brown <rvbrown22@gmail.com>
Date: March 21, 2016 at 5:46:19 PM MDT
To: <hprather@brightonco.gov>, <dphin@brightonco.gov>, <nhoel@brightonco.gov>, <gwardle@brightonco.gov>, <jbradford@brightonco.gov>, <nmosley@adcogov.org>, <SMcDowell@adcogov.org>
Subject: Brighton Planning Commission -- The District Plan -- Support Letter

Dear Brighton Planning Commission:

I strongly support The District Plan!

The District Plan is outstanding and visionary. It will ensure Brighton's agricultural character forever; while at the same time promoting balanced growth.

Brighton has a unique opportunity (backed by Adams County Open Space dollars) to capitalize on what is essentially FREE MONEY to preserve farmland. Yes, our tax dollars did go into this fund, so let's bring them back to Brighton. Let's spend that money. If we don't, Aurora, Thornton, Northglenn, and others will be standing in line with their own projects. Please re-invest this money in Brighton's future.

We only have one opportunity to get this right. Once developed, we will never get this chance again. Never.

So, again, thank you for your foresight on this issue, and I look forward to your unanimous vote to approve The District Plan's most aggressive option to buy farmland.

Sincerely,

Robert Brown
151 Terra Vista Street
Brighton, CO 80601

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March 21, 2016

Todd Gilchrist
Commander, U.S. Navy (Retired)
2045 Donna Street
Brighton, CO 80601

Dear Brighton Planning Commission:

Congratulations! I want to applaud Brighton [and Adams County] for creating an amazing vision and future for Brighton – **The District Plan**.

I enthusiastically support The District Plan!

The true beauty of The District Plan...

1. It's already funded (perhaps \$1.5 million or more per year) from existing open space sales tax revenue. Tax monies that Brighton residents have already paid. Tax monies that, if Brighton does not use, will go to other cities and help them expand **their** parks, buy **their** trails, and build **their** desirable communities.
2. It recognizes the tremendous economic potential of agricultural preservation efforts in this unique and special area we call home

As a Brighton resident, business owner, and undeveloped landowner, I fervently believe that The District Plan is a critical cornerstone in building an economically diverse, high quality-of-life, and desirable community.

What does The District Plan mean to my family, my neighbors, and me?

Economic Diversity – As you know, a strong community demands a diverse economy.

The City of Brighton has done an amazing job of supporting the construction industry by setting aside more than 20,000 acres for future neighbors and shopping centers (i.e., Prairie Center, Brighton Pavilions, Adams Crossing, Bromley Park, & others). With the Energy Corridor, the City has made a strong commitment to the energy industry. Small manufactures and industrial services have gained your support though the Bromley Interstate Business Park, I-76 Corridor, and other initiatives.

Your backing of The District Plan clearly shows your commitment to our “first” industry – agricultural. Furthermore, The District Plan impacts more than just farming. The District Plan grows our tourism economy, ensuring our hotels, restaurants, and small boutiques remain full and vibrant.

Because of The District Plan, farms and ranches will open their doors to travelers looking for genuine experiences that can include a range of activities from cheese-making to picking veggies, butchery classes to group picnics and shoeing horses to just a (delicious!) bed-and-breakfast stay.

March 21, 2016

The District Plan expands and strengthens our economy because people first find “**The District**” and then they discover beautiful **Brighton**.

Higher Quality-of-Life – Parks, open space, and trails are clearly important to our community – places to gather, to walk, to play. Survey after survey reaffirms that “participating in outdoor recreation or enjoying nature” is a key Quality of Life component. [Sources: <http://www.districtplan.org> and Adams County Open Space, Parks and Trails Master Plan]

- Open space, parks and trail systems was cited most often as one of the five most important services for maintaining and improving the quality of life.
- The overwhelming majority (90% of those you surveyed) support agritourism.
- 82% of respondents agreeing that there is not enough open space protected.

By the way, higher quality-of-life equals higher property values which equals higher property tax revenues.

Desirable Community

With Baby Boomers and Millennials embracing high-density living, we are demanding that our community provide more parks, open space, and trails – all interwoven together. The District Plan is our tool for making this happen.

Bottom Line

This plan strikes a balance between the multitude of urban and rural community values and adapts The District Plan to the present and future needs of the changing population.

Like all great American city plans, **The District** is a vision – a vision of what can be, a vision of tomorrow, a vision beyond the current generation. The District is not only a gift to our children, but also to the 60,000 residents who will call Brighton home in 2050. Vision!

Thank you for your continued support of The District Plan,

Todd Gilchrist
Commander, U.S. Navy (Retired)
2045 Donna Street
Brighton, CO 80601

DistrictPlan.org Comment

I have visited Napa and find the combination of Ag business and the other business makes for a small town feel. The mesa in Pueblo as well as Palisade and the California Central Valley all have this feel, where people are tied to the growth of their food there is a peace of community. this peace was here in Brighton where we would visit every year to pick cherries, and visit the farmers markets in search of the best of food and people. It is a real joy to know that my family of 5 live and farm in a community of people that value the earth's bounty.

Christopher Gomez (not verified)
Tue, 03/15/2016 - 4:55pm

LAW OFFICES OF
FOWLER, SCHIMBERG & FLANAGAN

DANIEL M. FOWLER
TIMOTHY P. SCHIMBERG
TIMOTHY J. FLANAGAN
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¹ ALSO ADMITTED IN WY. & N.C.
² ALSO ADMITTED IN WYOMING AND MONTANA
³ ALSO ADMITTED IN NEBRASKA

March 24, 2016

Via Email:

Adams County Office of Long Range
Strategic Planning
Attn: Rachel Bacon, AICP
4430 South Adams County Parkway
3rd Floor, Suite W3000
Brighton, CO 80601
rbacon@adcogov.org

City of Brighton Community Development
500 S. 4th Avenue
Brighton, CO 80601

Re: Case Name: The District Plan
Case No. PLN2016-00005

Dear Ms. Bacon:

I'm writing you in response to your "Request for Comments & Public Hearing Notice" which contemplates a hearing before the planning commission on March 24, 2016 at 6:00 p.m. as well as a Board of County Commissioner Hearing on April 5, 2016 at 10:00 a.m. I understand we are a bit late in submitting our comments, but my clients have been attending several of the Neighborhood Meetings and are concerned that their questions and comments have not be heeded.

CLIENTS

These comments are made on behalf of the following clients:

1. Debora Palizzi, Palizzi Farms and Palizzi and Sons, Inc., which operates a 54 acre farm immediately south of Bromley Lane and runs from 3rd to 8th Street, as well as a parcel in Country Hills located of approximately 80 acres.
2. Anna Maria Taylor and her son, Rick Taylor, who operate Colorado Turf, Inc. located at 13210 Sable Boulevard as Anna Maria Taylor limited partnership, which is an irrigated farm operation of about 45 acres.

