

From: [Susan Alling](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] OPPOSED TO KANEMOTO TERMINATION
Date: Friday, June 30, 2023 12:53:18 PM

Dear Boulder County Commissioners,

I am OPPOSED to the termination of the Kanemoto Estates Conservation Easement (EC).

I have lived in SW Longmont for 13 years and with each new development in this area, residences are ADDED with no thoughts or apparent plans to repair/enlarge infrastructure (roads, park areas, recreation centers, bus routes, etc.) All that we seem to get is increased traffic which makes for ever increasing accidents especially at the Airport & Nelson Rd intersection which is almost impossible to detour around.

Please thoroughly reconsider your next steps before terminating Kanemoto EC.

Thank you,

Susan Alling
640 Gooseberry Dr. UNIT 706
Longmont, CO 80503
susan.alling@gmail.com

From: [Doug Jones](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Comments against approving the Conservation Easement at Kanemoto Estates in Boulder County - July 6th Hearing
Date: Friday, June 30, 2023 2:56:54 PM

Dear Boulder County Commissioners,

I feel it is premature to bring to vote selling the Conservation Easement on Kanemoto Estates near the corner of 119 and Airport roads. This proposed development, or the annex thereof, has not been approved by Longmont and therefore neighbors and all affected citizens have not had their chance to weigh in on IF this should even be developed. Removing the Conservation Easement at this point will disenfranchise those citizens who hope to have a say about it by removing one more layer of keeping this land as it was intended when the CE was placed back in 1982.

Further, staff has not made an analysis of this property against the Boulder County Comprehensive Plan to determine if this property is consistent with that document. Again, this proves that removing the CE would be premature. It will also set precedent that future CE's are subject to the same uninformed treatment and would sell off our hard-fought-for open space. Longmont, with the help of Boulder County, needs to stop looking to grow through sprawl into undeveloped land and should instead work on zoning, land and building code, and citizen outreach to find compatible and sensible ways to address much needed housing within its current borders.

I encourage you to vote NO on this proposal and refuse to destroy this easement and therefore our precious open space.

Thank you for your time and consideration.

Respectfully,

Doug Jones

243 Sherman St., Longmont, CO 80501

Jefferies, Wesley

From: John Pillmann <jdpillmann@gmail.com>
Sent: Friday, June 30, 2023 9:35 AM
To: LU Land Use Planner
Subject: [EXTERNAL] Conservation Easement - Airport Road

To: Boulder County Commission

From: John Pillmann
1303 Spruce Avenue
Longmont, CO 80501

Hello. I would like to voice my opposition to simply extinguishing the 40-year old conservation easement near Airport & Hwy 119. Allowing developers to simply offer money to buy up conservation easements in order to build new developments that are often incompatible with the surrounding community is pointless and unethical. But rather than simply object to this proposal by a developer to pay \$2.3 Million to allow his development to continue, I would like to propose that the County Commission appoint a committee comprised of representatives from the Community (KARES has folks who would be interested), Developer and County/Longmont officials to determine what kind of development would be "compatible" with the homes surrounding this proposed development. My take is that many/most residents would support a development in this area, provided it was compatible with the surrounding neighborhoods.

A development of roughly (400) homes on (40) acres equates to a density of (10) homes per acre. I'm reasonably certain that the surrounding neighborhoods comprised primarily of single-family homes is closer to (5) per acre (we can easily confirm). A doubling of density in this area simply does not make sense and would never be supported by the community. However, a stepped up density of (6 or 7) units per acre would likely be supported if done in a responsible manner.

I'm guessing this situation will occur in the future for other conservation easements? Why not establish a committee NOW to work with developer and community to come up with developments that are compatible with the surrounding neighborhoods? I've found most residents are not totally against new housing developments (we know that new housing is desperately needed in our communities). But the fact that these backroom deals are being made between developer and county or city feels underhanded. It make us feel like the city & county are beholden only to the developers, many of whom simply want to maximize density & profit at the expense of the surrounding community.

Do the right thing here and demand that the developer work with the existing residents to come up with a proposal that is compatible with the surrounding neighborhoods. Give them (X) weeks or months to come up with a plan. If they can't agree on something at least you'll then have a good idea on whether the developer is unwilling to listen and adjust, or the neighborhood is unwilling to compromise. I'm betting that if "instructed" to work together on a compatible proposal, something will surface that will ultimately be acceptable by both developer and community.

Why not give it a try???

John Pillmann

From: [Buday Falkinburg](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Conserve BOULDER COUNTY OPEN SPACE
Date: Saturday, July 1, 2023 5:06:17 PM

Dear Boulder County Commissioners,

I am ***opposed*** to the termination of the Kanemoto Estates Conservation Easement (CE).

Recently, I attended a beautiful backyard college graduation party. And to my surprise an elk bull with 10 to 12 points eating in their open space around dusk. It was a beautiful and majestic ending to an outdoor celebratory achievement. Why would we make it worse for current wildlife and their feeding, mating, and security?

The KE CE is also home to many species of wildlife. There are recent pictures of large animals with full racks of antlers, hawks hunting/mating/nesting, plus sightings of owls and other important wildlife.

Best,

Elizabeth Buday FALKINBURG

Former Boulder (city and county) Resident from 1992-2015

From: [Kirsty Sarris](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination
Date: Saturday, July 1, 2023 6:59:21 PM

Dear Boulder County Commissioners,

I am emailing regarding the proposed termination of Kanemoto Estates Conservation Easement in Longmont.

I have lived in the Clover Creek subdivision for 18 years and when we purchased the home we were informed that the land south of the subdivision was a conservation easement and as such would never be built on. As you can imagine, this is very disappointing for so many of the residents, including ourselves, and also disillusioning.

I am sympathetic to the need for affordable housing in this area but, quite frankly, I am confused as to why the City of Longmont isn't choosing to repurpose some of the large amount of empty office space which has been vacant for years. I am thinking specifically of the many empty buildings on large amounts of acreage down Clover Basin drive between Hover and Airport, which are very close to good bus transportation and amenities (unlike Kanemoto Estates which is far from amenities and isn't served by good bus routes). Have you had those conversations with the City of Longmont planners?

I am very concerned about the potential increase in traffic along Airport Road and the safety issues surrounding that, especially since children cross the busy airport road to get to school.

It really is a beautiful piece of land with exceptional views. I wonder if you have actually visited the land and walked the paths surrounding it?

I appeal to you to vote no on the termination of Kanemoto Estates Conservation Easement.

Kirsty Sarris
1922 Clover Creek Dr
Longmont, CO 80503

From: [Tom Lajeunesse](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement, no please
Date: Sunday, July 2, 2023 6:31:32 AM

Dear Boulder County Commissioners,

Just a few weeks ago I was on the North side of the Kanemoto Estates Conservation Easement area and had the amazing experience of watching a bull elk. We are so fortunate that we still have this all the way out on the edge of Longmont!

There are so many assaults on on earth currently, and we just do not think we need more. Please oppose the termination of Conservation Easement for this area and save it for future generations to enjoy and for the synergistic effect it has on surrounding areas.

Sincerely,
Tom Lajeunesse

From: [Mercedes Roberts](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Sunday, July 2, 2023 1:12:53 AM

Dear Boulder County Commissioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Thank you for your time and taking residents concerns into consideration in this decision.

Mercedes Roberts

From: [Mary Doyle](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Sunday, July 2, 2023 8:31:00 AM

Dear Boulder County Commissioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Sincerely,
Mary Legg

From: [Stuart Motola](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Saturday, July 1, 2023 6:56:18 AM

Dear Boulder County Commissioners,
I would like to voice my thoughts in opposition to the termination of the Kanemoto Estates Conservation Easement (CE).

As a Boulder County resident and local business owner of over 25 years, I have watched time and again the continued over-development of our precious area. It has honestly been quite heartbreaking.

While I am aware of the need to provide new housing to match the current demand, I do believe it is unfortunate that we do so on protected lands.

Boulder County has devoted a great deal of effort and prestige on creating open space, and it is precisely when the development pressures are great that the County Commissioners should fulfill their fiduciary obligations to maintain the conservation easements already in place.

The KE CE is also home to many species of wildlife. There are recent pictures of large animals with full racks of antlers, hawks hunting/mating/nesting, plus sightings of owls and other important wildlife.

What is being considered here is a dense, generic, box development where currently hawks soar, elks migrate, and citizens, who have for forty years relied on open space to enhance their lives, have had the reasonable expectation that the land they walk on with their families was protected in perpetuity by a conservation easement.

My hope is you will decide to not terminate the CE and honor your duties to protect this pristine open space.

Sincerely,
Stuart Motola
3095 Redstone Lane
Boulder, CO 80305

From: [Madlena Blagaila](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates
Date: Sunday, July 2, 2023 11:32:55 AM

Dear Boulder County Commisioners,
I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Thank you,
Madlena Blagaila Measelle

[Sent from Yahoo Mail for iPhone](#)

From: colradorain@aol.com
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] KE CE
Date: Saturday, July 1, 2023 8:47:23 PM

We are OPPOSED to terminating the Kanemoto Conservation Easement and the development of high density housing where the open space currently is. The open space is home to many species of wildlife which would be disrupted and for 40 years families have relied on the open space to enhance their lives. Thank you for your consideration.

From: [Julien Romeo Motola](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] NO to Termination of Kanemoto Estates Conservation Easement (CE)
Date: Saturday, July 1, 2023 2:24:27 AM

Dear Boulder County Commissioners,

I am writing to express my strong opposition to the termination of the Kanemoto Estates Conservation Easement (CE), as it undermines the very essence of what makes Boulder County a nationally recognized leader in preserving parks, land, wildlife, and addressing climate challenges. The decision to terminate this easement raises significant concerns and poses a threat to the integrity of our open spaces, which are invaluable assets to our community and future generations.

Boulder County has earned a well-deserved reputation for its commitment to creating and maintaining open spaces, parks, and natural areas. These spaces serve as vital havens for wildlife, provide opportunities for residents to connect with nature, and contribute to the overall well-being of our community. By allowing the termination of the Kanemoto CE, we risk diminishing the ecological diversity and disrupting the delicate balance of our natural habitats.

One of the alarming aspects of the termination is the developer's payment of \$2.3 million for the right to develop on open space. This transaction sets a dangerous precedent, as it implies that our cherished open spaces can be bought and sold at the expense of our environment. It undermines the public's trust in the County's commitment to conserving our natural resources and leaves the door open for future developers to seek similar concessions. We must not allow the allure of financial gain to compromise the preservation of our parks and open spaces.

In addition to the financial implications, the termination of the Kanemoto CE disregards the legal positions and overwhelming evidence against it. The Boulder County Planning Commission's failure to address these concerns and their decision to proceed with the termination without comment raises questions about the transparency and accountability of the decision-making process. It is essential that the County upholds its responsibilities to enforce and protect conservation easements, as they play a pivotal role in safeguarding our precious natural heritage.

Furthermore, the Kanemoto Estates Conservation Easement is home to a diverse range of wildlife species, some of which are unique and endangered. The loss of this protected habitat would not only disrupt their natural patterns but also impact the delicate balance of our local ecosystem. It is our responsibility to ensure the preservation of these habitats for the well-being of the wildlife that rely on them and for the enjoyment and education of our community. By terminating the easement, we risk irreparable harm to the biodiversity that makes Boulder County so special.

The recent devastating Marshal Fire serves as a stark reminder of the urgent need to reassess our housing setback requirements and prioritize responsible development practices. As climate change continues to pose challenges, we must consider the potential risks and ensure that our communities are resilient and safe. By conserving open spaces, we provide a buffer against natural disasters, protect valuable water resources, and mitigate the effects of climate change. It is in the best interest of our community to preserve these spaces for the well-being of both current and future generations.

Lastly, I would like to emphasize the importance of maintaining the public's trust in the County's commitment to conservation. For forty years, residents and real estate brokers have relied on the understanding that the land abutting the conservation easement was protected. This understanding has fostered a sense of community and an appreciation for our natural heritage. Deviating from this understanding erodes the trust and confidence of the community and compromises the reputation of Boulder County as a leader in land preservation.

In conclusion, I urge you to oppose the termination of the Kanemoto Estates Conservation Easement and uphold our commitment to preserving parks, land, wildlife, and addressing climate challenges. Our open spaces are not only a source of pride but also essential for the health and well-being of our community. Let us stand united in protecting and cherishing the natural beauty that sets Boulder County apart.

Attached you will find an image recently taken of an elk inhabiting Kanemoto CE.

Sincerely,
Julien Motola
3515 Bluestem Ave
Longmont, CO 80503



From: [Michelle Romeo](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] NO to termination of the Kanemoto Estates Conservation Easement
Date: Saturday, July 1, 2023 2:21:04 AM

Dear Boulder County Commissioners,

I am writing to express my strong opposition to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

First and foremost, the fact that the developer is paying \$2.3 million for the right to terminate the easement is deeply troubling. This transaction appears to be a blatant attempt to circumvent the conservation goals set forth by the County Parks & Open Space Department. It sets a dangerous precedent by allowing developers to essentially buy their way out of conservation commitments. This practice is not only ethically questionable but also undermines the trust of the public in the County's dedication to preserving open space.

Moreover, the termination of the Kanemoto CE disregards legal positions and overlooks the overwhelming evidence against it. The Boulder County Planning Commission's decision to ignore these legal concerns without any comment is concerning and raises questions about the transparency and accountability of the decision-making process. It is imperative that the County upholds its responsibilities to enforce and protect conservation easements, as they are crucial in maintaining the balance between development and preservation.

Additionally, the designation of the one-mile strip of Airport Rd as a View Protection Corridor (VPC) raises further concerns. The obstruction of mountain views by multiple housing developments in this area is a clear violation of the provisions aimed at preserving scenic views. By allowing such violations, Boulder County risks compromising the natural beauty and integrity of the landscape. It is essential to address these violations and enforce the regulations in place to protect our scenic vistas.

The recent Marshal Fire has highlighted the need for a reconsideration of housing setback requirements. The devastation caused by this wildfire serves as a reminder of the importance of proper planning and taking into account the impact of high-density development. As our population grows and climate change continues to pose challenges, it is crucial to prioritize responsible and sustainable development practices that prioritize safety and mitigate potential risks.

Furthermore, the Kanemoto Estates Conservation Easement is not only valuable in terms of scenic beauty but also as a habitat for diverse wildlife. The presence of animals such as hawks, owls, and elks underscores the ecological significance of this area. Allowing a dense and generic development to replace this natural habitat would not only disrupt these species but also deprive citizens of the opportunity to connect with nature and enjoy the many benefits of open space. We have a moral obligation to protect and preserve these natural habitats for future generations.

Finally, the long-standing understanding among real estate brokers and homeowners that the land abutting the conservation easement was protected is a crucial factor to consider. For forty years, citizens have relied on the preservation of these lands to enhance their lives and enjoy the benefits of open space. Deviating from this understanding undermines the trust and confidence of the community in the County's commitment to conservation.

