

DISTRICT PLAN COMMISSION

Agenda Packet
December 6, 2018
2:00 p.m.

(typically fourth Thursday of the month)

Adams County Government Center
5th Floor Study Session Room
4430 S. Adams County Parkway Brighton, CO 80601

COMMISSION MEMBERS

Alan Hale (Chair)
Amanda Griffin (Vice Chair)
Christy Dowling (Secretary)

Adam Kniss
Wayne Scott
Thom Stanfield
Wayne Walvoord

1. Call to Order/Roll Call/Pledge of Allegiance
2. Approve minutes from November 8, 2018 meeting (p. 2-4)
3. Public Comment
4. Staff updates

Regular Business:

5. (R) 2nd Reading: Conservation Easements Toolkit (p. 5-6)
6. (I, A) Discuss District Plan Commission appointments
7. Scheduling 2019 meetings
8. Announcements, Suggestions & Comments
9. Adjournment



adcogov.org/DistrictPlan

Please note: Contact Anneli Berube at aberube@adcogov.org, or (720)523-6979 with questions or if you require special accommodations.

The following links have been shared by Commission members or staff and are being provided for informational purposes only. These resources do not reflect the positions of Adams County or the City of Brighton.

Shared Resources	Work Plan Tactic(s)
<i>In La Plata, hundreds commit to eating locally produced food, 11/3/18, www.denverpost.com/2018/11/03/durango-locally-produced-food</i>	15



District Plan Commission meeting notes



Type of meeting: Regular

Date: Thursday, November 8, 2018

Location: Adams County Government Center, 1st Floor Study Session Room

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

Members absent: Mr. Thom Stanfield

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

Public present: Linda Young (Brighton Shares the Harvest)

AGENDA ITEM	DISCUSSION	ACTION
1. Call to Order/Roll Call/Pledge of Allegiance	<ul style="list-style-type: none"> • No discussion. 	Meeting called to order by A. Hale at 2:02 p.m.
2. Approve minutes from August 23, 2018 meeting	<ul style="list-style-type: none"> • C. Dowling moved to approve minutes from August 23, 2018 meeting. W. Walvoord seconded. • No discussion. 	Minutes from August 23, 2018 meeting were approved unanimously.
3. Public Comment	<ul style="list-style-type: none"> • None. 	No action.
4. Staff updates	<ul style="list-style-type: none"> • Grants for District Plan Marketing project <ul style="list-style-type: none"> a. Awarded \$15,000 grant from Colorado Tourism Office; presented to Brighton Lodging Tax Advisory Board on 10/3 • District Plan Staff presented at Adams County Boards of County Commissioners (BOCC) Study Session on Tuesday, October 23 • District Plan Staff will be presenting to Brighton City Council on Tuesday, November 27 • Funding for acquisitions <ul style="list-style-type: none"> a. BOCC will be awarding Adams County Open Space grants at public hearing on November 13, including the Murata Brothers Farm Property b. A. Kniss inquired about how it is decided which government entity (City or County) purchases farmland properties and how they are managed • Reminder to District Plan Commission members whose terms are up in 2019 to reapply. Deadline for Adams County appointees to reapply is November 16. 	No action.

<p>4. Staff updates (CONT.)</p>	<ul style="list-style-type: none"> • A. Berube presented the Q3 Monitoring Report <ul style="list-style-type: none"> a. C. Dowling inquired about Tactic #9 regarding the considerations for wildlife in the City or County's zoning, especially for the City who is currently undertaking a code update. b. C. Dowling suggested that the recipients of the Adams County Open Space grants who are planning to fund school gardens be sent the Farm to School toolkit as a resource, in connection with Tactics #13 and #14. c. C. Dowling inquired about the specifics of Tactic #22, which relates to food safety. • W. Scott inquired about the future of the Ag Innovation Specialist position and the District Plan Commission. 	<p>No action.</p>
<p>5. (I) Presentation of Request for Proposals (RFP) process for District Plan branding project</p>	<ul style="list-style-type: none"> • S. Sprague described the County's RFP process and went over the RFP document that was published on October 30, 2018. 	<p>No action.</p>
<p>6. (R) Review of RFP evaluation criteria</p>	<ul style="list-style-type: none"> • S. Sprague described the purpose of the evaluation criteria in the RFP process. • Staff led Commission members in an exercise to choose the criteria they believe are most important to consider when reviewing applicants. 	<p>No action.</p>
<p>7. (A) Nominate RFP Selection Committee members</p>	<ul style="list-style-type: none"> • Staff explained the role of the Evaluation Committee and the time commitment to serve. Staff asked the District Plan Commission to select two commission members to represent the District Plan Commission on the Evaluation Committee. • W. Scott nominated A. Hale to sit on the Evaluation Committee. A. Kniss seconded. • W. Scott nominated A. Griffin to sit on the Evaluation Committee. C. Dowling seconded. • W. Walvoord nominated himself to sit on the Evaluation Committee. C. Dowling seconded. 	<p>A. Hale received unanimous approval. A. Griffin received 4 votes. W. Walvoord received 1 vote. A. Hale and A. Griffin were chosen to serve on the Evaluation Committee.</p>