3. Craig Ritchey, Grant Ritchey and Becky Scott, 13821 Sable Blvd., Brighton, Colorado 80601. The Ritchey family owns and operates a farming operation on 240 acres at 136th and Sable through a family company, Ritchey Investments.

4. Elaine Schaefer and her family at 13295 E. 136th Avenue, Brighton, Colorado 80601, own and operate a farming operation of 70 acres in between State Highway 85 and west of Sable Boulevard.

5. Morimitsu Family Farm located at 14201 Sable Blvd, Brighton, Colorado 80601, own 80 acres on southwest corner of Sable and 142nd Avenue which is currently being tenant-farmed by Petrocco Farms.

CONCERNS

While my clients appreciate the preservation of farm land and agree with the goals of a "local food system," they take strong exception to the government's attempts to impose this vision upon their property and destroy by downzoning and amending the Comprehensive Plan the highest economic and most profitable use of their property. If the government wants to impose open space or conservation easements, it should pay for that and not take it indirectly through land use regulation.

1. Palizzi: I assume the Board is generally familiar with the Palizzi Farm and produce market immediately south of and adjacent to Bromley Lane. This farming operation was begun by my client's grandfather in the 1920's and is served by the Fulton Ditch. Over the years the farm has now been reduced from 75 to approximately 55 acres, but appears to be an example of a "local food system" that the District plan is supposed to promote. We are concerned with the "bullseye" of annexation that appears on the District plan. We have never sought such, but when the City condemned approximately 1 acre in 2005 to widen Bromley Lane, Brighton's attorneys took the position that the only way one could accomplish the "highest and best use" of the property to be taken would be to annex it into the City and since the City would require a roadway dedication as part of any annexation they didn't want to pay my client fair compensation. When we were able to get an adequate award from a Brighton jury, the City of Brighton appealed and convinced the Colorado Court of Appeals based on some California cases of a new legal standard employing this annexation argument, *see City of Brighton v. Palizzi*, 214 P.3d 470, 479 (Colo. App. 2008). Fortunately we were able to get the Colorado Supreme Court to reverse and reinstate the traditional Colorado valuation, but it shows the mischief that can be achieved when the government starts changing land use plans or zoning regulations which are then used to reduce property values, *see Palizzi v. City of Brighton*, 228 P.3d 957, 965 (Colo. 2010).

On the other hand, the District plan shows "annex or cluster" for the Country Hills property which is likely not only the highest and best use of the property, but is consistent with current development and that part of the plan might be reasonable if the landowner wanted annexation. A residential subdivision doesn't require annexation nor a new District Plan.

2. Taylor: The Taylors operate an irrigated turf business at the northeast corner of 132th and Sable Boulevard and were not consulted about a “cluster” designation on the new Plan and no one will advise them what impact this will have on current and future uses of the property.

3. Ritchey, Schaefer and Morimitsu: The Ritchey, Schaefer and Morimitsu families share the concern of their neighbors that their private property rights are being taken by this proposed governmental action¹. In addition their properties are marked for TDR or transfer of development rights. If this means they will receive fair compensation from ADCO or whoever is to receive those developments, then the damage to them might not be as severe. However, those parcels are also marked as open space or agricultural – which is it? The Palizzi’s Country Hills parcel is in the same quandary.

REMEDY

If the county or the city wants to acquire control over the property of its citizens it should pay reasonable and fair compensation for the landowners’ losses. Likely you are aware of the fact that several years ago the City of Boulder and Boulder County attempted to impose open space or a buffer zone around that municipality. After a large public outcry they eventually came around to the traditional method of purchasing the buffer properties or acquiring conservation easements. Much more recently, the City of Aurora decided that in order to protect the Buckley Air Force Base it would enter into cooperative arrangements with the Buckley Base and the Trust for Public Land to acquire through the free market system a buffer zone which included trails and open space for its citizens. According to an article in the Denver Post, Aurora intends to acquire in this fashion approximately 1,078 acres. We suggest that the City and County seriously consider the more traditional methods of gaining control of their citizen’s property and avoid years of litigation over “inverse condemnations.”

QUESTIONS

1. Will ADCO or City compensate my clients for any conservation or recreational easements?
2. Will ADCO or City compensate my clients for the loss of development rights if Plan is adopted?
3. Will ADCO compensate my clients for the loss or acquisition of transferrable development rights?

¹ Ironically, this land use regulation is being pursued by the County at the same time these agricultural families are feeling the economic pinch of the County’s oil and gas mortium, which is only making it harder to continue their family farming operations.

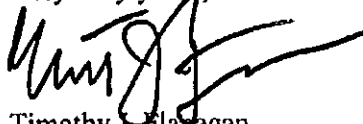
March 24, 2016
Page 4

My clients asked these questions at various "neighborhood meetings," but couldn't get an answer.

We would appreciate it if this letter was made a part of the official record before the Planning Commission and we do intend to appear and testify in person before the Board of County Commissioners.

Thanks for your attention to this matter.

Very truly yours,







Timothy J. Flanagan
t_flanagan@fsf-law.com



TJF/clm

cc: Debora Palizzi
Anna Maria and Rick Taylor
Craig Ritchey
Grant Ritchey
Becky Scott
Elaine Schaefer
Amy Bokn