Boulder County has rightfully earned a reputation for its efforts in creating and maintaining open spaces. However, it is precisely during times of significant development pressures that the County Commissioners must fulfill their fiduciary obligations to uphold and protect the conservation easements already in place. By doing so, you will not only safeguard our natural heritage but also ensure that the County's commitment to conservation remains unwavering.

I urge you to reconsider the termination of the Kanemoto Estates Conservation Easement and demonstrate your commitment to preserving our open spaces and wildlife habitats. Let us stand together to protect and cherish the

beauty of Boulder County for generations to come.

Sincerely,
Michelle C Romeo
3515 Bluestem Ave

“We change the world not by what we say or do but as a consequence of who we have become”
~ *David Hawkins*

From: [Joanna Monk](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] OPPOSE Termination of Kanemoto Estates CE
Date: Saturday, July 1, 2023 5:39:54 PM

Dear Boulder County Commissioners,

I am writing to express my opposition to the termination of the Kanemoto Estates Conservation Easement.

I am a Boulder resident. Part of why I moved here and love living here is that our county has so much protected open space.

Termination of this easement would undermine past efforts to protect county open space and put into question the value of any future protections. Residents in the area will lose access to open space access. Impacts to wildlife will extend well beyond this parcel. I urge you to reconsider this decision and protect the integrity of our open space for current and future generations.

Best,
Joanna Monk

From: [Ian Eddy](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposed to Kanemoto Conservation Easement termination
Date: Sunday, July 2, 2023 2:20:53 PM

Dear Boulder County Commissioners,

I am writing in opposition to the termination of the conservation easement for the Kanemoto Estates property on Airport Road. As a newer resident of Clover Creek, we purchased our retirement home partly with the understanding that the open space just South of our development was protected by a conservation easement keeping that space open and undeveloped in perpetuity. More recently I have learned that this property is located in a Boulder County Comprehensive Plan View Protection Corridor protected by the Boulder County Land Use Code.

I am sure there are many more legalistic reasons available for opposition that will be enumerated by some of our more learned residents here in Clover Creek and Boulder County. At the very least I would suppose that you as Commissioners would be supportive of maintaining open space that someone had the foresight to place in conservation easement as agricultural land. I certainly had no idea that there was the possibility of the Commissioners of Boulder County terminating and selling conservation easements like a commodity.

Ian Eddy
1918 Clover Creek Drive
44icer@gmail.com

From: [Jenny Eddy](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposed to Kannemoto conservation easement termination
Date: Sunday, July 2, 2023 12:56:02 PM

To whom it may concern:

My husband and I moved to Clover Creek 2-1/2 years ago to be closer to our grandchildren. Our one stipulation for leaving the beautiful sparsely inhabited state of Vermont was that there was safely protected green space on the south side of the neighborhood. This ensured us that we would be free from encroaching development.

Our son found the house, and knew that we would be happy here, assured by the conservation easement on the 40 acres adjacent to the neighborhood. We were led to believe, and indeed understood that such conservation easements could not be bought and sold like commodities. However the possibility of that easement being ignored is extremely worrying and makes us very unhappy. Please do not allow this travesty.

We have so enjoyed our daily walks along the pathway adjacent to the 40 acre space. I have watched bob cats, elk, owls, raptors and many smaller birds living there. The mountain view changes by the minute and always thrills. I will attach a couple of photos, including the view which would be seriously altered by the development. We are also terribly worried about traffic which is already on overload in this area.

Thank you for your consideration,
- Jenny Eddy
1918 Clover Creek Drive





Maxim B. Sturven
This photo of an elk on that property was taken from Michelle Romeo's backyard (by her brother in law) 3515 Bluestem Ave

Jenny Eddy
pupgoes2@gmail.com

From: kathleempchristensen@gmail.com
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposed to Termination of Conservation Easement
Date: Sunday, July 2, 2023 1:02:24 PM

To the Boulder County Commissioners,

I oppose the termination of the Kanemoto Estates Conservation Easement. I feel terrible for people who have bought places to live near there, assuming that the land adjacent to them would stay undeveloped. I know someone who recently bought a place to live there, and it seems like they bought their home under false pretenses. Please let the parcel remain undeveloped.

Thanks!

Kathleen Christensen

Boulder, CO (with family in Longmont)

Sent from my iPhone

From: [Julia Couperthwait](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Opposition Letter to Kanemoto Development
Date: Sunday, July 2, 2023 8:40:10 AM

Dear Boulder County Commissioners,
July 2, 2023

My name is Julia Couperthwait. My husband and I are homeowners in the Clover Creek Neighborhood, South of Pike Road on Feather Reed Avenue. We have owned and lived in our home for 7 years and have two young children.

We are **OPPOSED** to the termination of the Kanemoto Conservation Easement and **OPPOSED** to the Kanemoto development proposal, most notably for two reasons: the negative impacts it will have on our neighborhood's SAFETY and the ENVIRONMENT.

FIRST I WILL ADDRESS OUR SAFETY CONCERNS:

1.) Colorado Highway 119 from Boulder to Longmont (the Diagonal Highway), adjacent to Kanemoto Estates, has the highest number of vehicle crashes in Boulder County. (CDOT CO 119 Safety & Mobility Project, 2022). The speed limit coming from Boulder into Longmont increases to 65 mph! Cars driving Northbound and Southbound on Airport Road South use this stretch as a speedway. Add in another 426+ proposed housing units, and all the vehicles associated with those units will bring heavier traffic volume. Increased traffic volume + distracted drivers will *absolutely* lead to more accidents on Airport Road, especially at intersections.

2.) Our home is located on the corner of Pike Road and Clover Creek Drive. Pike Road connects to South Fordham Road, which is the most direct route to take to get to Hover and Village of the Peaks from Airport Road South. Already, vehicles and large trucks speed down Pike Road just behind our house, essentially in our backyard. Drivers roll through neighborhood stop-signs on a regular basis. The sheer scale of this proposed development will bring more traffic, more speeding, and more construction trucks cutting through our pedestrian and bike-friendly neighborhood, posing the most risk to our children and elderly residents.

3.) South Fordham Street which would border the proposed development is in DESPERATE need of repaving. Take a drive north from 119, past Xylinx/AMD, past the new massive warehouse (which was also constructed on a beautiful field) on the right of South Fordham Road before you get to Clover Basin Drive, and you will experience exactly what I mean. In the seven years we have lived in our home, this road has not been upgraded. It is irresponsible to build new infrastructure when an existing, main-artery road is littered with frost heaves, major potholes, and has not been properly maintained for existing residents and commuters.

4.) Additionally, because the Clover Creek neighborhood falls within 2.5 miles of Altona Middle School and Silver High School, Clover Creek and the proposed

development are in the "Walk" zone and there is no public school bus transportation for our secondary students. To me as a concerned Mother, this means my children as they grow older will be more at risk to traffic accidents when they start riding their bikes to attend school and will have to cross a busier Airport Road to get there.

MY SECOND POINT IS OUR ENVIRONMENTAL CONCERNS:

5.) Clover Creek residents find PEACE in this conserved open space. There are mature trees and wildlife that call it home. Unlike the developer's argument that "this agricultural land" is of no habitat value, wildlife DOES indeed exist here. Unlike the developer who resides in Evergreen, this space is in MY neighborhood and I observe first-hand the fox, rabbits, hawks, songbirds, butterflies, and endangered honey bees that find refuge in the fields. The land acts as insulation to the traffic noise of the Diagonal Highway and at night, because there are no street lamps in the open field, it is valued dark sky space for stargazing. The fields are also critical for flood mitigation and drainage and keeps flooding out of Clover Creek. Our neighborhood path network that borders this property is currently a vehicle-free space for our children to safely ride their bikes and dogs and pedestrians to enjoy. Pave over this parcel of paradise, and it will forever be lost to future generations.

6.) The construction of what will become a mini-City with increased traffic and sprawl, will create significant environmental impacts. Erosion, noise, trash, waste (from years of construction), and pollutants will damage the environmental nature of this land. Once Kanemoto Estates is lost to development, there will be a permanent loss of this open land. **Each day somebody drives by this scenic open space, they are reminded why Boulder County has codified the protection of conservation easements.**

I ask you, Boulder County Planning Commissioners to vote **NO** to extinguish the Kanemoto Estates agricultural conservation easement in order to promote conservation values and to keep traffic congestion in check.

Thank You,
Julia Couperthwait
3320 Feather Reed Avenue
Longmont, CO. 80503

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Julia Couperthwait
coup.julia@gmail.com

From: [Jessica Zamurut](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposition to Development of Kanemoto Estates Conservation Easemen
Date: Sunday, July 2, 2023 9:49:27 AM

Dear Boulder County Planning Department,

I am writing to express my absolute opposition to the termination of the Kanemoto Estates Conservation Easement (KECE). This action undermines the very essence of what makes Boulder County a nationally recognized leader in land preservation and protecting wildlife habitat. The decision to terminate this easement raises significant concerns and poses a threat to the integrity of our open spaces which are invaluable assets to our community, and to future generations. Additionally, this termination erodes trust in the relationship between Boulder County residents and our elected officials.

By allowing the termination of the KECE, you will be diminishing ecological diversity and disrupting the delicate balance of our natural habitats. Such spaces are home to many keystone and endangered species, protecting the biodiversity of their habitat is essential to their survival. These spaces serve as vital havens for wildlife, provide opportunities for residents to connect with and learn about nature, and contribute to the overall well-being of our community.

Another alarming aspect of the termination is the developer's payment of \$2.3 million for the right to develop on legally protected land. This transaction sets a dangerous precedent as it demonstrates that our cherished open spaces can/will be bought and sold at the expense of our environment. It undermines the public's trust in the County's commitment to conserving our natural resources and leaves the door open for future developers to seek similar concessions. We refuse to allow the allure of financial gain to compromise the preservation of our undeveloped land.

I strongly urge you to oppose the termination of the Kanemoto Estates Conservation Easement. As our elected officials, we demand that you maintain your commitment to honoring the legally-binding protection of conservation easements. Let us stand proud and united in protecting and cherishing the natural environment that sets Boulder County and Colorado apart.

Thank you for considering my perspective.

Jessica Zamurut
Boulder County Native

From: [Katie Hinsey](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Opposition to Kanemoto Estates easement termination
Date: Sunday, July 2, 2023 12:02:07 PM

Dear Boulder County Commissioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Katie Hinsey

From: sandsjudy@comcast.net
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] opposition to Kannemoto easement termination
Date: Sunday, July 2, 2023 1:31:20 PM

I am opposed for the following reasons:

119 and Airport Rd is already one of the most deadly and congested intersections in Longmont/Boulder County. Increasing the population would be a huge mistake.

I purchased my retirement home here with the information I was living near a conservation easement which is a big reason I bought the home.

Judy Sands

1914 Clover Creek Drive

Longmont 80503

From: [Stephanie Brudwick](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] OPPOSITION to termination of Kanemoto Estates CE
Date: Sunday, July 2, 2023 8:26:05 AM

Dear Boulder County Commissioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Sincerely,

Stephanie Brudwick
1313 Wildrose Ct
Longmont, CO 80503

Sent from my iPhone

From: [Hanna Stark](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Opposition to the Termination of the Kanemoto Estates Conservation Easement
Date: Sunday, July 2, 2023 12:49:38 PM

I am opposed to the proposed termination of the Kanemoto Estates Conservation Easement. This easement should remain open land for the community to appreciate and enjoy. I am concerned about the traffic issues that endanger the community within this area and up and down the Airport Road corridor, being one of the largest accident-prone regions of the County.

Thank you.

Hanna Stark

From: [Cordelia Zars](#)
To: [LU Land Use Planner](#); Comissioners@bouldercounty.org
Subject: [EXTERNAL] Please keep conservation easement
Date: Saturday, July 1, 2023 6:33:20 PM

Dear Boulder County Commisioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Thank you,
Cordelia

From: [tracy.schumacher](#)
To: [LU Land Use Planner](#)
Cc: [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Please protect the KECE
Date: Sunday, July 2, 2023 1:52:50 PM

Dear Boulder County Commissioners,

I am *opposed* to the termination of the Kanemoto Estates Conservation Easement (CE).

This land was “protected” by a conservation easement to protect the wildlife in our county and protect this valuable and beautiful area of land. **Conservation” in Boulder County means “conserve, protect, and preserve** (versus densification and urbanization).

Thank you,

Tracy Schumacher
3145 25th St
Boulder, CO 80304

From: [sarah townes](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Please reinstate Kanemoto Estates Conservation Easement
Date: Saturday, July 1, 2023 3:33:44 PM

Dear Boulder County Commissioners & Planners,

Please reinstate protections for the Kanemoto Estates Conservation acreage. I was just there 2 weeks ago and saw the most gorgeous elk with a large rack of horns in the field behind Bluestem Ave. If elk are there I'm sure many other species wander through as well. Open space that has been established for a period of time so wildlife can make it part of their circuit is invaluable in sustaining our precious Colorado ecosystems.

I feel that it damages the credibility of conservation easements for a property to be removed from what was intended to be permanent protection through payments from a developer, or from anyone for that matter. The principle is that our wildlands are priceless, not for sale. I understand that the money could do good in Open Space elsewhere but I think people will hesitate to go through the work of applying for permanent conservation easements for their land if they know that their efforts can be undone by a payment down the line. I've seen it happen in North Boulder where I live and it has made me really sad.

I very much hope you will stop this development. Still I recognize the need for housing. Couldn't new housing be put in areas that need to change usage rather than on precious pockets of wildlands? California for example is closing prisons one by one, and considering progressive uses for that land, including creating thriving new communities for disenfranchised people. Many strip malls and office parks shrunk greatly in usage during the pandemic, could not one of them be the site of new construction rather than pristine land?

For the sake of all the animals, including us humans, who so desperately need as much green space as we can preserve for our health and sanity, please keep Kanemoto Estates protected from irreversible harm. Thank you for your work.

Sincerely,
Sarah Townes
303-440-8448

From: margoanthony78@gmail.com
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Save open space in Longmont
Date: Sunday, July 2, 2023 12:51:05 PM

Dear Boulder County Commissioners,

I am writing to express my strong **OPPOSITION** to the termination of the Kanemoto Estates Conservation Easement (CE). We moved here almost two years ago and are enjoying the beautiful town with so much open space and parks. We enjoy taking our grandchild to so many open spaces around this county and hope to continue teaching her so much.

The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

Thank you for listening to me.
Margo Anthony

From: [Sam Kishan](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Strong Opposition to Termination of Kanemoto Estates Conservation Easement
Date: Saturday, July 1, 2023 1:45:43 PM

Dear Boulder County Commissioners,

I am writing to express my strong opposition to the termination of the Kanemoto Estates Conservation Easement (CE).

The developer's payment of \$2.3 million for the right to terminate this easement is concerning and raises questions of corruption. Such actions set a dangerous precedent for future developers to encroach upon the county's open spaces. The Boulder County Planning Commission's disregard for the overwhelming legal positions against terminating the CE is deeply disappointing.

Also, I want to bring to your attention the violation of the View Protection Corridor along the one-mile strip of Airport Rd from Rt 119 north to Pike Road. The obstruction of mountain views due to multiple housing developments is a clear violation of the provisions aimed at preserving scenic views along this corridor.

