

ADAMS COUNTY LOCAL DISTRICT PLAN

NEIGHBORHOOD MEETING AGENDA

February 1st, 6:00pm–8:00pm

UNDERSTANDING THE DYNAMICS OF A CHANGING LANDSCAPE- HOW LANDS ARE EVALUATED IN THE DISTRICT:

Taking into consideration the four options for continuing agriculture and development in the District- primarily on unincorporated lands we will be hearing from a variety of experts regarding the land appraisal process, conservation easements and how developers evaluate land for future commercial and residential projects.

INTRODUCTION: 6:00PM - 6:15PM

- District Plan video
- Review development options map
- Introduce speakers

PANEL DISCUSSION WITH THE FOLLOWING SPEAKERS:

THE CONSERVATION FUND-CHRISTINE QUINLAN

- Overview of the role of the organization
- How do land owners work with The Conservation Fund
- What are conservation easements and how can they benefit landowners
- Q&A

APPRAISAL EXPERT-KEVIN SHEA

- Provide a brief background and examples of the types of appraisals that he has conducted including public acquisition and conservation acquisition in Colorado.
- Overview of the appraisal process -examples of appraisals of similar land types
- Highest and best use-hypothetical and extraordinary assumptions
- How does existing and future zoning factor into the process
- Discussion of comparable sales selection
- Q&A

GUEST DEVELOPER-DENISE GAMMON

- Provide a brief background of prior work and experience
- Overview of how developers evaluate land for future commercial and residential projects
- What are some potential barriers that would discourage future development
- Discuss the trend occurring with ag imbedded within development projects, why is this attractive
- Q&A

Q&A OPPORTUNITIES WITH SPEAKERS

- Attendees will be provided time to ask individual questions to any of the speakers.