Boundaries

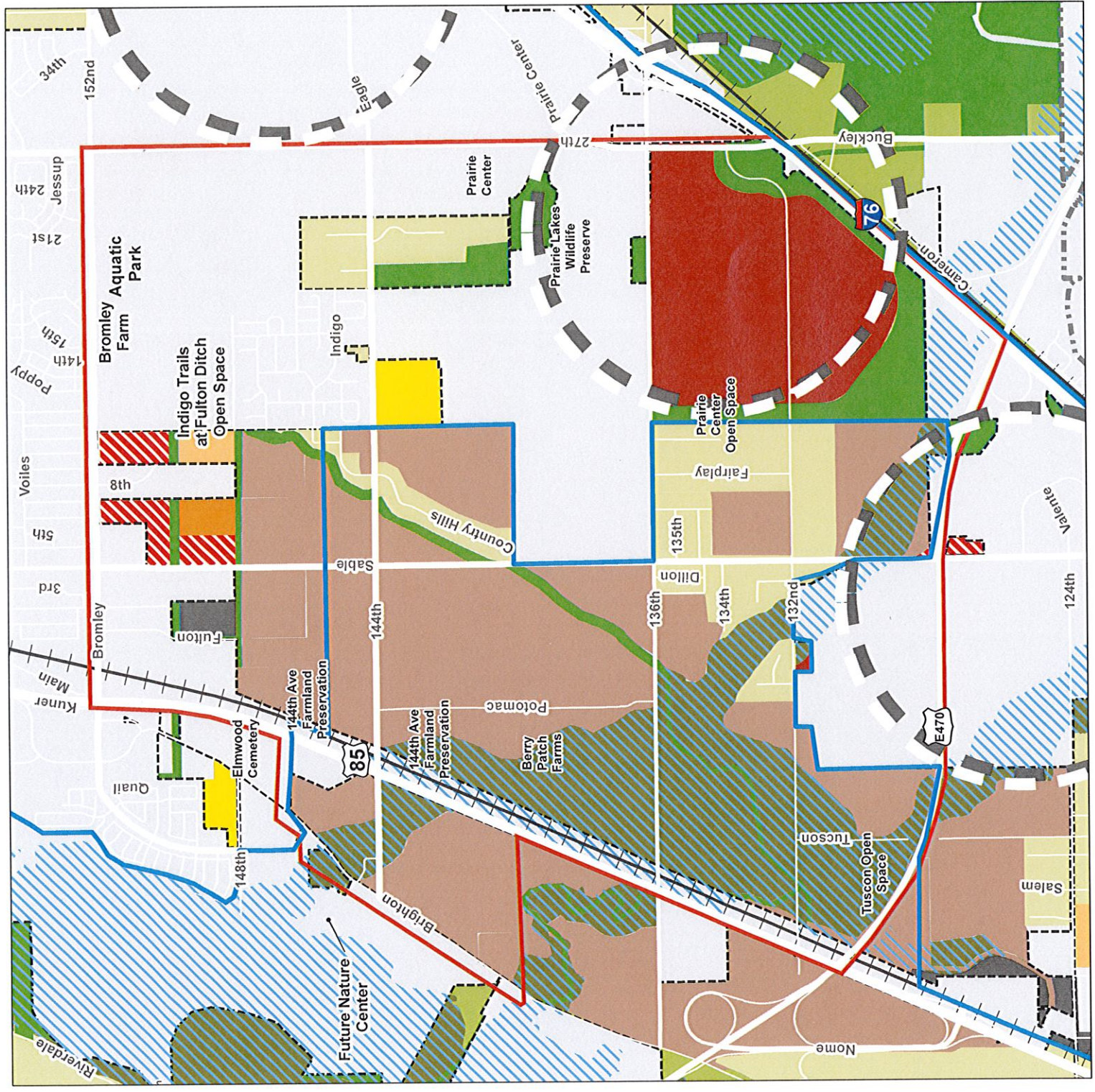
-  District Plan Study Area
- This map is for illustration purposes only and is subject to change.*
-  Brighton City Boundary
-  DRCOG Urban Centers
-  TDR Receiving Area
-  2040 Urban Service Area Boundary

Natural Features

-  South Platte River
-  Stream
-  Canal or Ditch
-  Lakes
-  100 year Floodplain

Future Land Use

-  Agriculture
-  Employment - Commercial
-  Estate Residential
-  Industrial
-  Local District Mixed Use
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use Commercial
-  Natural Resource Conservation
-  Parks & Open Space





Abel Montoya
Director

Office of Long Range Strategic Planning
4430 South Adams County Parkway
3rd Floor, Suite W3000
Brighton, CO 80601
www.adcogov.org

Request for Comments & Public Hearing Notice

Case Name:	The District Plan
Case Number:	PLN2016-00005
PC Hearing Date:	03/24/16 at 6:00 p.m.
BOCC Hearing Date:	04/05/16 at 10:00 a.m.

February 19, 2016

Adams County Planning Commission is requesting comments on the following request:
Amendment to the Adams County Comprehensive Plan to adopt The District Plan.

Applicant Information:

Adams County Office of Long Range Strategic Planning 4430 S. Adams County Parkway, Suite 3000 Brighton, CO 80601	&	City of Brighton Community Development 500 S 4 th Ave Brighton, CO 80601
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A copy of the plan and additional color maps can be obtained by accessing the District Plan web site at www.DistrictPlan.org or on the Adams County's website at www.adcogov.org/DistrictPlan. If you do not have access to the internet, please contact our office to obtain a copy of the plan.

Please forward any written comments on this application to the Office of Long Range Strategic Planning at 4430 South Adams County Parkway, Suite 3000 Brighton, CO 80601; (720) 523-6990 by 3/11/16 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to RBacon@adcogov.org. If you submit a written comment on the plan to the case manager during the referral period, a copy of the staff report will be forwarded to you once it is written.

A public hearing has also been set by the Adams County Planning Commission and the Board of County Commissioners to consider the above request. The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, Spanish translation, etc.) please contact the Adams County Office of Long Range Strategic Planning at (720) 523-6990 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

We encourage you to attend the upcoming Neighborhood Meetings that Adams County and the City of Brighton will be hosting at Eagle View Adult Center located at 1150 Prairie Center Parkway, Brighton, CO 80601 on Monday, February 22, 2016 and Monday, February 29, 2016 from 6:00-8:00 p.m. Spanish translation services will be provided. The neighborhood meetings will provide information regarding the plan and staff will be present to answer any questions and listen to any comments or concerns. We look forward to seeing you. Please visit the websites above for Neighborhood Meeting Agendas and videos about the process.

Thank you for your review of this case.

Rachel Bacon, AICP
Case Manager

-----Board of County Commissioners-----

Eva J. Henry District 1	Charles "Chaz" Tedesco District 2	Erik Hansen District 3	Steve O'Dorisio District 4	Jan Pawlowski District 5
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Abel Montoya
Director

Office of Long Range Strategic Planning
4430 South Adams County Parkway
3rd Floor, Suite W3000
Brighton, CO 80601
www.adcogov.org

Aviso de Solicitud de Comentarios y Audiencia Pública

Nombre del caso:	The District Plan
Número del caso:	PLN2016-00005
Fecha de la audiencia pública:	24 de marzo de 2016 a las 6:00 p.m.
Fecha de la audiencia de la Junta de Comisionados del Condado:	5 de abril de 2016 a las 10:00 a.m.

Febrero 19 de 2016

La Comisión de Planeación del condado de Adams está solicitando comentarios a la siguiente solicitud:

Enmienda a Comprehensive Plan del condado de Adams para adoptar The District Plan.

Información del solicitante:

Oficina de planeación estratégica a largo plazo del condado de Adams 4430 S. Adams County Parkway, Suite 3000 Brighton, CO 80601	y	Desarrollo Comunitario de la Ciudad de Brighton 500 S 4 th Ave Brighton, CO 80601
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Se puede obtener la copia del plan y mapas adicionales en color en el sitio web del plan en www.DistrictPlan.org o en el sitio web del condado de Adams en www.adcogov.org/DistrictPlan. Si usted no tiene acceso a internet, por favor comuníquese con nuestra oficina para recibir una copia del plan.