Considering the recent devastation caused by the Marshal Fire, it is crucial to reevaluate the focus on high-density development. The housing density in Colorado is already congested, and it would be wise to reconsider housing setback requirements for the sake of our community.

The Kanemoto Estates Conservation Easement is not only a valuable open space but also a habitat for diverse wildlife. It is home to various species, including hawks, elks, and owls. Replacing this area with a dense, generic housing development would not only harm wildlife but also deprive citizens of the protected land they have enjoyed for decades.

Moreover, real estate brokers have misled buyers by implying that this land was protected by a conservation easement. As a county that prides itself on conservation, it is crucial to honor the commitment to conserve, protect, and preserve open spaces, especially when development pressures are high.

I urge you, as County Commissioners, to fulfill your fiduciary obligations by maintaining the conservation easements already in place. Boulder County's efforts in creating and maintaining open spaces deserve to be upheld and protected.

Thank you for your attention to this matter.

Sincerely,

Sampreet Kishan

Resident of Longmont and Boulder since 2016

From: [Stacy Greene](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Termination of Kanemoto Estates Conservation Easement
Date: Sunday, July 2, 2023 9:05:39 AM

Dear Boulder County Commissioners,
I am **opposed** to the termination of the Kanemoto Estates Conservation Easement (CE).

General Summary of Points.

- The developer is paying into the County Parks & Open Space Department's revolving open space fund the amount of \$2.3 million for the right to terminate this easement. Such a large payment for the right to develop on open space is sneaky and corrupt and leaves all of the County's open space ripe for a future developer's "contributions." Although the legal grounds to prevent the Kanemoto CE termination are overwhelming, the Boulder County Planning Commission ignored every single legal position without comment and voted to terminate the CE.
- The BCCP has also designated the one mile strip of Airport Rd from Rt 119 north to Pike Road as a *View Protection Corridor*. (Map 33) It is apparent that Boulder County has thoroughly Corrupted the northern 1/2 mile of this VPC.
 - Mountain views have been permanently obstructed by multiple housing developments. This is an undisputed violation of the approximately 15 BCCP provisions requiring the preservation of scenic views along this corridor.
- We are all aware of the absolute devastation caused by the recent Marshal Fire. Rather than continue with a focus on high density development, would it not be wise to reconsider the housing setback requirements? The housing in Colorado is much too congested.
- The KE CE is also home to many species of wildlife. There are recent pictures of large animals with full racks of antlers, hawks hunting/mating/nesting, plus sightings of owls and other important wildlife.
What is being considered here is a dense, generic, box development where currently hawks soar, elk migrate, and citizens, who have for forty years relied on open space to enhance their lives, have had the reasonable expectation that the land they walk on with their families was protected in perpetuity by a conservation easement.
- For forty years, and as recently as late March real estate brokers led buyers of homes directly abutting the conservation easement to believe that this land was "protected" by a conservation easement.) **"Conservation" in Boulder County means "conserve, protect, and preserve"**(versus densification and

urbanization)

- Boulder County has devoted a great deal of effort and prestige on creating open space, and it is precisely when the development pressures are great that the County Commissioners should fulfill their fiduciary obligations to maintain the conservation easements already in place.

Stacy Greene
Concerned resident of Boulder county
3845 Northbrook Dr., Boulder, 80304
Sgreene1100@outlook.com

Sent from my iPhone

From: [Bryn Pennington](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL]
Date: Sunday, July 2, 2023 1:23:59 PM

Dear Boulder County Commissioners,

I am opposed to the termination of the Kanemoto Estates Conservation Easement (CE).

One of the main attractions to Boulder County is the open space and wildlife it brings. Destroying the ecosystems that exist there is criminal.

Sincerely,
Bryn Pennington
1602 Spring Creek Drive, Lafayette CO

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Fwd: Sample email to the County
Date: Wednesday, July 5, 2023 2:10:02 PM

From: Harry Linardos <hlinardos@gmail.com>
Sent: Monday, July 3, 2023 4:46 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Fwd: Sample email to the County

Sent from my iPhone

Begin forwarded message:

From: Norman Gee <normancgee@yahoo.com>
Date: June 30, 2023 at 12:16:09 AM MDT
To: Harry Linardos <HLINARDOS@gmail.com>
Subject: **Sample email to the County**

Hi Harry,

The Boulder Commissioners are meeting on July 6 to consider terminating the Kanemoto Conservation Easement. They are asking for public email opinions. If they terminate the Easement they will get paid 2.3 million dollars. The housing development will be approximately 426 units with overwhelming traffic congestion and destruction of a 40 year old nature area.

We didn't move to Colorado to watch the destruction of God's majestic creation.

Here is a sample email for you to cut and paste. Please read my legal presentation and adjust your email to fit your preferences and send to the two links below. Please ask you friends in Boulder County to also send an email.

commissioners@bouldercounty.org and planner@bouldercounty.org

Dear Boulder Commissioners.

I am **opposed** to the termination of the Kanemoto Conservation Easement. It has come to my attention that you are considering the Termination of another Conservation Easement in Boulder County. Does the word Conservation mean anything to politicians? Boulder County has always prided itself on the preservation of it's scenic heritage. The Boulder County Comprehensive Plan and Boulder County Land Use Code were written to prevent the abusive destruction of the natural lands of Boulder County. To add to the insult this action appears to be orchestrated by Boulder County Parks and Open Space. The CE Program, Policies

and Practices require perpetuity of Conservation easements. Perhaps the Boulder Commissioners should consider reviewing previous actions of the POS Department to find out why they are chronically compromising the perpetuity and preservation statutes outlined in the Boulder County Codes? I have not missed an election in decades. I hope your decision on this issue will allow me to support you in the next election.

Thank you,
Harry Linardos
2312 Steppe Dr.
Longmont, CO. 80504

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kanemoto Conservation Easement
Date: Wednesday, July 5, 2023 2:10:37 PM

From: Karen Kronauer <kkron@me.com>
Sent: Monday, July 3, 2023 5:30 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kanemoto Conservation Easement

I continue to be strongly in favor of continuing the Kanemoto Conservation Easement.

Please continue the protection of this 40-year-old conservation easement that states “to accomplish the purpose of preserving agricultural land”.

Conservation easements contribute to the quality of life of those in Longmont (not to mention wildlife there, also). Please please please do not let this land be developed.

Karen Kronauer

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kanemoto Estates Conservation Easement termination opposition
Date: Wednesday, July 5, 2023 2:11:12 PM

From: John Standerski <johnstanderski@gmail.com>
Sent: Sunday, July 2, 2023 6:22 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement termination opposition

I oppose the Kanemoto Estates Conservation Easement termination. The traffic in this area is currently very dangerous, and adding 400-plus vehicles exposes high risk within this area of the community. This land has been admired and cherished by many, and should remain as it is written, a "Conservation Easement."

Please do not put this community at further risk.

Best,

John Standerski
Longmont, Colorado

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kanemoto Estates Conservation Easement Termination Comments
Date: Wednesday, July 5, 2023 2:10:52 PM

From: merusnock@lpcnextlight.com <merusnock@lpcnextlight.com>
Sent: Monday, July 3, 2023 8:10 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>;
planners@bouldercounty.org
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination Comments

Dear Planners and the Boulder County Board of County Commissioners,

My name is Marcie Rusnock and I've lived in Boulder County since 1966. I've seen a lot of ideas and regulations come and go, some of them good, some of them not so much. I've always loved living in Boulder County. I currently live at 1823 Fountain Ct with my longtime partner, Jerome Schmidt. We moved to Fountain Ct in 2002. My neighbors on Fountain Ct sometimes call us grandparents, not so much because of our age but because we've lived here the longest.

My major concern is for the traffic that will be driving down Fountain Ct if it becomes an access road for this new development. The street isn't very wide, especially when people have guests and they park on the street. Not to mention on trash pick-up days. People ride their bikes and skateboards past my yard and occasionally a ball rolls by, followed by a young child that doesn't yet know to "look both ways" before running into the street. There's a school bus stop at the end of the street, filled with adults and kids waiting for the bus.

I own property over on Spring Creek Place in Boulder. It's on a private road, but that road is also an access road for Talisman Place. There's a gate across the road by the creek that stops cars but not people. The gate is approved by the fire department; they can just go slow and break it when they need access. This is an idea that I hope you will consider. It seems that with all the land proposed for this development, they could build their own roads both in and out.

Have you ever driven on 21st street east of Main? It's surreal, with all the parked cars, trash bins, traffic and people. Please don't let Fountain Ct become a road like that one. That road gets even worse when Highway 66 is closed.

Ideally, I don't want to see the planners and commissioners allow this conservation easement become history. I've seen these types of things happen time and again in Boulder County, much to the disappointment of its residents. That said, I would be happier knowing that installing a gate across Fountain Ct is an option.

Thank you.
Marcie Rusnock
1823 Fountain Ct

Longmont, CO 80503
303.859.3923

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Wednesday, July 5, 2023 2:11:25 PM

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

From: Julia Amlund <juliaamlund@gmail.com>
Sent: Saturday, July 1, 2023 3:52 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement

Dear Boulder County Commisioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement. The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

I'm grateful to the Kanemoto family whose more than 100 year Longmont legacy lives on. They knew that with their development project, some land must be protected. Future developers truly need to plan on conservation, not removing what makes this area worth living in.

Julia Amlund
Of Longmont

Sent from my iPhone

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kanemoto Estates
Date: Wednesday, July 5, 2023 2:13:42 PM

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

From: Don Wheeler <dwhee5@icloud.com>
Sent: Monday, July 3, 2023 12:01 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kanemoto Estates

Completely opposed to the development of this land. Please find in favor of terminating the Kanemoto Estates Conservation Easement. The property was and should be designated as preserving agricultural land.

Sincerely

Don Wheeler
Resident Bluestem Ave

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] KE CE
Date: Wednesday, July 5, 2023 2:07:14 PM

From: colradorain@aol.com <colradorain@aol.com>
Sent: Saturday, July 1, 2023 8:47 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] KE CE

We are OPPOSED to terminating the Kanemoto Conservation Easement and the development of high density housing where the open space currently is. The open space is home to many species of wildlife which would be disrupted and for 40 years families have relied on the open to enhance their lives. Thank you for your consideration.

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Kenemoto Estates CE
Date: Wednesday, July 5, 2023 2:10:20 PM

From: Rosey Waters <roseywaters@gmail.com>
Sent: Sunday, July 2, 2023 4:04 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kenemoto Estates CE

Dear Boulder County Commissioners,
I am ***opposed*** to the termination of the Kanemoto Estates Conservation Easement (CE).

Sincerely,

Rosey Waters
2516 Ravenwood Lane, Lafayette, CO 80026

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Objection to building on Kanemoto Estates conservation easement
Date: Wednesday, July 5, 2023 2:09:04 PM

From: Danielle Sorrenti <ukfirehorse@gmail.com>
Sent: Saturday, July 1, 2023 5:05 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Objection to building on Kanemoto Estates conservation easement

Dear Boulder County Commissioners,
I am ***opposed*** to the termination of the Kanemoto Estates Conservation Easement.

There are too many new building developments in the general area and all over Denver. This is a peaceful place for wildlife and the people who live there.

Danielle Sorrenti
ukfirehorse@gmail.com
8155 E Fairmount Drive
Unit 1415
Denver
CO 80230

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Opposition to Development of Kanemoto Estates Conservation Easement
Date: Wednesday, July 5, 2023 2:07:30 PM

From: Jessica Zamurut <jessica.s.zam@gmail.com>
Sent: Sunday, July 2, 2023 9:49 AM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Opposition to Development of Kanemoto Estates Conservation Easement

Dear Boulder County Commissioners,

I am writing to express my absolute opposition to the termination of the Kanemoto Estates Conservation Easement (KECE). This action undermines the very essence of what makes Boulder County a nationally recognized leader in land preservation and protecting wildlife habitat. The decision to terminate this easement raises significant concerns and poses a threat to the integrity of our open spaces which are invaluable assets to our community, and to future generations. Additionally, this termination erodes trust in the relationship between Boulder County residents and our elected officials.

By allowing the termination of the KECE, you will be diminishing ecological diversity and disrupting the delicate balance of our natural habitats. Such spaces are home to many keystone and endangered species, protecting the biodiversity of their habitat is essential to their survival. These spaces serve as vital havens for wildlife, provide opportunities for residents to connect with and learn about nature, and contribute to the overall well-being of our community.

Another alarming aspect of the termination is the developer's payment of \$2.3 million for the right to develop on legally protected land. This transaction sets a dangerous precedent as it demonstrates that our cherished open spaces can/will be bought and sold at the expense of our environment. It undermines the public's trust in the County's commitment to conserving our natural resources and leaves the door open for future developers to seek similar concessions. We refuse to allow the allure of financial gain to compromise the preservation of our undeveloped land.

I strongly urge you to oppose the termination of the Kanemoto Estates Conservation Easement. As our elected officials, we demand that you maintain your commitment to honoring the legally-binding protection of conservation easements. Let us stand proud and united in protecting and cherishing the natural environment that sets Boulder County and Colorado apart.

Thank you for considering my perspective.
Jessica Zamurut
Boulder County Native

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Opposition To Kanemoto Estates CE Termination
Date: Wednesday, July 5, 2023 2:11:41 PM

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

From: Seth Lytton <slytton@gmail.com>
Sent: Thursday, June 29, 2023 10:54 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Opposition To Kanemoto Estates CE Termination

Hello,

I strongly oppose the termination of the Kanemoto conservation easement. Open space is one of the primary features that makes Longmont, Boulder County, and Colorado a good place to live. The un-checked sprawling growth in all directions is unnecessary and unsustainable. We should be increasing density in existing urban centers and preserving the surrounding open space for future generations. Please don't sacrifice this open space so that a developer can make more money.

Thank you,

Seth Lytton

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Opposition to termination of kanemoto
Date: Wednesday, July 5, 2023 2:08:13 PM

From: Kristin Listecki <klistecki@mac.com>
Sent: Sunday, July 2, 2023 3:21 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Opposition to termination of kanemoto

Sent from my iPhone

Dear Boulder County Commissioners,

I am **opposed** to the termination of the Kanemoto Estates Conservation Easement (CE). The developer is paying into the County Parks & Open Space Department's revolving open space fund the amount of \$2.3 million for the right to terminate this easement. Such a large payment for the right to develop on open space is sneaky and corrupt and leaves all of the County's open space ripe for a future developer's "contributions." Although the legal grounds to prevent the Kanemoto CE termination are overwhelming, the Boulder County Planning Commission ignored every single legal position without comment and voted to terminate the CE.

Several animals live and depend on this land. Elk, deer, owls, and bobcats have all been found here. This land needs to be preserved for all the families who live and work in this neighborhood.