<p>8. (R) 1st Reading: Conservation Easements Toolkit</p>	<ul style="list-style-type: none"> • A. Berube presented the first reading of the Conservation Easement Toolkit. • C. Dowling suggested that the farmer graphic on page two be changed to something more inclusive. • W. Walvoord suggested that the second word bubble on page two be made a different color, or altered to make it stand out more. • A. Griffin asked if she could share the draft toolkit to seek feedback from a District Plan area landowner. As the draft is in the agenda packet and is a public document, this was encouraged. • Staff requested that additional feedback be sent to A. Berube in advance of the December meeting, so that it can be incorporated. 	<p>No action.</p>
<p>9. Scheduling November/ December meeting(s)</p>	<ul style="list-style-type: none"> • It was decided that the November and December meetings be combined and that a November/December meeting be held on December 6, 2018 at 2 p.m. 	<p>No action.</p>
<p>10. View Hattendorf Storytelling video</p>	<ul style="list-style-type: none"> • G. Wardle shared two videos (a thirty second and a four minute version) describing the Albert and Elizabeth Hattendorf Century Farm and its significance. • G. Wardle shared that the City will also be creating a brochure with remaining funds. They are hoping to wait until the new brand and logo are finalized in 2019 to complete the brochure, so that can be incorporated. 	<p>No action.</p>
<p>11. Announcements, Suggestions & Comments</p>	<ul style="list-style-type: none"> • A. Kniss: Tabled at the Bromley-Hishinuma Farm Festival and doesn't think it was the right setting. He also believes that the new name and brand will be very helpful, since nobody knew what the District Plan was and thought maybe it was referring to a metro district. • W. Walvoord: Suggested that the Albert and Elizabeth Hattendorf Century Farm video could be used as part of a table display. He also voiced the need to have an activity to keep children occupied while parents learn about the District Plan. • C. Dowling: Also tabled at the Bromley-Hishinuma Farm Festival and had a number of observations that have been sent to A. Berube. • A. Hale commended the work that the District Plan Staff is doing. 	
<p>12. Adjournment</p>		<p>Meeting adjourned at 3:56 p.m.</p>

Recorded by: A. Berube



DISTRICT PLAN



DRAFT

Conservation Easement Toolkit

The District Plan was created by Adams County and the City of Brighton to **preserve** agricultural land and heritage, **encourage** local food production, and **promote** agritourism.

The purpose of this toolkit is to provide a resource for farmers and landowners in the District Plan area that are considering the future of their farmland properties. For a map of the District Plan area, visit adcogov.org/districtplan.

Conservation Easements are voluntary, permanent agreements that private landowners sell or donate to preserve certain values, such as agriculture, on their property.

How do they work?

- 1. Sell or donate** the right to further develop your land (conservation easement)
 - A third party holds the easement, but you continue to own and manage your land and water
 - Water will be tied to the property to ensure farming can continue on the land
- 2. Negotiate** terms of conservation easement. Rights you reserve could include:
 - Continued farming and ability to pass property on to heirs
 - Leasing or selling the property for continued farming
 - Certain improvements specific to the property, like building new structures; rebuilding, expanding, or replacing existing structures; building or moving fences; or improving irrigation facilities
 - Operating a farm stand or agritourism operation on site
- 3. Appraise** property to determine conservation easement value, new land value
 - Appraisal will take into account the specific provisions of your conservation easement
 - Conservation easements typically reduce the land value by between 25% and 65%
- 4. Easement holder will monitor** and ensure terms are upheld. Typically entails:
 - Annual site visit by staff person who walks property with you, takes photos, discusses any changes
 - Approval required by easement holder for certain activities (e.g. new or replacement structures)

QUESTIONS about the process or what your options are?

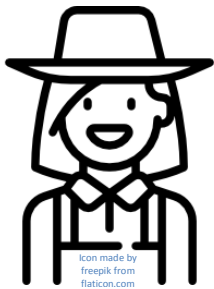
CONTACT any of these organizations for help:

- The Conservation Fund: Christine Quinlan at 303.444.4369, cquinlan@conservationfund.org
- City of Brighton: Gary Wardle at 303.655.2135, gwardle@brightonco.gov
- Adams County: Aaron Clark at 303.637.8005, aclark@adcogov.org

ASK a landowner who has been through the process:

Tim and Claudia Ferrell, Berry Patch Farms at 303-659-5050, bpf@qwestoffice.net

DRAFT Conservation Easement Toolkit



Thinking about the future of your farm?

Here are a few options to consider:



Legacy: Sell or donate a conservation easement; pass the land on to your heirs

- ✓ cash for full or “bargain” sale of easement
- ✓ continue to own and manage your land
- ✓ preserve your family’s legacy in perpetuity
- ✓ potential state and/or federal tax advantages for full or partial easement donation

Example: Sue’s farm has been in her family for generations. Her children have taken over a lot of the management as she gets ready to retire, and they would like to keep farming. She wants to pass the land on to them, and she also knows that they will need some cash soon to replace aging machinery for the farm.

Private Farm Sale: Sell or donate a conservation easement; sell your land to another farmer

- ✓ make your land more affordable for agriculture
- ✓ sell your land and water to an interested farmer
- ✓ keep ownership with a private landowner

Example: Bill owns a farm and is almost ready to sell and move on. Bill would like for his farm to continue in production, but he believes a developer is the only one who can afford to buy his land. Bill has heard about the government buying farmland, but he isn’t interested in selling his land to the city or county.

Conservation Sale: Sell your land to the City or County to place under a conservation easement and lease it for agriculture*

- ✓ sell your land and water at fair market value
- ✓ avoid involvement in conservation easement process; conservation easement would be placed on the property after the sale to ensure it remains available for agricultural use and cannot be developed
- ✓ enable City or County to lease the property to another farmer

Example: Jim’s family has owned the farm where he lives for decades. Jim wasn’t interested in being a farmer, so years ago he decided to lease his land to a neighboring farmer to keep the operation going. Jim has been living on the land but is thinking he soon will want a change of scenery. Jim would like to sell his family’s land so he can afford to buy a place somewhere else and retire.

Watch this video to learn about a District Plan area Conservation Sale: bit.ly/2TWxm45

*Refer to the **Farmland Preservation Toolkit** (bit.ly/2SIIe09) to determine if a property could be appropriate for a Conservation Sale.