Por favor envíe cualquier comentario por escrito en esta aplicación a la Oficina de planeación estratégica a largo plazo a Office of Long Range Strategic Planning en 4430 South Adams County Parkway, Suite 3000 Brighton, CO 80601 o llamando al (303) 523-6990 a más tardar el 11 de marzo de 2016 de modo que sus comentarios puedan ser considerados para la revisión de este caso. Si quiere que sus comentarios sean incluidos de manera exacta, envíe su respuesta por medio de correo electrónico a información@heinrich.com. Si desea enviar comentarios por escrito al administrador de caso sobre el plan durante el periodo de examinación, se le enviará una copia del informe de calificación una vez se haya escrito.

También se ha fijado una audiencia pública por la Comisión de planeación del condado de Adams y por la Junta de comisionados del condado para considerar la solicitud anterior. La audiencia se llevará a cabo en la sala de audiencias del condado de Adams (Adams County Hearing Room) ubicada en 4430 South Adams County Parkway, Brighton CO 80601-8216. Si usted necesita acomodaciones especiales, como por ejemplo acceso para silla de ruedas, interpretación por discapacidad auditiva, interpretación en español, etc., comuníquese con la oficina Adams County Office of Long Range Strategic Planning al (720) 523-6990 (si es una llamada de larga distancia, use la línea gratuita del condado, el 1-800-824-7842), o al 303-239-5315 para información en español, antes de la fecha de la reunión.

Le invitamos para que asista a las próximas reuniones comunitarias que el condado de Adams y la Ciudad de Brighton estarán llevando a cabo en Eagle View Adult Center ubicado en 1150 Prairie Center Parkway, Brighton, CO 80601 el lunes 22 de febrero de 2016 y el lunes 29 de febrero de 2016 de 6:00 p.m. a 8:00 p.m. Se proveerá servicio de interpretación en español. Las reuniones de vecindario ofrecerán información con respecto al plan y habrá personal presente para responder cualquier pregunta y escuchar cualquier comentario o inquietud. Esperamos verle en la reunión. Visite el sitio web de arriba para ver las fechas de las reuniones de vecindario y videos sobre el proceso.

Gracias por su revisión de este caso.


Rachel Bacon, AICP

Administrador de caso

-----Board of County Commissioners-----

Eva J. Henry District 1	Charles "Chaz" Tedesco District 2	Erik Hansen District 3	Steve O'Dorisio District 4	Jan Pawlowski District 5
----------------------------	--------------------------------------	---------------------------	-------------------------------	-----------------------------

To: Bobi Lopez
Dept: Brighton Standard Blade/Commerce City Sentinel Express
Email: blopez@metrowestnewspapers.com
Fax: 303-637-7955
From: **Lori Wisner**
Date: **February 22, 2016**

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Office of Long Range Strategic Planning and City of Brighton Community Development**, Case #**PLN2016--00005 The District Plan** requesting: **Amendment to Adams County Comprehensive Plan to adopt The District Plan**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **24th day of March, 2016**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **5th day of April, 2016** at the hour of 10:00 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Rachel Bacon** at the Office of Long Range Strategic Planning, 4430 S. Adams County Pkwy Ste 3000, Brighton, CO 80601, 720.523.6990, rbacon@adcogov.org. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
STAN MARTIN, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **March 3, 2016 ISSUE OF THE Brighton Standard Blade**

Please reply to this message by email to confirm receipt or call **Lori Wisner** at 720.523.6990.

WRESTLING

From Page 7

takes a 15-7 season record into this weekend's regional tournament at Legacy High School.

Lehmann (18-3) stopped Adams City's Gavin Deaguero 6-3 in the finals at 145 pounds.

Santana Salas (132) finished second. Jonnathan Quijada of Aurora Central earned a 10-5 decision in the finals. Through the league meet, Salas has a record of 22-12. Elmer Baca (182) also was a runner-up. Baca (31-9) fell to Adams City's Aaron Helbok 3-1 in the finals.

Brenden Woolsey (27-6) wound up second among 195-pounders. Brighton's Ian Helwick picked up a

4-1 decision in the finals.

Corbin Chavez (152) was third. His record is 28-12. Theo Glasmann (220) was third in his weight class. His record going into this weekend sits at 16-20. Isaiah Alcon was third among 285-pounders. Alcon's record through the league meet was 9-10.

Mason Morales (113 pounds) took fourth. He enters the regional tournament with a record of 13-15. Tyler Oenes (138) finished fourth. His record stands at 15-12.

Prairie View finished second in the team standings.

The two-day regional tournament starts Feb. 12 at Legacy High School. The top four finishers move on to the state 5A tournament at Pepsi Center in Denver. The three-day meet starts Feb. 18.

SWIMMING

From Page 7

Schwartz, Lotvedt, Dent and Chacon turned in a second-place time of 1:59.09.

The 400- freestyle relay team

(Chacon, Tantillo, Stark and Pomrenke) also finished second in a time of 4:03.59.

The two-day state swim meet begins at 4 p.m., Friday, Feb. 12, at Edora Pool and Ice Center, 1801 Riverside Drive, Fort Collins. Finals are 2 p.m., Feb. 13.

Rebound battle



Photo by KATHY SCHNEIDER | For the Blade

BRIGHTON'S SHAYNA SLORF, left, and Rangeview's Breezy Williams battle for the ball during a Feb. 4 game at Brighton High School. The Bulldogs crushed Rangeview 73-58.

SIGNEES

From Page 7

"Lakeland has a good team. The campus was actually awesome," Reichow said. "They always seem to play for a national championship, and that's cool. And it's in Wisconsin, and I'm a Packers fan."

"I went on a visit last summer and enjoyed it," Petit said. "After I visited some others, nothing else was comparable. They have a good football program. It has high academics. It's going to be a good school for me."

Kullberg plans to major in exercise science. Reichow wants to major in education. Coronel is aiming for a degree in criminal justice. Petit wants an exercise science degree and, perhaps, a career in sports medicine. Gifford isn't sure what he wants to do.

"The more that I thought about it, the more I realized that out of all the athletes in high school, 1 percent to 5 percent go on to play in college," Sefcovic said. "I was one of the 5 percent that got a scholarship to go play football. I feel lucky. I feel blessed."

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DISTRICT PLAN

Adams County and the City of Brighton are jointly studying the south sub area of Brighton encompassing 5,000 acres bounded by I-76 to the East, Hwy 85 to the West, Bromley lane to the North and E-470 to the south.

El condado de Adams y la Ciudad de Brighton están estudiando de manera conjunta parte del área sur de Brighton que incluye 5,000 acres delimitados al este por la I-76, al oeste por la autopista 85, al norte por Bromley Lane y al sur por la E-470.

GET INVOLVED/PARTICIPE

We are gathering input from property owners, residents, business owners, and other stakeholders throughout the planning process. Join our neighborhood meetings to ask questions, get project updates and offer your insights.

Estamos recogiendo comentarios y opiniones de dueños de propiedades, residentes, dueños de negocios y otros interesados durante el proceso de planeación. Participe en nuestras reuniones de vecindario para hacer preguntas, actualizarse sobre los proyectos y compartir sus ideas.