Thank you for listening,
Kristin Listecki
[Klistecki@mac.com](mailto:klistecki@mac.com)
3121 Gardenia way
Superior, CO
80027

From: [LU Land Use Planner](#)
To: [LU Land Use Planner](#)
Subject: FW: Kanemoto Estates Conservation Easement
Date: Wednesday, July 5, 2023 2:09:21 PM

From: rprzybeck <rprzybeck@gmail.com>
Sent: Sunday, July 2, 2023 12:40 PM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement

Dear Commissioners:

I am a property owner in Clover Basin. I implore you to deny the request to terminate the Kanemoto Estates Conservation Easement on July 6th.

The proposed plan is too dense, will create even more traffic on the Indianapolis Speedway aka Airport Road and further burden the SVVSD. I volunteer at Blue Mountain Elementary weekly and the class I helped was very large (28 students/1 teacher and no para). Allowing this developer to move forward is regression in SW Longmont, not progress.

Reject the request of the developer.

Ruth Przybeck
SW Longmont

Sent from [Mail](#) for Windows

From: [charles shilling](#)
To: [LU Land Use Planner](#); [Hippely, Hannah](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Please protect our conservation easements
Date: Thursday, June 29, 2023 1:47:21 PM

I am writing in opposition to extinguishing the 40-year old Kanemoto Estates conservation easement.

This act would be a breach of trust between the citizens and county officials. Citizens depend on their elected and appointed local officials and employees to uphold agreements and policies that are understood to be in place indefinitely. Land that was deemed to be in a conservation easement should remain there in perpetuity, and not available for exception to the highest bidder, or at the choosing of developers or county officials. Citizens also don't expect to have to oversee government operations to make sure there are no secret deals or surprises.

I live in Boulder County / Longmont and want to stay here and enjoy the outdoors as much as possible.

I understand the desire for the government to build more housing units, but we need to be smarter about how and where we add housing. More housing belongs along transportation and shopping corridors where people can walk to shop and utilize mass transit, not just add more homes, and thus cars, randomly around our county to our already crowded streets and highways.

Open space is a hallmark of our state and country and should not be sold off, bartered for or traded.

Citizens expect the county to fulfill their fiduciary obligations to maintain the conservation easements already in place.

The Commissioners should vote NO on this proposal.

Thank you for your consideration,
Charlie Shilling

From: [Gene Smerchek](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto conservation easement
Date: Friday, June 30, 2023 1:30:03 PM

What good are these easements if BOCO can cancel them on a whim. Leave things alone. I oppose what you are attempting to do and do not want my tax money being used to defend BOCO for another illegal act.

Gene Smerchek
Allenspark

From: [Angelina Leonardi](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] CE Termination Opposition
Date: Monday, July 3, 2023 12:02:36 AM

Dear Boulder County Commissioners,

I am *opposed* to the termination of the Kanemoto Estates Conservation Easement (CE).

It is wildly unethical and corrupt, not to mention harmful to the community, for the county to go back on its promise to protect this open space for what is no less than a bribe from developers. Allowing the termination of this easement sets a precedent that endangers all of Boulder County's open space. Do you yourself want to live in a Boulder without green? A Longmont without grasslands? I know I and my community do not, and it is your responsibility to protect that crucial aspect of our quality of life, of what makes our home so special, especially when you have already promised to do so.

Wonderful people, nature-seekers, move from all over the country to live in this area, a significant reason for which is our landscape. If we lose our protected open space to developments, who will be left to fill them but those who want to live in a crowded city? That is not the Boulder County I know and love; is it the one you want?

With the fate of our planet at stake, Boulder is a hub for progressive environmentalism (supported and enforced by county policies) and scientific research for conservation and climate change mitigation. How then can we allow our open space, a key component in wildlife protection, air quality improvement, and vital biodiversity preservation, to be destroyed? My dear commissioners, I say we cannot. You have a chance here to be a voice for our community by allowing us to continue to show what we stand for.

If we look to the northern half mile of the View Protection Corridor on Airport Rd (Map 33) with its mountain views now illegally obstructed (against ~15 BCC provisions), it is clear that you have made empty promises in the past. I implore you to let them remain there - in the past - as mistakes you can take accountability for and learn from.

If preserving the natural elements of our home and keeping your promises are not reasons that speak to you, perhaps the quality of life of the members of this community who voted you into office and fund your livelihood might. The lives of the people you have sworn to serve are greatly enriched by the open spaces available for us to enjoy with our loved ones, to maintain not only the attractive property values of the area, but also, and much more importantly, our physical and mental health. A healthy Boulder County is a happy one that will gratefully remember those who fought for our well-being. Commissioners, it is your duty to give back to the taxpayers, as your campaigns promised. I would imagine and hope that you chose to pursue your careers from a desire to help do what is right for the people. Please do not let our support of you be in vain.

I thank you deeply for your time and consideration and I once again beg you not to take a bribe over serving your community.

Cordially,
Angelina Leonardi

1085 Oakdale Pl, Boulder, CO 80304

From: [Barry Shapiro](#)
To: [Boulder County Board of Commissioners](#); [LJ Land Use Planner](#)
Subject: [EXTERNAL] please oppose termination of kanemoto easment
Date: Monday, July 3, 2023 4:44:00 PM

Dear BoCo Commissioners,

Here are some visual supports to request that your decision July 6 be to put the brakes on the development of this property. This on behalf of ourselves, and our human and other living neighbors. Although we can't attend this meeting in person we want to register our strong support to oppose the termination of the rural status of this property.

Barry & Lois Shapiro
3420 Feather Reed Avenue, Longmont





From: [Carolyn R](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Easement feedback for meeting
Date: Monday, July 3, 2023 5:34:45 PM

Good Afternoon,

We are residents at 2124 Summerlin Drive in Longmont Colorado and oppose the termination of the Kanemoto Easement. There are reasons which include: the reduction in quality of life and safety of the neighborhood, plus, the apparent legal conflicts that this proposed termination represents.

It is unfortunate this meeting was scheduled during the July 4th holiday week when many of us were out of town and not able to voice our opinions in person.

Stop helping developers and start listening to residents. You are overdeveloping this area and not creating affordable housing. These homes will likely be over 1 million dollars, like the project that was recently approved across the street (Westview Acres). By approving almost all projects you are just making developers even richer than ever. This does nothing for current residents. Do you care at all about current taxpayers? We are your constituents, NOT the developer.

Please do NOT terminate the conservation easement and actually CARE and REPRESENT your residents, not developers and builders.

Regards,

Carolyn and Paul Rothschild
2124 Summerlin Drive
Longmont Co 80503

Sent from my iPhone

From: [Cheryl Stasiak](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination Opposition
Date: Tuesday, July 4, 2023 2:57:16 PM

Boulder County Commissioners,

July 4, 2023

I am voicing my *opposition* to the termination of the Kanemoto Estates Conservation Easement. Amidst the various legal issues surrounding the termination of this beautiful and admirable piece of land, there are major traffic and safety, wildlife, and schooling concerns. I understand the City is a proponent of high-density, affordable housing; however, Kanemoto Estates is **NOT** the place to add what is currently 426+ homes (which will potentially end up being an increased number, per the Developer), and at least 426+ more drivers to and from this specific area. There are many more areas in the City to add affordable housing without the inherent risk this proposed development would add to the community.

Kanemoto Estates should remain a Conservation Easement for all to enjoy! Thank you for your time.

Cheryl Stasiak
1911 Clover Creek Drive
Longmont, CO 80503

From: [Doug Schmidt](#)
To: [Hippely, Hannah](#)
Subject: [EXTERNAL] Support
Date: Saturday, July 1, 2023 4:58:21 PM

Hi

I'm a Longmont resident who served for 8 years on the board of the Inn Between. As such I am very aware of the need for more affordable housing in our community. So I'm writing in support of the plan to build affordable housing in the Kanemoto Estates easement.

Thank you for your consideration
Doug Schmidt

Get [Outlook for iOS](#)

From: [Doug Kiefer](#)
To: [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Wednesday, July 5, 2023 11:09:56 AM

Hello,

My name is Douglas Kiefer. I recently read in the Boulder newspaper about the change in status for the conservation easement for the prospective development in an area of development in Longmont.

I was distressed to hear that a parcel of land which was granted a conservation easement could be changed with a vote of the county commissioners. I apparently was mistaken in the idea that once a parcel of land was granted status as a conservation easement that it would be forever. I was further surprised that land that was designated as a "Nationally Significant Agricultural Land" could be considered for development. While I appreciate the need for housing on the Front Range; having myself being raised on a farm, I know first hand how these lands in their agricultural setting are vitally important to our society.

Please vote no on this development in Longmont. Please consider going forward the importance of keeping conservation easements as they were originally intended; as a undeveloped resource for future generations.

Sincerely,

Douglas Kiefer
665 Homestead ST
Lafayette, CO 80026

From: [Greg Petrosky](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Conservation Easement
Date: Monday, July 3, 2023 9:43:31 AM

Hello,

I am a resident of Clover Creek and would like to express my concerns and opposition to the proposed termination of the Kanemoto Estates conservation easement.

Terminating conservation easements for the purpose of high-density housing is inconsistent with the Boulder County value of maintaining visionary open space, land use, and sustainability policies. These areas increase the quality of life for current residents and provide habitat and hunting grounds for birds of prey, coyotes and foxes.

Many make the argument that Colorado and Boulder County are in need of additional housing; this need is already being addressed with over 2300 housing units under construction in the city of Longmont alone, with an additional 1000 units approved and 2700 under review according to the city's Active Development Log. New developments and construction zones can be seen throughout the front range as well.

While it is the responsibility of locally elected/appointed officials to manage Colorado's growing population, it is also the role of local government to advocate on behalf of Coloradans already living here. The exponential increase in construction we are presently seeing is damaging to property values and quality of life. Due to the aforementioned housing projects, **current** Boulder County residents will already be feeling the effects of additional traffic, crowded classrooms, obstructed views, and increased noise.

Boulder County is admirably doing its fair share to address the affordable housing crisis, however the rate of unchecked growth has been at the expense of current homeowners and life-long Coloradans. We do want to welcome people to our state, but we also deserve a local government that looks out for our interests.

Additionally, the legal grounds that prevent the termination of the Kanemoto Estate Conservation Easement are overwhelming. The Boulder County Land Use Code states that conservation easements are granted in perpetuity, and that the mechanism to preserve lands identified within the BCCP as agricultural lands of national, statewide, and local importance is a Conservation Easement, which may not be developed.

Please consider the above points when deciding on how to proceed with this decision on the future of the Kanemoto Estates conservation easement. I ask that Boulder County decline the request to terminate the easement in order to maintain its allure as a place that values protected, pristine agricultural land and wildlife habitat. The list of housing developments in the works to accommodate future residents is unending; maintaining the Kanemoto Conservation Easement strikes a balance between the interests of the current, voting population, and would-be Boulder County residents.

Sincerely,

Greg Petrosky

3503 Bluestem Ave

Longmont CO

303.249.6791

From: [Jacie Engel](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Oppose termination of Kanemoto Estates conservation easement
Date: Monday, July 3, 2023 7:08:14 PM

To whom this concerns,

I am a resident of the clover creek neighborhood, and I oppose the termination of the conservation easement on the Kanemoto Estates property for the development of high-density housing.

Each morning, as the sun rises, I take walks along the paths bordering the open space. I treasure these times, as there is so much wildlife to be seen:

Fox
Owls
Hummingbirds
Coyotes
Raccoons
Snakes
Squirrels
Deer (Yes! Deer! I was amazed too!)
Hawks
Doves

To name just a few of the animal species. There is so much plant life too. It's a beautiful piece of land that offers sanctuary to so many in the area, human and more-than-human.

The termination of the conservation easement for profit is disingenuous and geared toward generating income at the expense of natural spaces, which we all know are rapidly diminishing.

Additionally, having lived in this neighborhood for a handful of years, I've seen firsthand how dangerous the intersection of 119 and airport road can be. There are accidents there regularly. Increasing housing (high density, too) will increase traffic and create greater risk and probability of accidents.

I believe that safety is paramount, and protecting open spaces is extremely important for the well-being of all. I oppose the termination of the conservation easement and ultimate development of this land.

It should remain under conservation easement as intended.

Thank you,
Jacie Engel
Clover Creek resident

From: [Jagdish Sokhey](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Cc: [Hippely, Hannah](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination
Date: Friday, June 30, 2023 11:57:05 AM

Letter to the Boulder County Commissioners concerning the end or termination of 40-Year Conservation Easement protected under Boulder County Open Space Agreement:

To the Boulder County Commissioners, concerning the termination of the Kanemoto Estates Conservation Easement (“CE”), a 40-Year-Old Boulder County Conservation Easement “sacred trust:”

It appears that this is being done in exchange for a \$2.3 million payment into the County’s Parks and Open Space Development fund, by a developer who wishes to build a high density housing development at that location. The termination of the CE on Kanemoto Estates Outlot A will allow the annexation of the 40 Acre Property into the City of Longmont so that the controversial mixed housing development can proceed. This move would be inappropriate and possibly unethical for the Boulder County Commissioners to approve..

It would adversely impact people who live in the nearby area, including us, in several ways. There would be an increase of traffic and congestion in an area already experiencing high traffic volume. This is a piece of the very little remaining open space on the west side of Longmont. It would be replaced with a very dense housing development, removing the natural space that residents of Clover Creek have enjoyed for many years, as well as displacing the wildlife, etc. We have walked in that area with our grandchildren: open space with no houses, autos etc. restores a sense of well-being and connection to the natural world. Boulder County residents expect and rely on the county government to preserve land for environmental conservation purposes. Overturning a conservation easement will destroy that long-standing expectation and faith in the county’s stewardship.

But more importantly, this action sets a dangerous precedent. In the future any land owner would be reluctant to deed or donate their property to the Boulder County Open Space Trust for conservation or preservation. They would no longer trust the members of BCOS Trust to adhere to their wishes.

Finally, the \$2.3 million donation into the Parks and Open Development Fund is problematic. It hints at a transactional agreement, which we hope is an incorrect perception. We certainly need more parks, especially ones that simply bring us closer to nature (most of Longmont’s parks are sports-dedicated)- but it doesn’t look appropriate. We anticipate a response that provides a transparent and fair resolution for all Boulder County residents.

Sincerely,

Jack and Melanie Sokhey
1061 Champion Circle
Longmont CO 80503

From: [Jeffrey Engel](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement
Date: Tuesday, July 4, 2023 10:08:36 PM

To Whom It May Concern,

I am a homeowner in Clover Creek and I wish to express my opposition to the termination of the Kanemoto Estates Conservation Easement.

Our home on Bluestem Ave looks out over the prairie and we have serious concerns about the negative impacts terminating the easement would have, most notably to local wildlife and our property value.

Providing affordable housing is vital to our community, but not at the expense of developing protected land.

Best regards,
Jeff Engel

From: [Joe Mestas](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] County Open Spaces
Date: Monday, July 3, 2023 3:03:28 PM

Dear Boulder County Commissioners,

I am writing to express my strong opposition to the termination of the Kanemoto Estates conservation easement (CE) the decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

P.S. KEEP YOUR MONEY GRUBBING HANDS OFF MY OPEN SPACES!!

Thank you!

Joe Mestas

Sent from my iPhone

From: [John](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement opposition
Date: Monday, July 3, 2023 8:48:19 AM

Commissioners

My wife and I oppose the termination of the Kanemoto CE for several reasons but mainly because we moved to Longmont for the suburban feel on the outskirts of town, with the more urban feel at the city center area where we like to visit for restaurants and events. The CE's around us have been all NUPUD types. Those that have been terminated, which are many of late, are being developed with a less dense number of units.

The current development plan (3rd version we've seen) is to now make this an urban area at the very edges of our boundary. Your own articles state that a NUPUD conservation easement specifically is "non-urban".

This is also an area where traffic has been growing because of development and Airport Rd. and Hwy 119 is considered one of the least safest areas. Over 400+ units mean at least that many cars if not more added into this corridor.

There is plenty of land closer to downtown that can be urbanized if that is your's and the Longmont councils desire. I also know that at least one Longmont council member publicly stated he is against this and will work to stop this development. So please consider the ramifications of not being able to get this land back if you make this decision to move forward with a termination.

Thank you,
John and Melissa Burke

From: [John Standerski](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement termination opposition
Date: Sunday, July 2, 2023 6:21:21 PM

I oppose the Kanemoto Estates Conservation Easement termination. The traffic in this area is currently very dangerous, and adding 400-plus vehicles exposes high risk within this area of the community. This land has been admired and cherished by many, and should remain as it is written, a "Conservation Easement."

Please do not put this community at further risk.

Best,

John Standerski
Longmont, Colorado

From: [s_barber](#)
To: [Hippely, Hannah](#)
Subject: [EXTERNAL] TIME SENSITIVE: For July 6 Hearing: Resident comments re: Bestall Collaborative Development for the Kanemoto Property on Airport Road, Longmont
Date: Monday, July 3, 2023 4:42:16 PM

Dear Hannah Hippely,

We live at 5240 Bella Vista Drive, 80503, in Southwest Longmont. This email pertains to the high density development planned by the Bestall Collaborative for a 40-acre tract of land on the East side of Airport Road, next to the Clover Creek subdivision. This project will include over 400 residences, including three-story condominiums.

This proposed development is clearly and blatantly inconsistent with the land use designation currently in place for this property.

To be more specific, this 40-acre property holds the designation by Boulder County as a Conservation Easement, the “Kanemoto Estates Easement” in place for at least 4 decades to preserve Agricultural Land. Many years ago, the Boulder County Commissioners recognized the uniqueness of this open space. As the Boulder County Parks and Open Space policy states, “A conservation easement is a voluntary agreement by a landowner to limit development on a property and/or restrict uses of the property for the purpose of protecting the property’s natural features, agricultural land (if any), historical significance, and/or other open space qualities, such as preserving a buffer between communities.”

Terminating this easement could set a precedent for further high density developments in Longmont.

We are **strongly opposed** to the extinguishment of this Conservation Easement for the land use designation currently in place for this rural 40-acre tract, an extinguishment under consideration by the Boulder County Board of County Commissioners at the forthcoming hearing July 6.

In our opinion, the current Conservation Easement Land Designation Use – up to one unit per acre, typically lower -- **should stay in place**, thus preserving the intent of the easement for this 40-acre property as a Rural Neighborhood. **In other words, this easement should not be extinguished.** Clearly, the massive Bestall Collaborative development will severely impact adjacent neighborhoods, the most serious result, an increase in traffic congestion -- Airport Road is a main artery and busy conduit from the Diagonal Highway into Longmont, already burdened with traffic, especially in the early morning and late afternoon as cars transport those going to and returning from work and school. Moreover, this development will also tax precious water and other land resources. As residents of Longmont, we and our neighbors are already under pressure to conserve water, including replacing our lawns, gardens, etc., with xeriscape landscaping.

Thank you for your attention. Please confirm that you received this email.

Sincerely,

Joseph Lee 310.980-7452

Susan Barber (Lee) 310.980-7438 sbarberphd@yahoo.com

From: [Karen Kronauer](#)
To: [LU Land Use Planner](#)
Cc: [Karen Kronauer](#)
Subject: [EXTERNAL] Kanemoto Conservation Easement
Date: Monday, July 3, 2023 5:28:12 PM

I continue to be strongly in favor of continuing the Kanemoto Conservation Easement.

Please continue the protection of this 40-year-old conservation easement that states “to accomplish the purpose of preserving agricultural land”.

Conservation easements contribute to the quality of life of those in Longmont (not to mention wildlife there, also). Please please please do not let this land be developed.

Karen Kronauer

From: [Karl Allen](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposition to termination of the Kanemoto Estates Conservation Easement
Date: Sunday, July 2, 2023 4:40:36 PM

I am a Boulder County resident writing to express my opposition to the termination of the Kanemoto Estates Conservation Easement. I understand the need to increase housing in the county but it should not be at the expense of our natural lands. I would much rather see efforts continue to rezone lands that have already been developed and not just continue the sprawl into undeveloped lands without regard for nature conservation. Colorado has long been known for its conservation efforts; let's not throw that all away now just because a developer is offering to "donate" over \$2M to a city.

Regards,

Karl Allen
3281 Airport Rd
Boulder, CO 80301

From: [Katrina Pinson](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] conservation easement
Date: Monday, July 3, 2023 7:57:26 AM

Dear Boulder County Commissioners,

I am writing to express my strong OPPOSITION to the termination of the Kanemoto Estates Conservation Easement (CE). The decision to allow the termination of this easement raises significant concerns and has implications that extend beyond the specific property in question. I urge you to reconsider this decision and protect the integrity of our open spaces for current and future generations.

We have enough housing options and empty office buildings and stores that need to be occupied. Terminating this conservation easement goes against what you have created 40 years ago. For what? This community doesn't need more structures. We need more areas to remain open and for animals to create their habitat.

Sincerely,
Katrina

Katrina Ertl Pinson

From: [Mahi Gore](#)
To: [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Support to end the Kanemoto Estates Conservation Easement
Date: Wednesday, July 5, 2023 9:54:15 AM

Hello Boulder County Commissioners,

I'm a resident of Boulder County living in the neighborhood adjacent to the Kanemoto Estates plot, on Airport & Pike. As I am still a teenager, I will be living in that area for many years in the future.

I welcome any building nearby in order to provide the workers in this town an affordable place to live. It is located near great schools and other amenities which make it a good location for building. The current area is nothing but fenced off grass and is not the type of open space we need to preserve. We need to eventually build more homes to reduce the cost of housing and prevent a bigger crisis than the one we are in today.

I am happy with the current plans to build attainable housing on the property and hope to see your support to end the conservation easement as well as support other measures to increase housing after a disappointing loss of SB23-213 in the state legislature.

Thank you for your time!

From: merusnock@lpcnextlight.com
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination Comments
Date: Monday, July 3, 2023 8:32:06 PM

Dear Planner

My name is Marcie Rusnock and I've lived in Boulder County since 1966. I've seen a lot of ideas and regulations come and go, some of them good, some of them not so much. I've always loved living in Boulder County. I currently live at 1823 Fountain Ct with my longtime partner, Jerome Schmidt. We moved to Fountain Ct in 2002. My neighbors on Fountain Ct sometimes call us grandparents, not so much because of our age but because we've lived here the longest.

My major concern is for the traffic that will be driving down Fountain Ct if it becomes an access road for this new development. The street isn't very wide, especially when people have guests and they park on the street. Not to mention on trash pick-up days. People ride their bikes and skateboards past my yard and occasionally a ball rolls by, followed by a young child that doesn't yet know to "look both ways" before running into the street. There's a school bus stop at the end of the street, filled with adults and kids waiting for the bus.

I own property over on Spring Creek Place in Boulder. It's on a private road, but that road is also an access road for Talisman Place. There's a gate across the road by the creek that stops cars but not people. The gate is approved by the fire department; they can just go slow and break it when they need access. This is an idea that I hope you will consider. It seems that with all the land proposed for this development, they could build their own roads both in and out.

Have you ever driven on 21st street east of Main? It's surreal, with all the parked cars, trash bins, traffic and people. Please don't let Fountain Ct become a road like that one. That road gets even worse when Highway 66 is closed.

Ideally, I don't want to see the planners and commissioners allow this conservation easement become history. I've seen these types of things happen time and again in Boulder County, much to the disappointment of its residents. That said, I would be happier knowing that installing a gate across Fountain Ct is an option.

Thank you.
Marcie Rusnock
1823 Fountain Ct
Longmont, CO 80503
303.859.3923

From: mark_downpourdw.com
To: [Hippely, Hannah](#); [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Please DO NOT erase the Kanemoto Estates Conservation Easement
Date: Friday, June 30, 2023 4:52:22 PM

Dear Boulder County Planners and Commissioners – On January 6, I appeal to you to vote AGAINST erasing the Kanemoto Estates Conservation Easement.

As a Boulder County resident, one of the things my wife and I most treasure is the gift of open space. Packing this easement with high density living is anathema to the spirit of this county.

Thank you for your consideration.

Mark Danielson

mark@DownpourDW.com

251 Lincoln St

Longmont, CO 80501

From: [Mary Hill](#)
To: [Hippely, Hannah](#)
Subject: [EXTERNAL]
Date: Thursday, June 29, 2023 4:52:07 PM

To: <hhippely@bouldercounty.org>

to: Dear Ms. Hippeley, Long Range Planning Division Manager, Boulder County Community Planning and Permitting

I am writing to express my support for Somerset Village in Longmont. The purpose of Somerset Village is to deliver a sustainable neighborhood in alignment with Envision Longmont; with workforce and family housing targeted at 100% attainable (80-120%AMI) including a segment of affordable homes collaborating with Habitat for Humanity. An early childhood education center; community center and energy conserving design are also elements of the plan. This coincides with my vision of a city where people can work and live. It helps avoid what I call the white ghetto, and encourages the vibrance and fun that comes with diverse communities.

Please support Somerset Village!

With best regards

Mary C Hill
1445 N Franklin Ave
Louisville CO 80027

Mary
mchill@hillsmith.com

From: [Norm Gee](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposition to Kanemoto Termination
Date: Monday, July 3, 2023 8:54:37 AM

Dear Commissioners.

Below is an analysis of the Boulder County Comprehensive Plan and View Protection Corridor with photos. The purpose of the BCCP is entirely preservation of Agricultural Lands, In particular those Lands protected by the NUPUD, Conservation Easement regulations.

Thank you,
Norman Gee
1908 Redtop Ct.
Longmont, CO 80503

6) Boulder County Comprehensive Plan. (BCCP)

<https://assets.bouldercounty.gov/wp-content/uploads/2018/10/bccp-boulder-county-comprehensive-plan.pdf>

Both the original 1978 version and the current updated version of the BCCP were designed to limit urban growth to restricted areas and *Preserve and Conserve Agricultural Lands*.

There are 27 separate chapter/sections, 4 appendices and 17 maps. Most chapter/sections are referred to as Elements. As many as 15 of those Elements reinforce the preservation of Boulder County Agricultural Lands. I have condensed statements from the BCCP to prevent excessive length. Bold type or italics are my emphasis.

Postings are mostly, but not entirely in chronological order.

Primary Argument. The BCCP is focused on Compact Urban Growth and Continued preservation of Agricultural Lands, in particular Significant Agricultural Lands of National Importance.

Agricultural Lands outside of a Community Service Area are prohibited from urban development. A CSA defines the compact limits of urban growth. The Kanemoto property as of 1996 has been included in the Longmont CSA. There are no established CSAs or Maps at the time of the 1978 adoption of the BCCP. There are none in 1982 when the Kanemoto property was granted a Conservation Easement and a NUPUD. Defined limits of a CSA were established at the earliest in 1988. Most are not established until after 1994.

The BCCP designates Agricultural Lands granted Conservation Easements and NUPUD status for continued preservation. The Kanemoto property is also a Significant Agricultural Land of National Importance. In 1982, before CSAs were established, having been granted a CE and NUPUD the Kanemoto property was never intended to be incorporated into the Longmont CSA.

In 1996 Boulder County and the City of Longmont committed a serious legal error in violation of the BCCP and Boulder Land Use Code when they incorporated the Kanemoto property into the Longmont CSA.

All statements above are supported by the extensive BCCP notations below. Pay close attention to Pages AG 1.02,01, Map 31, PPA-2, PPA-5 & PPA-2.04

Note: The current Longmont Intergovernmental Agreement (IGA) expires 10/16/23

Boulder IGA website

<https://bouldercounty.gov/property-and-land/land-use/planning/intergovernmental-agreements-iga/>

Boulder County Land Use Code. See paragraph B, Community Service Areas

1-300 Purpose and Relationship to the Boulder County Comprehensive Plan

<https://assets.bouldercounty.gov/wp-content/uploads/2017/02/land-use-code.pdf#page=251>

Boulder County Comprehensive Plan Selected Notes

I Introduction Page IN-1

The Boulder County Comprehensive Plan (BCCP) reflects Boulder County's tradition of serving as a leader in environmental and land stewardship... The BCCP was developed to respond to the....principle that the county will make decisions affecting the future of the county's lands..... Since its initial adoption in 1978.....*the Plan has changed very little*; the county's vision is to channel growth to municipalities, to **protect agricultural lands**, and to **prioritize preservation** of our environmental and natural resources in making land use....decisions.

II Guiding Principles pg GP-1

5) Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, *agricultural uses*, open spaces, vistas, and the distinction between urban and rural areas of the county.

III Countywide Goals pg CG-1 & 3 & AG-4

1. Cluster Development. Future urban development should be located within or adjacent to existing urban areas in order to **eliminate sprawl and strip development**, to assure....urban services, to **preserve agriculture**, forestry and open space land uses,....

pg CG -2

2. Appropriate Rate of Growth. Existing communities should grow at whatever rate they consider desirable, **within the limits of what is acceptable to the citizens of areas potentially affected by that growth**,.....

pgCG-3

2. Foster a Diverse Agricultural Economy. Agricultural enterprises and activities are an important sector of the Boulder County economy and the county shall foster and promote a diverse and sustainable agricultural economy as an integral part of its activities **to conserve and preserve agricultural lands in the county.**

3. Conserve & Preserve Land. Productive **agricultural land is a limited resource** of both environmental and economic value and **should be conserved and preserved.**

pg CG-5

2. Open Space. Conserve. Boulder County **conserves the rural character of the unincorporated county** by protecting and acquiring lands and waters embodying significant

open space values and functions.

I Agricultural Element. Covers 6 pages of the BCCP

pg AG -1

A. Introduction *Agricultural Land is a non-renewable resource. Once public and private decisions are made that result in the conversion of agricultural land and/or water to non-agricultural uses, this vital resource is almost always irretrievably lost.*

pg AG-2

...in the 1978 Comprehensive Plan, the county adopted a non-urban planned unit development process (**NUPUD**)....offered landowners a **development density of two dwellings** per 35 acres....In return, at least **75% of the total acreage had to be deeded to the county in the form of a conservation easement which restricted activity on the easement to agriculturally related or other rural land uses**....in 1994 through the adoption of the Plains Planning Area Element....That Element refocused the county's policies and intentions for managing unincorporated Plains lands by emphasizing that land uses "...should **continue to be related to agricultural activities...and other activities consistent with the rural character of the county.**"

pg AG-3

B. Agricultural Objectives **The objective of the subsequent policies is the preservation of the agricultural lands** in the county, and their related uses, **by whatever means are available** to the county and effective in achieving this end...