NEIGHBORHOOD PUBLIC MEETINGS REUNIONES PÚBLICAS DEL VECINDARIO

Plan Refinement
Monday, February 22, 6-8 p.m.
Eagle View Adult Center
1150 Prairie Center Parkway
Brighton, CO 80601

Perfeccionamiento del plan
Lunes, 22 de febrero de 6 a 8 p.m.
Eagle View Adult Center
1150 Prairie Center Parkway
Brighton, CO 80601

Present Final Plan
Monday, February 29, 6-8 p.m.
Eagle View Adult Center
1150 Prairie Center Parkway
Brighton, CO 80601

Presentación del plan final
Lunes, 29 de febrero de 6 a 8 p.m.
Eagle View Adult Center
1150 Prairie Center Parkway
Brighton, CO 80601

Adams County
Office of Long Range Strategic Planning
www.adcogov.org/lrp
720-523-6863



City of Brighton
Community Development
www.brightonco.gov
303-655-2000

SPORTS

Second half surge gives BHS a rivalry win

JONATHAN MANESS

BRIGHTON – A big second half helped the Brighton girls' basketball team roll past rival Prairie View Jan. 15.

The Bulldogs outscored the ThunderHawks 31-10 in the second half as they cruised to a 47-26 victory over their city rivals.

"We made some adjustments in the second half and definitely got rolling," Brighton coach Dan Doehler said. "Our biggest thing was getting Sid (Sidney Potestio) the ball, and letting her do her thing."

The Bulldogs were clinging to a 16-14 advantage at halftime, but got things going when they started feeding Potestio in the paint. The senior scored six of Brighton's first eight points of the half.

When help came, the Bulldogs made Prairie View pay. Jessica Baker and Kaylah Lewis drained a pair of treys, while Baker hit back-to-back jumpers to push the lead to double-digits.

"They didn't have an answer for Sid, and she did what she needed to do," Doehler said. "We started to go inside-out, and our 3-point shooters made them pay."

As good as Brighton's offense was, its defense was better. The Bulldogs held Prairie View scoreless for the first five minutes of the second half, until Alek Anderson finally stopped the drought with a tough contested basket. It was the only two points from the ThunderHawks in the quarter as the Bulldogs went up 32-16 going into the fourth.

"We really did a good job controlling the tempo, and played our game," Potestio said.

Back-to-back baskets by Lewis and Baker pushed the lead to 20 in the fourth to seal the victory.

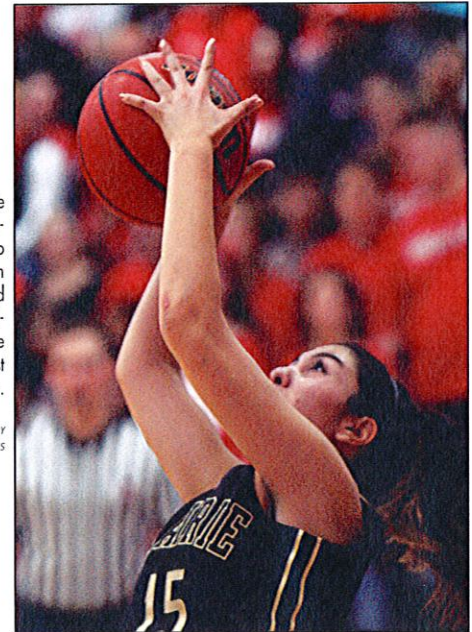
It was a non-league game, but it didn't take away from the rivalry between the schools.

"We all love the rivalry," Doehler said. "It's one of the best in the state. It's the Duke-Carolina, it's Yankee-Red Sox, and it's Lakers-Celtics. We told the kids it can't be the be-all end-all. But it's fun."

Potestio led all scorers with 15 points, while Baker added 12. Anderson had eight points for Prairie View.

Brighton improved to 7-6

■ see **GIRLS HOOPS**
page 12



Prairie View's Vian-so Romero pulls down a rebound during Friday's game against Brighton.

PHOTO BY JONATHAN MANESS

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NEIGHBORHOOD PUBLIC MEETINGS REUNIONES PÚBLICAS DEL VECINDARIO

<p>Plan Refinement Monday, February 1, 6-8 p.m. Eagle View Adult Center 1150 Prairie Center Parkway Brighton, CO 80601</p>	<p>Perfeccionamiento del plan Lunes, 1 de febrero de 6-8 p.m. Eagle View Adult Center 1150 Prairie Center Parkway Brighton, CO 80601</p>
<p>Present Final Plan Monday, February 29, 6-8 p.m. Eagle View Adult Center 1150 Prairie Center Parkway Brighton, CO 80601</p>	<p>Presentación del plan final Lunes, 29 de febrero de 6-8 p.m. Eagle View Adult Center 1150 Prairie Center Parkway Brighton, CO 80601</p>

Adams County
Office of Long Range Strategic Planning
www.adcogov.org/lrp
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ADAMS COUNTY
COLORADO

Brighton

City of Brighton
Community Development
www.brightonco.gov
303-655-2000



To: Abel Montoya, Director, Office of Long Range Strategic Planning

From: Rachel Bacon, AICP, Senior Long Range Planning Strategist *RB*

Subject: Revisions to the District Plan / Case #PLN2016-00005

Date: March 14, 2016

A public review draft of the District Plan was posted to the project website (www.districtplan.org) and the Office of Long Range Strategic Planning website (www.adcogov.org/districtplan) on February 19, 2016. Hard copies of the plan were provided to the public at the February 22 and February 29, 2016 District Plan public input meetings as well.

The District Plan was referred was sent to approximately 170 agencies, nearly 1600 citizens, Adams County Departments, and the public at large on February 19, 2016. Comments were requested through March 11, 2016. Revisions to the public input draft were subsequently made to reflect referral and staff comments. Comments included providing better clarification where needed, map amendments, and addressing typographical and other edits. These comments were provided by staff to the consultant team, and the revisions were subsequently addressed in the public hearing draft of the District Plan, posted to the above websites and provided in the Planning Commission packet on March 14, 2016. A spreadsheet describing each of the comments and the subsequent action to address the comment (including relevant page numbers) is attached for reference.