It remains the intent of the Comprehensive Plan and attendant land use codes to promote and assist in the **preservation of agricultural lands** for agricultural and other rural purposes....They include the recognition of agricultural lands as an **important nonrenewable resource**....the belief that **compact urban development is the most efficient and appropriate way to retain agricultural lands** and rural character....

pg AG-4

Goal 2. Foster a Diverse Agricultural Economy.... promote a diverse and sustainable agricultural economy as an integral part of its activities to **conserve and preserve agricultural lands** in the county.

Goal 3. Conserve & Preserve Land. Productive agricultural land is a limited resource of both environmental and economic value and should be conserved and preserved.

POLICIES AG 1.01 Agricultural Land Preservation. It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.

AG 1.02.01. & 1.03It is the policy of Boulder County to **encourage the preservation** and utilization of those lands identified in the Agricultural Element as **Agricultural Lands of National, Statewide, or Local Importance** and other agricultural lands for agricultural or rural uses. The Boulder County Comprehensive Plan "Significant Agricultural Lands" map shall include such lands located outside of the boundaries of any municipality.....

BCCP Map 31 designates the **Kanemoto property as a Significant Agricultural Land of National Importance**. Agricultural Lands of National Importance are U.S. Department of Agriculture **Prime Farm Lands**. Boulder County Docket DC-18-0002

Link below will take you to the USDA soil maps where the Kanemoto property is designated as Prime Farmland except where the two houses have been built. You may need to zoom in on area CO643. Then click on the property sections and read Map Unit Data drop down list on the left side of page.

<https://casoilresource.lawr.ucdavis.edu/gmap/>

AG 1.04 Development Review. In reviewing applications for new development, Boulder County shall consider potential impacts on existing adjacent agricultural uses and shall use its regulatory authority to mitigate those impacts which would be detrimental to the continuation of existing agricultural operations and activities and the establishment of new agricultural operations and activities. **New development should be sited in such a way so as to minimize and/or prevent future conflicts.**

pg AG-5

AG 1.07 State, Federal, and Local Programs. The county shall continue to actively participate in state, federal, and local programs directed **toward the identification and preservation of agricultural land.**

Position statement from USDA Prime Farmland website.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of **high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government**, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

https://efotg.sc.egov.usda.gov/references/public/LA/Prime_and_other_Important_Farmland.html

AG 1.12 Land Unification. The county shall continue to **discourage the fragmentation of large parcels of agricultural land and to encourage the assemblage of smaller parcels** into larger, more manageable and productive tracts.

AG 1.13 Policy and Code Management. **The county shall continue to monitor the application of these policies** and attendant Boulder County land use codes, **as to their effectiveness in preserving agricultural land and *perpetuating* agricultural uses** in Boulder County.....

The use of the word, **Perpetuating**, is very important. This confirms that the BCCP intended to Preserve and Conserve Agricultural Lands indefinitely. See American Heritage dictionary definition below.

perpetuate

pər-pech'oo-at"

transitive verb

To cause to continue indefinitely; make perpetual.

To prolong the existence of; cause to be remembered.

To make perpetual; to cause to endure, or to be continued, indefinitely; to preserve from extinction or oblivion; to eternize.

The American Heritage® Dictionary of the English Language, 5th Edition.

pg AG-6

AG 2.01 Utility Infrastructure. The county **shall discourage the placement of new utility infrastructure upon agricultural lands**. The county supports using existing easements or other public rights-of-way to **minimize the impacts to agriculturally productive land**.

AG 2.01.03. **Any agricultural lands and water resource systems disturbed by infrastructure construction shall be restored to their former productivity.**

IV Economic Element

pg EE-2

EC 1.03 Agriculture. **Boulder County acknowledges the importance of agriculture** and its cultural, environmental, health, economic, and resilience-related benefits to the community. **Boulder County recognizes the integral role of agricultural history in the county and supports innovation and diversification in the agricultural economy.**

IX Natural Hazards Element

pg NH-4

NH 2.01.04 (Also Policy GE 1.05) The county shall **require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county** as related to new intensive uses. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists.....

VII Geology Element

pg GE-2

Geologic Constraint: A geologic condition which can **cause intolerable damage to structures**, but does not present a significant threat to health, life, or limb.

Map 15. Geologic Hazards and Constraint Areas. Kanemoto Estates has a Geologic building constraint due to a **High soil and bedrock swell potential**. Has it been properly evaluated and approved by a geologist for site development?

pg GE-8

GE 4.02 Priorities for Most Effective Performance Technologies and Practices. Areas where the county has an interest in assuring that the most effective performance technologies and practices are applied include.....**j) Agricultural land preservation.....o) Visual impacts and preservation of scenic views.**

pg GE-10

GE 4.11 Agricultural Land Restoration and Reclamation. **Agricultural land preservation and conservation is a core goal and value of the BCCP**. Oil and gas operations will be required to restore and reclaim all on and off-site agricultural lands impacted by any activity.....

X Open Space Element

pg OS-1 (See Agriculture Goal 3 above. **To Conserve and Preserve Agricultural Lands**)
What's in a Word? Protect v. Preserve v. Conserve Open space lands are "**protected**" from **development** but protection can be carried out in different ways. "**Conserve**" suggests responsible and sustainable use of natural resources whereas "**preserve**" implies **maintaining the landscape in its original, or pristine, state**. In the Open Space Element

policies, “**conserve**” is used for policies relating to working landscapes such as **agricultural properties** while “**preserve**” is used for policies relating to **broader protection**.

pg OS-2

Open space is defined as “lands intentionally left free from development.” Open space serves one or more of the following values or functions

Conserve and enhance agricultural lands, especially agricultural lands of local, statewide, and national importance.

Boulder County Parks & Open Space **Mission Statement** To **conserve** natural, cultural and **agricultural resources** and provide public uses that reflect sound resource management and community values.

XIII Sustainability Element

pg SU-1

A. Introduction The verb “**sustain**” is defined in Webster’s Third International Dictionary as meaning “**to cause to continue...to keep up especially without interruption**”

pg SU-6

Goal 6. Foster & Promote Resources of Open & Rural Lands. The **preservation** and viability of the increasingly **precious resources** of open and rural lands, whether **devoted to agriculture**, forestry, open space, or plant and wildlife habitat, as well as the sustainability of uses that provide for the **long-term preservation** of such lands, should be fostered and promoted....

pg SU-8

SU 1.09 TDR Program Criteria. In establishing this new TDR program, the county, through an open public process, will develop criteria....and should take into consideration the following attributes:

- Location as an enclave within or adjacent to BCCP-designated Environmental Conservation Areas, United States Forest Service or other publicly held lands, **or lands with a conservation easement protecting them from further development**

I Plains Planning Area

pg PPA-1

Introduction....recommend a rational organization of land uses which will **protect and preserve** some of the county's remaining **rural land**....

pg PPA-2

It is expected that land within municipal Community Service Areas will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed. **Conversely, land outside CSAs and their transition areas will remain rural; urban services will not be extended there, and zoning will prohibit urban development and densities. Most of the land outside the CSAs will continue to be used for agricultural activities, environmental resource protection, low-density residential development and other activities consistent with the rural character of the county.**

VERY IMPORTANT: The Kanemoto property was issued a NUPUD (PPA 2.04) and Conservation Easement (PPA 2.03) in 1982 because it was NEVER intended to be within the Longmont Community Service Area. As stated above, Urban Development is

Prohibited.

In April of 1978, the Boulder County Comprehensive Plan (BCCP) was adopted. A primary component of the Plan included policies calling for the establishment of a **minimum 35 acre-lot size in most**

unincorporated areas outside CSAs, consistent with Senate Bill 35. Recognizing that this was authorizing a dramatic shift in land use regulations that would have its greatest direct impact on the farming community, the Plan's policies also called for the creation of the **NonUrban Planned Unit Development, or NUPUD**. This land use option, requiring discretionary review an action by the county Commissioners, permitted density bonuses on parcels of 35 acres and larger so that the farmer would have an economic incentive, through a limited subdivision process to keep a major part of his or her land in agricultural production while conveying small land parcels to other interests. Accordingly, **land use regulations and a comprehensive rezoning were adopted to implement the Plan's policy direction.**

pg PPA-3

ISSUES **Loss of Agricultural Lands & Open Space.** Land valuable for agriculture, wildlife habitat, flood control and other natural resources may be jeopardized. In addition, the county has **consistently lost agricultural operations and farmland to both development pressures and annexations.**

pg PPA-4

POLICIES

PPA 1.01 Geographic Scope and Vision for Plains Planning Area. **Land located outside CSAs** and east of the Forestry zoning district, should be designated as the Plains Planning Area, and **should remain rural**. Urban services should not be extended into the Plains Planning Area, and **zoning should continue to prohibit urban development and densities**. Land uses within the Plains Planning Area should continue to be related to **agricultural activities**, environmental resource protection, **low density residential development** and other activities consistent with the rural character of the county.

PPA 1.03 Guidelines for Land Use Proposals...

- b) **Preservation** and utilization of **agricultural lands**, or when applicable, the preservation of other environmental resources
- d) **Minimizing** potential **negative impacts** on surrounding lands, **including agricultural land**, attendant agricultural uses, and established neighborhoods and other adjoining or nearby development and land uses.

pg PPA-5

PPA 2.03 Conservation Easements. **Conservation easements** pursuant to CRS 38-30.5-101 through 110, as amended, or other legally accepted methods between the county and landowners, should continue to be **the acceptable development control, for the purpose of preventing additional parcel division or development of lands committed for agricultural activities**, environmental and historic resource protection, and other activities consistent with the rural character of the county.

PPA 2.04 **NUPUD** and **NCNUPUD** Proposals. NUPUD & NCNUPUD proposals should only be supported in the Plains Planning area as a **means of preserving and conserving large tracts of land identified in the Boulder County Comprehensive Plan as possessing significant environment features, including but not limited to significant agricultural land and sensitive or important ecosystems.**

PPA 3.04 **Location Limits** for Proposals. Except as provided for in PPA 3.05, land use proposals requesting additional density as receiving sites through the **density transfer process should not be located on Nationally significant agricultural land**, sensitive areas, critical wildlife habitats or corridors, designated open space, or other lands and locations as from time to time identified.

IV Longmont, Lyons Subregion Specific to the Longmont Community Service Area.

pg LO-2

LO 1.02 Designation and **Protection of Agricultural Land Uses**. It is the policy of Boulder County to designate the character and form of land uses within the Subregion (**outside of the adopted Community Service Areas**) as being agricultural in nature and to **project continual agricultural usage** throughout the planning period. Future land use decisions that occur outside of designated Community Service Areas shall be consistent and harmonious with the agricultural character of the land and with the provisions of the Agricultural Policies of the Plan, including those **specifying non-urban residential density**

LO 1.03 **Resolving Conflicts Between Existing Zoning and Future Land Use**. Many land use and zoning decisions have been made in the past 12 years without the use of a comprehensive plan to guide in the formulation of such decisions. With the development of the goals and policies of the Boulder County Comprehensive Plan, it is clear that many past decisions now conflict with the underlying plan **objective of channeling urban growth into Community Service Areas while preserving the surrounding agricultural land**. To rectify these obvious conflicts between existing zoning and future land use, it is the policy in this subregion to modify the existing zoning pattern to **reflect the present and future use of the county's agricultural lands**.

7) View Protection Corridor from BCCP

Map 33. About one mile of Airport Road from Pike Rd south to Rt. 119 was designated as a **View protection Corridor**. An approximately one half mile section from Pike Road south has been severely compromised. Both the Kamemoto property and the West View Acres property are along this corridor. Do we have legal grounds to challenge Boulder County to prevent further development due to this issue? *See photos below.*

pg PH-3

1992: Establishment of view protection overlay district

1994: Established Natural Resources View Protection Overlay District

pg OS-2

Conserve rural character of the unincorporated county, **scenic corridors**, and community buffers to ensure community identity and **prevent urban sprawl**

pg OS-5

OS 1.02.01. To the extent possible, the county shall **avoid, minimize, or mitigate impacts on views from view protection corridors** including, but not limited to, those shown in mapping that accompanies this element.

Pg TR-4

TR 6.01 Manage Rural Roads to Preserve Rural Character.

- **minimize adverse scenic and environmental impacts,**

pg TR-5

TR 6.03 **Prohibit Improvements with Unacceptable Impacts.** After considering reasonable mitigation, transportation system facilities and access improvements may be prohibited. This may include improvements on public and/or **private lands that cause unacceptable impacts to the natural environment, including scenic views** and rural character....

pg TR-6

TR 8.03 **Preserve View Corridors. Prevent the disruption of scenic views** by transportation improvements. Promote overlooks, trails, and turnouts on recreational routes and in unique scenic areas.

pg CW-5

6. Protect Natural Landmarks. Boulder County shall continue to protect prominent natural landmarks and other **unique scenic, visual and aesthetic resources** in the county.

pg ER-3

However, the single criterion for designation shall be **its visual and scenic prominence as a landscape feature.** They provide a record of Boulder County's natural heritage.

pg ER-4

Boulder County shall continue to protect prominent natural landmarks and other **unique scenic, visual and aesthetic resources** in the county

pg ER-5

ER 1.04 Scenic Vistas. **Scenic vistas shall be preserved as much as possible in their natural state.**

pg GE-7-8

GE 4.02 Priorities for Most Effective Performance Technologies and Practices. Areas where the county has an interest in assuring that the most effective performance technologies and practices are applied include, but may not be limited to:

- o) Visual impacts and preservation of scenic views**

pg SMM-4

b) Ensure that facilities or operations are planned, located, designed, and operated **to prevent and divert unacceptable** air, water, noise and **visual pollution**

pg SU-7

Goal 10. **Protect Natural Assets.** The county's rich and varied natural features, **scenic vistas**, ecosystems, and biodiversity should be protected from further intrusion, disruption, consumption and fragmentation.

SU 1.02 TDR Program Objectives. This TDR program should consider facilitating the attainment of any or all of the following objectives:

- **preserving vacant lands** identified in the Comprehensive Plan as **having significant** environmental, agricultural, **visual** or cultural **values**;
- **protecting and securing scenic corridors and vistas**;

pg SU-9

SU 1.12 **Structure Size Limitation** Analysis. An analysis should be conducted to determine

whether the regulation of structure size is appropriate to meet the stated goals of the Comprehensive Plan...locations within the unincorporated areas relative to existing development patterns, **established rural character, scenic/natural/resource values, visual impacts....**

pg PPA-3

Rural Character & **Visual Impact**. There has been a perceived loss of rural character and **visual intrusion** to the **scenic qualities** of the county due to an inconsistency in scale between new and existing development and the siting of development on ridges, mesas and other prominent landscape features.

Photos taken along Airport Rd, looking west, walking north 1/2 mile to Pike Rd. The view of Long's Peak is obstructed.

From: [Norm Gee](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Opposition to Kanemoto Termination
Date: Monday, July 3, 2023 8:51:11 AM

Dear Commissioners,

There are 152 references to the BCCP established in the *Boulder County Land Use Code*. Many of these references are part of the Zoning regulations and are now Binding Law. There are too many to list. I have included a few for your consideration. Please take note of the more absolute statements highlighted in yellow.

In particular please note

- 1) Section 6-800: It appears, Conservation Easements require **perpetuity** and termination requires conformance with the **Current** BCCP and the Boulder Land Use Code. The **Current code** requires **perpetuity for NUPUD/CEs**.
- 2) Section 6-500 & 6-700: Although the TDR IGA expired in 2016, should the County continue to honor it:
 - a) TDR sites are forbidden on Nationally Significant Agricultural Lands.
 - b) The total number of units is limited to a maximum of 200.
 - c) As we discussed previously, the inclusion of the Kanemoto property in the Longmont CSA was a legal error. Subdivided lots recorded prior to August 17, 1994 are not allowed into TDR receiving sites. (6-700 J-3)

1) *section 30-28-106 of the Planning Act..... 2007 amendment to the Act provides that master plans are advisory until the **county makes them binding by inclusion in its "subdivision, zoning, platting, planned unit development, or other similar land development regulations . . ."** Ch. 165, sec. 1, § 30-28-106(3)(a), 2007 Colo. Sess. Laws 612.*

2) The very first item of discussion in the current *Boulder County Land Use Code* (January 5, 2023) is found on page 1-2, The development of the Land Use Code in 1994 is founded on the 1978 BCCP.

Boulder County Land Use Code .

Section 1-300 ***Purpose and relationship to the Boulder County Comprehensive Plan.***

A) *.....Enactment, amendment, and administration of this Code shall be in accordance with and **shall serve to implement the goals and policies of the Boulder County Comprehensive Plan,.....***

B) *.....the County Planning Act shall be considered to be, **without limitation**, and in accordance with Section **1-300.A** of this Code:fostering agricultural and other industries (which, in accordance with the **Comprehensive Plan**, are primarily rural in nature).....in accordance with the **Comprehensive Plan**, ensuring that*

*unincorporated lands outside of community service areas remain rural in nature)....open and rural land **preservation**,.....*

Section 1-1400 pg 1-4 **Other Plans, Rules & Regulations Cited in this Code**

A. In addition to the requirements specifically established within this Code, the following plans, rules, and regulations may contain additional requirements:

4. the **Boulder County Comprehensive Plan** (the ‘Comprehensive Plan’) adopted pursuant to Article 28 of Title 30, C.R.S., and comprehensive development plan intergovernmental agreements affecting land use in the unincorporated County as they may be entered into pursuant to Article 20 of Title 29, C.R.S.;

Section 3-204 **Referral Requirements and Agency Review**

C 9. *The County Community Planning & Permitting Department shall evaluate the application for **conformance with the Comprehensive Plan**, any applicable intergovernmental agreement affecting land use or development, this Code, sound planning and design practices, and comments from the referral agencies and individuals.*

Section 4-115 Rural Community (RC) Districts

A. *Purpose: To encourage flexibility in the land use patterns of established rural communities in order to **achieve the objectives of the Boulder County Comprehensive Plan.***

Section 4-409 **Variances**

E. Review Criteria.

1. To grant a variance of a requirement imposed under this Article 4-400, the Board must find that *all of the following criteria have been satisfied:*

d. *the variance, if granted, will **not change the character of the underlying zoning district** in which the property is located, and is in keeping with the intent of this Code and **the Boulder County Comprehensive Plan;***

Section 4-514 **Utility and public Services**

F. Major Facility of a Public Utility

5 d. Power plants **cannot be located on areas with the following Boulder County Comprehensive Plan designations: Agricultural Lands of National Importance, Agricultural Lands of Statewide Importance, Agricultural Lands of Local Importance, Natural Landmarks and Natural Areas, or Critical Wildlife Habitats**

K. Small Wind-Powered Energy System

5 e (i) **Comprehensive Plan designations.** This use **shall not have a significant adverse visual impact** on the natural features or neighborhood character of the surrounding area. Particular consideration to view protection shall be given to proposals that would be visible from areas designated Peak-to-Peak Scenic Corridor, **View Protection Corridor**, and areas within the Natural Landmarks and Natural Areas and buffers **as designated in the Boulder County Comprehensive Plan.**

Section 4-601 **Review Criteria**

A. A use will be permitted by Special Review or Limited Impact Special Review **only if the Board finds that the proposed use meets the following criteria as applicable:**

3. The use will be in accordance with the Comprehensive Plan;

12. The use will not result in unreasonable risk of harm to people or property.....from natural hazards. Development.....must avoid natural hazards, including those on the subject property.....Natural hazards include, without limitation, expansive soils or claystone, subsiding soils.....all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map...(See Map 15)

Section 4-700 **Administrative Reviews**

4-701 **Purpose**

A. Administrative review is a review procedure for certain types of proposed development that are **deemed in advance to not cause significant conflict with the Boulder County Comprehensive Plan** and ensure compliance with the development standards of the County

Section 4-806 **Site Plan Review Standards**

8. The development shall avoid agricultural lands of local, state or national significance as identified in the Comprehensive Plan..

13. The development shall avoid Natural Landmarks and Natural Areas as designated in the Goals, Policies (pg AG-4 Goal 3 etc..conserve and preserve Agricultural Lands) **& Maps Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County.** (Map 27 CE, Map 31 Sig Ag Land, Map 33 VPC)

15. The proposal **shall be consistent with the Comprehensive Plan**, any applicable intergovernmental agreement affecting land use or development, and this Code

Section 4-1300 **Expanded TDR Program and Structure Size Thresholds for Single Family Uses.**

3. These regulations are adopted to **implement the goals and policies** in the

Sustainability Element of the Boulder County Comprehensive Plan. Those goals and policies include:

- a. **Preserving the rural character of unincorporated Boulder County**, especially those areas with particular historic or contextual character;
- c. Allowing for the impacts of larger scale home development to be offset through **the preservation of vacant land** and smaller scale residential development elsewhere in the County;
- e. Promoting and **preserving vacant land by creating incentives for property owners to leave land undeveloped.**

Section 5-102 **Standards and Conditions for Sketch Plan Approval**

A. The Planning Commission and the Board of County Commissioners **shall not approve** a sketch plan proposal until the applicant has adequately shown that **the proposal meets the following:**

- 4. The development proposal **conforms with the Comprehensive Plan**, any applicable intergovernmental agreement affecting land use or development, and this Code.

Section 6-100 **Planned Development Districts. Introduction and Purposes**

D. In addition to those purposes outlined within these Regulations, **NUPUD**, **NCNUPUD**, and **TDR/PUD** submission, review, and action shall be guided by the following objectives:

- 1. To accomplish the **preservation of those lands identified within the Boulder County Comprehensive Plan as agricultural lands of National, Statewide, and Local Importance** and other valuable agricultural lands; to accomplish such preservation through the strategic and planned location of subdivided lots.
- 2) To accomplish the **preservation** of those natural and cultural resources as identified in the Cultural and Environmental Resources Elements of **the Comprehensive Plan**; to accomplish such preservation through the strategic and planned location of subdivided lots.
- 3. To offer density bonus as an incentive **to discourage the development of valuable agricultural** and other resource **lands** in Boulder County.
- 4. To offer the **NUPUD and TDR/PUD processes as a viable alternative to municipal annexation** for development purposes.

Section 6-400 **Non Urban Planned Unit Development**

A. Purpose: A residential PUD consisting of subdivided land which may allow for an increase in density from one dwelling unit per 35 acres.....**in order to preserve agricultural**, environmental, or open space resources. **The mechanism to preserve these resources is a conservation easement** held by Boulder County on that portion of the subdivided land platted as an outlot, which **may not be developed** for residential use

B. Requirements 1. Area a. A NUPUD must contain an area....of which 75% or more is covered by one or more of the following designations **identified for preservation in the Boulder County Comprehensive Plan: agricultural lands of state or national significance**, designated open space, critical wildlife habitats and **corridors**,.....

Section 6-500 Noncontiguous Nonurban Planned Unit Development

A. Purpose: A Noncontiguous Nonurban Planned Unit Development (NCNUPUD) is a **NUPUD** which allows for a transfer of density from a sending area to a receiving area in order to protect specific agricultural, environmental, or open space resources.

B. A NCNUPUD is a **type of NUPUD** and shall meet the NUPUD requirements, except as **modified** by the following additional requirements.

7. Receiving Area

a. No more than 50 percent of the receiving area shall be used for development, **unless further restricted below.**

b. A receiving area which contains lands designated in the **Comprehensive Plan as Agricultural lands of Nationwide Importance, a natural or cultural resource, or proposed open space shall not be permitted unless:**

(i) no more than 25 percent of the receiving area is used for residential development; and

(ii) the development shall in no way be detrimental to the continued agricultural use of the remaining preserved area, to any significant natural or cultural resource, or to the open space values which support the proposed open space designation.

Section 6-700 TDR Planned Unit Development

D. Zoning Requirements: The uses approved as part of a TDR/PUD **shall be limited to** the following:

2. Residential TDR/PUDs: Residential development rights may be transferred from any designated sending site in the A, RR, ER, and SR zoning districts, to any approved residential receiving site meeting the applicable criteria for receiving sites under these regulations. **The maximum allowable total units within a residential TDR/PUD shall be 200.**

G. Standards and Conditions of Approval for Development on a Receiving Site: A PUD utilizing transferred development rights **shall be approved only if** the Board of County Commissioners finds that the proposed development meets the following standards and conditions:

3. Except as provided in 6-700(G)(7), below, **receiving sites shall not be located on national significant agricultural land**, designated open space, environmentally sensitive lands, or critical wildlife habitats **or corridors, as identified in the Comprehensive Plan**

J. The following parcels will not be considered for a TDR/PUD receiving site:

3. **A subdivided lot shown on a plat recorded prior to August 17, 1994**, the date of the first public notice of Planning Commission consideration of these regulations.

Section 6-800 Conservation Easement

A. Before the Board of County Commissioners may approve a **NUPUD**, a **NCNUPUD**, or a **TDR/PUD** the applicant shall **agree to grant to Boulder County a deed of conservation easement** in gross pursuant to Article 30.5 of Title 38, C.R.S., as amended, **protecting the preserved land from development** in accordance with the approved conservation values. Conservation easements encumbering required outlots **shall provide for long-term preservation** and appropriate management of the property's conservation values and **shall be granted in perpetuity**, subject to transfer or termination only pursuant to the express terms of these regulations and the governing conservation easement.

B. The conservation easement shall include the following terms:

1. The easement shall limit future County termination of the easement to situations where:

a. the **termination is consistent with the current Comprehensive Plan and this Code**; and

b. the termination is consistent with a management or land use plan contractually agreed to by the County and another interested governmental entity or entities.

6-1000 Standards and Criteria for Approval of Planned Unit Development.

A. The PUD shall be **approved only if** the Board of County Commissioners finds that the development meets the following standards and criteria:

5. the development **will be in accordance with the Comprehensive Plan**, and any applicable intergovernmental agreement affecting land use or development;

8. undue **traffic congestion or traffic hazards will not result from the proposed PUD**; roadways, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed PUD and in the vicinity of the proposed PUD;

10. detrimental conditions will not result due to development on excessive slopes **or in geologic hazard areas**;

Section 7-200 Development Design

A. The following shall be considered **requirements** for development design.

14. The overall development design should **conform to the Comprehensive Plan**.

Section 8-508 Referral Requirements

12. The County Community Planning & Permitting Department shall **evaluate the application for conformance with the Comprehensive Plan**, these regulations, sound planning, and comments from the referral agencies and individuals.

Section 8-511 Standards for Approval of a Permit Application

B. Standards for **approval of all permit applications**

4. The **proposal will not cause unreasonable loss of significant agricultural lands as identified in the Comprehensive Plan**, or identifiable on or near the site.

A few supporting references from the BCCP analysis, 1-18-23 email.

Pg IN-3 C) **Relationship Between the Plan (BCCP) & the Boulder County Land Use Code.**

Review criteria for land use approval processes within the Boulder County Land Use Code (e.g., the Site Plan Review, Special Review and Limited Impact Special Review processes) **require that proposed uses be consistent with the Plan**

pg PPA-2 (upper left) *.....land outside CSAs and their transition areas will remain rural; urban services will not be extended there, and **zoning will prohibit urban development and densities***

pg PPA-3 (upper left) *Accordingly, **land use regulations** and a comprehensive **rezoning** were adopted to **implement the Plan's policy direction.***

pg PPA-3 (center left) *.....the NUPUD process and the comprehensive **rezoning** of rural areas outside Community Service Areas during **1985-1986** were implemented....*

(Kanemoto was not within a CSA until 1997. The 1985-1986 rezoning protection indicates the placement of the Kanemoto property into the LPA/CSA as a legal error.)

pg PPA-4 1.01 *Urban services should not be extended into the Plains Planning Area, and **zoning** should continue to **prohibit urban development***

Thank you,
Norm Gee





Custom Homes Views

Left on Glenneyre Dr.



Brian Terry 303 845 • 0949







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From: [Randall Leever](#)
To: [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Estates
Date: Wednesday, July 5, 2023 7:25:57 AM

July 5 2023
Boulder County Commissioners

I am writing to steadfastly oppose the sale of land known as Kanemoto Estates. As a fifty plus year resident of Boulder County I have always voted to tax ourselves to preserve open space. One of the original tenants of that program is to prevent development and preserve lands throughout the county . I question if the general public realizes that some conservation easements can be sold because an entity wants to profit by building more homes.This is an example of exactly what the program was designed to prevent.

Please set a precedent and vote NO !!!

Randall Leever
7784 Baseline Road
Rural Boulder County

From: [Stephen Mark Haemmerlein](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Nightmare Development Plan
Date: Wednesday, July 5, 2023 11:37:29 AM

Planning Commission -

As noted in the subject line, this project is a nightmare scenario in numerous aspects.

- First the blatant greed from a developer from far outside of Longmont, AND the City of Longmont itself, in seeking to dismiss a conservation easement that was established IN PERPETUITY. This easement was not set up “willy nilly” just to be removed when the greed factor became large enough, and when it was convenient.
- Second the throng of mass high density development that has already happened / is happening NOW, all around in the immediate vicinity of this proposed project. Hundreds and hundreds of new high density housing structures have been built North along Airport Road, (needed to add a traffic light at Pike) all less than ½ a mile from the Kanemoto parcel.
 - Hundreds more are NOW under construction, ½ a mile or less away to the East, between the Diagonal and Hover Road, and many hundreds more have been added just East of Hover Road in the past few years. Is the City of Longmont seeking to emulate Weld County with this rampant out of control building spree? When will it be enough?
- Third – Adding more and more people, just because it increases the City’s tax base is unsustainable – More and more people requiring water resources as if there is some magical unlimited supply not yet tapped...This will surely become more of an issue as the climate catastrophe accelerates, (and it most definitely will).
 - Add in the increased highway congestion, and all the dangers that go with it, including added emissions and more and more local highway fatalities. It already takes 35+ minutes to travel <15 miles to Boulder during the morning and evening commute times... This on supposed 65 / 55 mph “highways” – Hundreds of more cars will only exacerbate this already serious problem
- Fourth - The drain on school resources and classroom space, all add up to decreasing quality of life for existing residents, and likely an eventual decline in home values. (Certainly in quality of life for existing residents)

Truly the fervor for, and the quantity of new building in South Longmont feels like Longmont wants to abandon Boulder County, and its worthy values, and aspires to be like / join Weld County... Maybe just across the Diagonal we can add in a shooting range and a race track for diesel pick-up trucks?