Exhibit 5.4 – Memo and spreadsheet regarding changes to draft plan

-----Board of County Commissioners-----

Eva J. Henry
District 1

Charles "Chaz" Tedesco
District 2

Erik Hansen
District 3

Steve O'Dorisio
District 4

Jan Pawlowski
District 5

District Plan Comment Tracker

Committer:	Address:	Comment Summary:	Comment Action:	Page(s):	Future Action/Notes:	Responsibility
Adams County		<ul style="list-style-type: none"> Cover: Can you move the logos up to the clouds and put the office information for both (like the first page of the Exec. Summary) where the logos are now 	Completed	cover		Brooke
Adams County		<ul style="list-style-type: none"> Exec Summary; p. 2 can you make the existing comm. And future demand charts a little bigger? When they show up again in Ch. 3, can they be really large to make easier to read? 	Completed, see note	ES	Note: they are shown as big as possible for the given space. We did not make a separate page for them in chapter 3 because the formatting looked strange with only 2 diagrams on the page, but they are bigger. Let us know if you still want them on their own page and we will make the change.	Brooke
Adams County		<ul style="list-style-type: none"> Exec summary, p. 3 add 'profitability of farm properties and enhance our quality of life' 	Completed by County/City	ES		County updated
Adams County		<ul style="list-style-type: none"> ES, p. 4, Plan Recs have been revised, see. Chapter 4, make sure they match and revise "for the short term, the revamped ag land preservation sub committee 	Completed by County/City	ES		County updated
Adams County		<ul style="list-style-type: none"> Ch. 1, pg. 1, partnered to create the district plan 	Completed	1		Brooke
Adams County		<ul style="list-style-type: none"> P. 1, we mention historic and cultural preservation: we had discussed putting some explanation of Brighton's efforts in the plan.—would go well as an opportunity in Ch. 2. Also mention the plan addresses water (water study for City) in 3rd paragraph 	Added water; incorporated historic into action plan	1		Libby
Adams County		<ul style="list-style-type: none"> P. 2 map, add some labels—Thronton, Railroad, name of boundary roads (27th, 85, 76) plus ditches, indicate with airplane symbol bottom right and note and arrow "To DIA" to have context 	Completed	2		David
Adams County		<ul style="list-style-type: none"> P. 3, define small and medium sized farms, could use an example, like is small berry patch? How many acres; start to tie in local district mixed use when discussing district vision uses 	Definition provided at right, but not incorporated into the Vision - the text is best supported by the sketch, rather than a dollar amount or acreage	3	Add footnote: The Economic Research Service (ERS) of the USDA designates small farms as those with a Gross Cash Farm Income (GCFI) of less than \$350,000, and mid size farms as those with a GCFI between \$350,000 and \$1M. The acreage size of these farms can range from .5 acres to 100+ acres. Examples of these types of farm operations are provided in Appendix E: Selected Examples of Innovative Farm Organizations and Operations.	Terry
Adams County		<ul style="list-style-type: none"> Note/add under "This sketch" on bottom that this diagram provides an orientation of how development may appear in a desired spatial layout. 	Completed	3		Brooke
Adams County		<ul style="list-style-type: none"> P. 4, note that the AC Parks and Comp Plan work together and were completed at same time. Last Paragraph, this line is negative "which may conflict with the agricultural tourism concept", so replace with "envisions a codeveloped and adopted agritourism centered-plan" or something to that effect. 	Completed	4		Brooke
Adams County		<ul style="list-style-type: none"> P. 5, mention "It all grows in brighton" branding effort. 	completed	5		Brooke

Adams County		<ul style="list-style-type: none"> P. 5, why are these four plans important? Need context transition paragraph. How do the work together in this district plan? How do their land use plans work together? 	I added a sentence at end of Vision that mentions recent plans; unfortunately the Related Plans spread doesn't have room for additional text	5	Libby
Adams County		<ul style="list-style-type: none"> P. 6, some of the meeting, eg. Kick off before consultants, ag pres sub committee meetings, are missing. See staff report for additional dates 	completed	6	Brooke
Adams County		<ul style="list-style-type: none"> P. 6 discuss 3 meetings with property owners 	completed	6	Brooke
Adams County		<ul style="list-style-type: none"> P. 6, mention that in the July and June meetings opportunities and constraints were discussed and more than 250 people attended between two meeting; also, we will have a total of 5 videos by the end, so revise from 3; add Spanish translation and outreach (see sidebar on following page); consider putting sign in sheets in appendix and discuss how many people participated in meetings all together 	We don't have all data, so we guesstimated and said "several hundred"	6	Brooke
Adams County		<ul style="list-style-type: none"> P. 8, update the final BeBrighton survey number, is there anything from the County open space plan survey from 2012? 	completed	8	Brooke
Adams County		<ul style="list-style-type: none"> P. 9 land use and development, can discuss the blue urban area concept of what is likely to be in city. Also, mention the types of district plan mixed use uses which may be in county versus city, reference FLUM and land use discussion in CH. 3 	Completed	9	Libby
Adams County		<ul style="list-style-type: none"> P. 9, farming food and econ develop, context is missing and sounds negative. Start with national and regional trends, see opening of staff report for example language; this page could easily be 2 	this first page is intended to simply introduce the topics that are covered in depth later; adding another page throws off the format of the entire chapter	9	Jeremy/Terry
Adams County		<ul style="list-style-type: none"> P. 10, Existing Key influences, 	Completed	10	Brooke
Adams County		Maps need some geographical indicators, please asdd roads, legend, RR, ditch	Completed	10, 11	Brooke
Adams County		Discuss and define urban center, or reference where in plan	Completed	11	Libby
Adams County		Approximately 40%... Attract growth before unincorporated County	completed	11	Brooke
Adams County		From 1969 to 2013, the... DO WE HAVE 2015 data?	No, 2013 is latest	12	NA
Adams County		KEY FINDINGS from what? Market study or DRCOG? DO WE HAVE 2015 DATA for graphs?	Market study; No 2015 data	13	Libby
Adams County		Name railroads, bullet 1, caption map and label highways	completed	14	Brooke/David
Adams County		Need map of cross reference of trail system	reference added	14	Libby
Adams County		Ask Holly-- thought there was another study form i-25	Kimberley Dall said there aren't any i-25 studies that would affect District	14	Libby/Holl
Adams County		Caption pitcutre and what do colors mean on map-- ADT?	completed	15	Brooke
Adams County		Why is the historic and arch survey important/ mention tax credits or other programs and opportunity to work with ag preservation historic preservation	completed	16	Brooke
Adams County		Add imprant farmland designation to map? County ag priorities for what? Preservation? City of Brighton Identified Historic Sites-- sidebar on what this means to be a historic site	prime farmland shown in key themes map and covers entire study area and therefore doesn't inform priorities; priority areas are from AdCo OS MP as stated in legend	16	add definition of historic sites to blue callout - Libby/Aja
Adams County		Existing Conserved Properties within the District Study area; add a museum to opportunities	completed	17	Brooke
Adams County		Examples of the oldest most productive farms? Label RR & ditches on map	Completed	18	David - update all maps
Adams County		What percentation of shares come from each ditch?	Completed	20	Libby
Adams County		second bullet and add to map, residential estate is here too-- 1 house/1acre	Completed	22	Libby
Adams County		add city boundary to available infra map for context	completed	23	Brooke - add City/county boundary to legend

Adams County		it will be complementary to design	completed	24		Brooke
Adams County		KEY FINDINGS Re-write: 1) Preservign farmland and developind a local food system are complementary activies 2) Protecting farmland in the district creates an oppportunity for millions of dollars in locally sourced food and wages 3)...threaten brighton and Adams County's ability	completed	24		Brooke
Adams County		Do we have a mpa that shows Petrocco and Sakata farm opperations? How many acres are they farming? The sybology on the map is hard to read	NA - no map of Petrocco's farms	25		
Adams County		make bold this paragraph, "Agricultural practices are evolving..."	completed	26		Brooke
Adams County		Rephrase; Strong support from area and regional consumers will be important to protect.... Intangible loss would be the District's very identity... more positive	completed	26		Brooke
Adams County		Last para: How does this plan change this disconnect? Why is this improtant	Completed	25		Libby
Adams County		City and county action will be encouraged to	I'm sorry I don't know what this refers to & couldn't find it in the text. Please clarify which sentence or paragraph you are referring to.	26		Brooke
Adams County		Also mention the dual, complementary approach of developer conservation through incentives such as revising the TDR program and clustering to be more desirable in the area	Completed	27		Libby
Adams County		landowners wanting to sell is an opportunity; describe the development community participation as an opporinuity for conservation-- mention tdr and local distirct mixed use as expanded options; vibrant local food culture in the District	completed	28		Brooke
Adams County		Does the Brighton sub-rea plan really identify farmland pres in the area? Make last paragraph bold and mention the role of the DP Mixed use land use	yes, completed	29		Brooke
Adams County		...(encourage development in appropriate areas... add protrect natural resources in addition to ecomic developemtn and quality fo life	completed	30		Brooke
Adams County		do we need to call this small farm market? How about just farm market?	completed	30		Brooke
Adams County		Text box, have unneeded space between of and \$50,000	completed	31		Brooke
Adams County		Chart, Brighton cut off in second row, second column	completed	32		Brooke
Adams County		six expanded land development options are presented...; missing page number, can you make the carts bigger? Own page even?	completed	33		Brooke
Adams County		Hard to read place in dark green box, a text box eplaining how to read this chart would be helpful	completed	34		Jeremy/Terry
Adams County		Add local district mixed use to list and explain below this plan's role in desribing this new future land use district applicable in both county and city depending upon infrastrucutre, etc. and that future work to adopt this joint distirct (also, say future land uses not aspiration). works well here to really introduce the new concept.	Completed	35		Jeremy
Adams County		Describe evolution from Landowner Options Map and public disucssion as the bases of the future land use map. Also para on how to use the future land use map	Completed	36		Jeremy
Adams County		Future land use not aspirational uses; what are the necessary updates to the County's zoning regulations and TDR the plan identifies? A few bullets would be good- following a county-wide market study, identify ways to make the TDR and cluster programs more attractive in this area by addresses present barriers to the program, such as allowing the TDR program on smaller parcels and allowing clustered lots to be smaller, etc.	Completed	37		Jeremy
Adams County		Don't forget to manetion the other new land use categories added	Local district mixed use is the only new category in the county, as already stated in the sentence preceding the table	37-38		Brooke

Adams County		Need more on chart and more in explanation paragraph. Re-write this part to: The Future Land Use map identifies the options available for those properties interested in land development. County Future land uses can employ...	Completed	38	Jeremy
Adams County		we have discussed the needed land use map edits and additional language	Completed	39	Brooke - update map
Adams County		Add RE to A-1, A-2, A-3 list	There are only 3 zoning districts in the study area (per the map on page 22)	40	Brooke
		why is A-1 and A-2 not efficient, explain. Would RE work?	Completed	40	Jeremy
Adams County		Do we have maps of parks and open space for adams county and brighton to include? Charts of how they are programed (e.g. open space, parks, etc.)	pages 4-5 and 17	40	
Adams County		Tie the chart to the land and water rights disucssion at bottom, and list as a range-- the chart shows 200 to 800 acres over ten years	Completed	40	Jeremy
Adams County		explain how adams county sales tax works, percentage for open space, could use general fund also, mention that annual funds are subject to apropriation-- expand buying option disucssion and more discussion on what the chart means	Completed	41	Jeremy
Adams County		add developer using TDR to sidebar	Completed	42	Libby
Adams County		Do we know what the average cost per acre (range) is for land and for water and for both? Make it bold and explain methodology for coming up with that and tie to chart	Completed	41	Terry
Adams County		Describe what status quo is- open space tax grant, proactive includes 250 k each, optimisting is leveraged with other sources, conservation easements, and TdR	Completed	42	Terry
Adams County		Add ***Subject to succesful grant applications and City and County appropriations	Completed	42	Brooke
Adams County		Cumulative acres doesn't seem to show what is in narraitve??	Completed	42	Terry
Adams County		Are the cost of water shares from the HRS water study too? Cite.	Completed	42	Brooke - cite Appendix
Adams County		Gnerally explain process to change ag water to municpal use if extra	Revised text slightly. Suggest leaving it open. Per Shannon: "I wouldn't muddy the water by mentioning potentially acquiring ditch rights for municipal use – it does nothing to further the goals of this plan with respect to ag preservation."	42	Jeremy
Adams County		Is this page focused on sale for conservation/ how does this meet objectives of district plan?	Completed	43	Terry
Adams County		Add two bullets: contiguity to other open space and agricultural lands; Strategic locations to meet the objectives fo the District Plan character and intent	Completed	43	Brooke
Adams County		In table, delete USDA, and where posisible, consider existing view sheds-- may want a sidebar to explain what you mean by view sheds	Completed	43	Brooke
Adams County		As lands are acquired and then leased, agricultural management must be considered, educational programs created, and local... Rewrite	Completed	43	Brooke
Adams County		Also mention attracting developers to help meet objectives and participate in TDR and local district mixed use related development	Completed	43	Libby
Adams County		Explanation of costs over time diagram needed	Completed	43	Jeremy
Adams County		Rewrite: The County and City may consider these options and other potential solutions. (last sentence under ag land pres sub)	Completed	44	Brooke
Adams County		Add heading, Who Will Implement this plan? This section covers the developer role, City/County, the potential FTE and the Subcommittee- could put in a box to really pull out-- its here just needs to be more ovius	Completed	45	Libby
Adams County		The Ad sub committee.... The capcity of contibute to the design...	Completed	45	Libby

Adams County		Add ...foundation of any such area... Buildings and uses that create a sense of place and the arrangement and desnity to meet the vision of this plan would be promoted.	Completed		45	Brooke
Adams County		Mention revolving fund in in narrative, add a paragraph, and add to bullets	Completed		45	Jeremy
Adams County		Explain why GOCO or other conservation commitments may not be used for RFP or say applicability will be carefully considered depending upon funding source	Completed		45	Jeremy
Adams County		Increased staffing not a con, change to pro. On a rio of approximatly only 1 FTE for	Completed		46	Brooke
Adams County		Why much was the conservation easement for the 245 acres of the dairy?	Completed		46	Shannon
Adams County		Can land trusts be changed to provide support programs? In both con boxes	Completed		47	Brooke - add to cons that land trusts can't be changed easily
Adams County		will be complementary. The preservation of farmland requires a connection to consumers... boarder ways as well. Delete last sentence: these consulmers may also establish... Next paragraph: The promotion of agritourism can be accomplished with residents of thw City and Countyins who embrace local ag...	Completed		48	Brooke
Adams County		Names of farms, farm markets, snap, etc. on map.	Completed		48	Terry & team
Adams County		Explore the role of SNAP benefits in creating a market and the benefits to low income residents. How many have SNAP benefit in the area/how many qualify? Opportunity.	don't know how many have benefits		48	Libby
Adams County		Delete FTE in third para, just employee is fine	Completed		49	Brooke
Adams County		with residential and commercial develoment... Vision , creativity, and flexibility	Completed		50	Brooke
Adams County		Check math under example, 70 acre property? Give a range of deloped vs. conserved . Explain recommendations to make CLUSTER and TDR more desirable-- current programs vs. proposed changes.This isn't clear in plan.	Completed		50	Jeremy
Adams County		From 50-53 make clear existing programs vs. proposed recs to make desired development patterns more desirable to achieve the vision of the District Plan	Completed	50-53		Libby
Adams County		TDR under purpose, more here from pg. 54. describe the County has conserved 3,000 acres using TdR program, but it hasn't been usd since 2005- so adjustments to match market may bne needed. Mention after second para, To accommodate urban level densities proximate to existing infrastructure by zoning zxode updates to reflect the future land usee outlined in this plan.	Completed		52	Libby
Adams County		TDR under purpose, more here from pg. 54. describe the County has conserved 3,000 acres using TdR program, but it hasn't been usd since 2005- so adjustments to match market may bee needed. Mention after second para, To accommodate urban level densities proximate to existing infrstrcuture and other urbanizing areas around the county.	Completed		52	Libby
Adams County		TDR conceptual diagrapm needs more explanation.	Completed		52	Libby
Adams County		Delete bold, the TDR program, the County should conduct a. ; re word; property owners receive \$18,000 per acre... an assumed price of \$18,000 per TDR	Completed		53	Libby
Adams County		Move TDR map to page 52. This map is only for the study area, put a full map in appendix or cite a where on web full map can be found	Completed		54	Libby
Adams County		Chart-- make clear this is the existing program. Make a comparabel chart for TDR alt 1 and Alt 2	we don't have data		54	
Adams County		purpose-- mention threshold for annexation, ie public water and sewer needed- reference blue urban services area	Completed		55	Aja to confirm; all criteria intended to be met holistically

Adams County		wouldn't annexation need to be in compliance with this plan as well, add to end of compliance paragraph	Completed	55		Libby
Adams County		Under sustainability, mention this is low impact development	completed	58		Libby
Adams County		the TMP, which was created in conjunction with the Be Brighton Comprehensive plan and the District Plan	completed	60		Brooke
Adams County		Under vehicular thoroughfares section, mention coordiantion of cross sections for smooth tranitions, careful design to take into account existing homes, natural and built envirionment, etc.	Completed	60		Libby
Adams County		61-62 additional cross sections and language as discussed	Completed	61-62		Libby
Adams County		Rename section oil & gas and Emergency Management or new heading for EM	Completed	65		Libby
Adams County		delete "The City of Brighton continues... and replace with City and County should continue to utilize the MOU presently established with oil and gas operators. The MOU and City and County Regulations should be evaluated frequently to ensure the health and safety of citizens and landowners.... Adams county will coordinate with brighton regarding best management....	Completed, considering Aja's input	65		Brooke
Adams County		Shannon--- no oil and gas surface development on open space land?	completed	65		Shannon
Adams County		text box on maps to expalin what is being shown, coordinate with Heather, Emergency Management Director for EMS Map	updated text on page 68	66-67		Libby
Adams County		1. adams county and brighton should committ to an annual join budget of applying for a minium of 1 milion annual of Adams County Open Space Grant Funds, and 250 k each for preserving agricultrual lands with in the District.	completed	69, make ES list match		Brooke
Adams County		2. Cut USDA and in parenthesis or footnote, reference other prioritization criteria on page 43	completed	69, make ES list match		Brooke
Adams County		3. acqution in the District Plan area boundary.	completed	69, make ES list match		Brooke
Adams County		4. Adams County and Brighton should jointly...	completed	69, make ES list match		Brooke
Adams County		5. full-tim equivalent employee dedicated...marketing efforts is beneficial. This program is recommended for a minimum of two years, with evauation thereafter, and a 50/50 split in support from the County and City, with a goal of grant funding to cover program costs over time.	completed	69, make ES list match		Brooke
Adams County		6. Engage County and City to attract businesses...	completed	69, make ES list match		Brooke
Adams County		Both adams County and Brighton are committed to expanind options available to landowners, encouraging appropriate agritourism related land uses, and preserving agricultrual lands in the District area.	completed	69, make ES list match		Brooke
Adams County		..relationship of TDR and Clustering to Brighton and County PUD standards	completed	70		Brooke
Adams County		performance criteria in this plan . Apply...	completed	70		Brooke
Adams County		focus on highway and street sigage promoting agritourism, farmers markets, and other similar enhancements	completed	73		Brooke
Adams County		desire for agricultural preservation, the development of agritourism , or food related	completed	74		Brooke

		<p>Please ask Terri to review the attached and include a section in the plan including action items. Thanks. Colorado Water Plan chapter 6 sections, 6.33 and 6.3.4.</p> <p>http://coloradowaterplan.com/ This could be a section under the existing water discussion, e.g. there is enough water in the district area, but greater conservation is needed long-term... the Colorado Water Plan describes strategies and actions to reduce/conserve..... etc. Then a strategy in action plan under page 75, Promote the highest and best use of the land and environmentally conscious practices”: Adams County and the City of Brighton will work together to promote the strategies and actions of the Colorado Water Plan... etc.</p>	Completed	p. 20-21 water, p. 58 under sustainability section, pg. 75 action plan		Terry
Adams County		<p>-There is a lot of opportunity to make it more readable and clear by cross-referencing other sections and using bold fonts, boxes, color, etc. to highlight key language. This is an example that we’d like to see in the plan both under the TDR discussion and in the Plan recs discussion and action plan (falls under point 7 in the recs/next step list) “Evaluating the County’s TDR program to tailor it to align with the District Plan’s vision and boundary and make it a more desirable tool for this area is a recommendation which appears in Chapter four of the plan. A county-wide market study will need to be performed prior to code revision to better inform the process.” Rephrase if you’d like, but we’d like to see you sharply call out plan recs that are in there, but are getting lost in the narrative.</p>		overall		
Adams County		We should state that existing and future land uses should be reviewed and updated to make it easier for development to occur in line with vision.	Completed under County Future Land Use discussion	overall		Jeremy