Sarcasm aside, Please, PLEASE respect the intent of the carefully and well thought out conservation easement that is already in place. Maintain the easement and have some regard for the foresight of those who drafted it.

Steve Haemmerlein
Owner ~ 3409 Bluestem Ave – Longmont 80503

From: [Ailsa Wonnacott](#)
To: [Hippely, Hannah](#)
Subject: [EXTERNAL] In Support of Kanemoto Estates Agricultural Easement Termination:
Date: Friday, June 30, 2023 1:42:33 PM

Dear Hannah – my name is Ailsa Wonnacott and I am the Director of The Association for Community Living (ACL). We provide advocacy to people with intellectual developmental disabilities (IDD), their families and the Boulder County community with one goal, community inclusion!

People with IDD, their families and the workforce of people who provide services to them require safe, accessible, attainable, integrated housing that is embedded in the community and in proximity to all the amenities other community members also enjoy. At this time no Boulder County housing developments in existence, or in the pipeline, meet the needs of this diverse group of community members, except Somerset Village which has great promise! While awareness about the housing needs of people with disabilities has increased in our community, we have not yet intentionally designed and developed housing that considers the enormous diversity within our community members with disabilities. If we do not do this, people with disabilities will continue to be forced to live somewhere else.

This would devastate our community because diversity is crucial to our surviving and thriving. Perhaps because it requires all community members to realize that we are diverse already and, because equity is a shared goal in a healthy community, we must plan as such. I understand that humans have had a negative impact on our environment but I do not believe that human rights inherently come at the expense of a healthy environment, in fact they often contribute to each other's respective cause. As such, The ACL supports termination of the agricultural easement at Kanemoto Estates in favor of increasing housing for marginalized populations in our community.

The ACL would like to bring the voices of those who have not spoken yet into the decision-making process, and we welcome the opportunity to speak in more depth about the needs of people with IDD as you make decisions about Somerset Village development. Please reach out at any time.

Regards,

Ailsa

(303) 775-8888

Ailsa Wonnacott

Executive Director

The Association for Community Living (ACL) Arc Serving Boulder and Broomfield Counties

303-527-0888

Confidential Fax: 888-490-8867

email address @aclboulder.org

www.aclboulder.org

Join us on FaceBook! www.facebook.com/ACL.Boulder

The Association for Community Living is The Arc serving Boulder & Broomfield Counties and we are

an affiliated chapter of The Arc of the United States. The Arc is not an acronym, the letters don't stand for anything. Always refer to us as The Arc and never A.R.C. The Arc should be considered as a title or phrase.

Disclaimer: I am not an attorney and am unable to provide you with legal advice. The Association for Community Living does not provide legal services. If you need legal advice regarding your situation you should consult an attorney.

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From: [vic pizzo](#)
To: [Boulder County Board of Commissioners](#)
Cc: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto annexation and development hearing, July 6
Date: Monday, July 3, 2023 10:22:59 AM

Dear Boulder County Commissioners,

I strongly oppose the planned annexation and development at the old Kanemoto farm site on South Airport Road.

I could easily go on for many pages as to why this is a terrible idea for both the City of Longmont and Boulder County, but these are the highlights:

1) The County has been playing very loosely with the term "conservation" land and easements for long time. The term is intended to be misleading to the general public, which generally supports the idea of conservation. What it really means is that Boulder County is setting the land in question aside for later development, which has nothing to do with the common sense understanding of "conservation". This is the kind of deception one expects of used car salesmen, not public officials, who are **supposed** to be acting for the public good. The termination of conservation lands raises all sorts of legal issues, which is now being vigorously challenged.

2) The development will increase traffic on South Airport, which feeds directly into State Highway 119, which is already known and documented as the most dangerous road in Boulder County. This construction would add to traffic both ways on Airport Rd, as well as to the surrounding feeder streets, such as Fordham and Pike. The development is far enough from major shopping areas along Hover Rd that walking is out of question for most, so that residents of the proposed development will invariably drive, rather than walk or bicycle, to these services.

3) The very idea that Longmont must expand at the behest of elected officials, rather than organically, as the market sees the need, is outrageous. Elected officials should act only with the express consent of the public. Also, they evidently haven't kept up with latest population trends, which show Colorado in general and the front range in particular, as actually losing population! The current officials make a charade of seeking public opinion, while in fact pursuing what they personally would like to see happen, the public be damned!

4) There are all kinds of legal issues related to this obsession with development that have been ignored by Boulder County planners, with their actions being in direct contravention of their own publicly stated and documented Boulder County long term plans.

Respectfully,
Victor Pizzo
1910 Clover Creek Drive
Longmont, CO 80503

From: [Audrey M Atkinson](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates/Somerset development.
Date: Wednesday, July 5, 2023 9:55:45 PM

Dear Planners and Commissioners,

I am writing to voice my enthusiastic support for the Kanemoto Estates/Somerset development.

According to the [Boulder Weekly article](#) this is a “100% attainable housing development,” with many of the homes built by Habitat for Humanity, and will be a self contained walkable neighborhood with a small grocery store, child care and community center.

This is the type of housing we need in Longmont! Attainable, affordable housing means a chance at the American dream for regular people. I’m all for it! My friend the hairdresser should be able to live in the same city as my friend the rocket scientist. Everyone who works here should be able to live here. I've read in the official Longmont Relocation package that the average age in Longmont is 34, and I've seen elsewhere that the median age is about 40. Well, I know a lot of people in those age ranges, and many of them are starting to give up hope of ever being able to buy a place of their own in Boulder County.

The NIMBYs are already out in full force against it, hiring a law firm and making the same disingenuous straw man arguments for building elsewhere, if at all. They'll talk about "ruining the character" of the neighborhood, but will be unable to *define* that character. They'll say they're concerned about preservation, but no one ever talks about the environmental cost of having to commute from out of town to get to work. **They never offer solutions, do they?**

Well, the Kanemoto Estates/Somerset development is a solution, and a good one at that.

Please vote yes!

Audrey Atkinson

Resident Realty

(720) 781-7335

laudreyatkinson@gmail.com

<https://aatkinson.residentrealty.com/>

<https://www.youtube.com/@livinginlongmontcolorado/>

<https://www.instagram.com/livinginlongmontcolorado/>

<https://www.facebook.com/profile.php?id=100069140010358>

From: [Churchill, Jennifer](#)
To: [LU Land Use Planner](#)
Subject: FW: [EXTERNAL] Proposed annexation of Kanemoto Estates
Date: Thursday, July 6, 2023 11:07:54 AM

From: Cheryl Spraeztz <cspraeztz@gmail.com>
Sent: Thursday, July 6, 2023 9:07 AM
To: Boulder County Board of Commissioners <commissioners@bouldercounty.gov>
Subject: [EXTERNAL] Proposed annexation of Kanemoto Estates

Dear Boulder County Commissioners,

I would like to express my strong support for the affordable housing that would be facilitated by the annexation and development of the Kanemoto Estates. I live in Renaissance, a neighborhood adjacent to Somerset, and think this is an ideal location for new density housing. We have easy access to many services: Home Depot, Target, King Soopers, Whole Foods and the bike path. If we are serious about confronting the climate crisis, we need to provide housing in areas that enable residents to bike to work, to recreate on nearby paths, and to shop at retail stores.

Another huge benefit is Bestall's plan to include an early childhood center in the development. I am part of a group of community volunteers, the Early childhood Alliance, that has been working to provide funds for early childhood. You recently voted against our Service Plan despite the fact that all three of you believe Boulder County has a current shortage of accessible, affordable childcare. This is an opportunity for you to rule *in favor* of a *different* plan to help the seriously underfunded children from birth to 3 and their families.

The opponents of the development may be better organized and louder, but I honestly do not believe they are in the majority. Many of them are retired and have the time to stay current on developments and attend meetings of this sort on a work day at 1:00. Most young, working families can barely keep their heads above water between managing jobs, commuting from distant, cheaper towns, and finding and providing care for their young children. They are highly unlikely to be able to take off work to attend this meeting.

This proposed development meets the needs and synchronizes with the stated goals of Longmont. Please consider the facts about how well this will serve the needs of working families and not the emotions of citizens who oppose any kind of density housing in their neighborhood.

Sincerely,
Cheryl Spraeztz

From: [Elizabeth Everett-Ammerman](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] re: Kanemoto Estates Conservation Easement Termination
Date: Thursday, July 6, 2023 12:15:31 PM

Hello,

My name is Elizabeth Ammerman. I live at 1332 Lupine Ct., Longmont Colorado. I have registered and plan to speak today virtually during the public meeting. In the event of technical difficulty or time limitations, I wanted to send over my public comment contribution regarding the proposed annexation of the conservation easement, that I do not support.

Ladies and Gentlemen, Honorable Boulder County Commissioners and valued members of our community, I stand before you today with a deep sense of urgency and concern for the city we all love: Longmont.

The annexation of the treasured conservation easement, known legally as “Outlot A Kanemoto Estates” which borders Clover Creek, our neighborhood, is an issue that poses considerable questions about the very fabric of our community. I question the conservation values of Boulder County when a developer can come into southwest Longmont from Evergreen, purchase “protected” land, make large profits with little investment, and leave a long-lasting and negative impact on our community. “Outlot A of Kanemoto Estates” has been in a protected conservation easement for 40 years. This conservation easement was established with the commitment “to accomplish the purpose of preserving agricultural land.” Our city’s identity, grounded in its commitment to the environment and to sustainable living, is at risk of being compromised, for the short-term financial gain of a land developer.

I implore you to consider the legal, environmental, and societal consequences of this proposition. Our understanding is that the conservation easement was designed to protect our county’s precious green space and values around land conservation. The proposed development far exceeds conservation, and sets a precedent of overstepping initial land protection agreements. If we allow this annexation, are we not setting a dangerous example that may encourage other developers to exploit our natural resources?

Furthermore, the creation of a large mixed housing development, which according to the land developer includes voucher housing, may unintentionally form a food desert within our city. Food deserts, as defined by the U.S. Department of Agriculture, are regions void of fresh fruit, vegetables, and other healthful whole foods. This is typically due to a lack of grocery stores within a reasonable distance. In this case, the nearest grocery store, offering fresh food, is almost 2 miles away. Studies, such as the one published by the International Journal of Environmental Research and Public Health in 2020, have indicated that living in a food desert can lead to a higher prevalence of obesity and other diet-related diseases, particularly among low-income residents.

Before this annexation is approved, we must contemplate the infrastructure implications.

Our sewer and water facilities have not been upgraded to accommodate the current scale of development occurring in the city of Longmont, let alone this proposed addition of 426 separate residences. This mixed residential development proposed on the conservation easement may result in undue strain on our existing systems, leading to potential public health and safety issues. Additionally, in order to accommodate the influx of families and address current school capacity issues, school zoning of current elementary school's boundary lines may be altered.. And we know capacity issues strain the quality of our children's education.

With two equine centers bordering the new development, the safety of these animals and the enjoyment of the local community will be greatly impacted. The American Association of Equine Practitioners stresses the importance of maintaining a quiet and calm environment for horses, and this development could undermine that.

Finally, let us consider the potential traffic implications. An influx of 426 individual residences in an area where the closest gas station is over 2 miles away and the roads already struggle with current traffic load could result in unwarranted congestion. The property developer is proposing a utility road through our Clover Creek HOA neighborhood greenspace which not only infringes on our community's cherished area but also poses additional safety concerns.

In conclusion, the proposed annexation and development of Kanemoto Estates contradicts Boulder County's well-established commitment to environmental conservation, sustainable living, and community welfare. We urge you to preserve our city's identity, honor land agreements, protect our green spaces, and above all, consider the long-term ramifications to our community as you make this decision to allow development.

Thank you.

From: [Gwen Scherer](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] I am opposed to the Kanemoto Estates Conservation Easement Termination
Date: Thursday, July 6, 2023 8:40:26 AM

I am opposed to the termination of the Kanemoto Estates Conservation Easement (KE CE).

I moved to Boulder County because of the County's commitment to preserving rural land and open space. I have always thought this was one of the things that sets Boulder apart.

We bought a home - we invested in property - in a neighborhood bordered by agricultural land that we believed would be there in perpetuity because it was held in conservation easement. In considering our investment, we researched the CE and we spoke to residents who were told by the City of Longmont that no homes would be built on Kanemoto Estates due to the conservation easement.

The Kanemoto Estates Conservation easement prohibits termination unless it is consistent with Boulder County's Comprehensive Plan. The stated philosophy of the Boulder County Comprehensive Plan is that:

- Agricultural lands should be protected.
- Preservation of our environmental and natural resources should be a high priority in making land use decisions.

Why wouldn't we believe that this land would be there in perpetuity?

Little did we know that it was possible for a developer to pay \$2.3 million dollars to the county to end the conservation easement.

As it turns out, Boulder County has a history of selling off conservation easements--I have personally researched hundreds of them. Boulder County is ignoring their fiduciary responsibility to preserve and protect and instead gaining mulimillion dollar payments in return. How is this fair to residents who invested in property believing conservation easements protect land from development?

So, I ask you to please evaluate how terminating this conservation easement is justified under the Boulder County Comprehensive Plan.

I urge you to investigate what percentage of conservation easement acreage in Boulder County have been reduced in size or terminated over the last 10 years. How

many acres in total have been developed that were previously designated for conservation?

I urge you to understand what percent of unincorporated boulder county land and land designated for rural development has been changed to mixed neighborhood, commercial or other, denser development designation over the last 10 years.

Over the last decade, we have watched the rural, undeveloped land on the edges of Longmont developed into housing and commercial space. Meanwhile, as you drive in and around Longmont, you see underutilized commercial space that desperately needs redevelopment.

I ask you to consider Boulder County's position on growth through sprawl.

As I understand it, the State is trying to promote density OVER sprawl, not dense neighborhoods that sprawl out into rural land and into unincorporated Boulder County conservation easements.

I urge you to ensure that the County and City have exhausted options to accomplish the State's stated goal of "[acquiring or repurposing underutilized commercial property](#)" for new housing. Has the County required the City to demonstrate what Longmont can do to repurpose and reuse underutilized URBAN space within the City to provide dense housing options instead of terminating conservation easements?

Has the County required the City to demonstrate that options for infill and redevelopment were first considered by the City Planning Department before requesting to convert this rural property to mixed residential and requesting termination of a conservation easement?

Lastly, I ask you to consider whether or not you would invest in property bordering a conservation easement in Boulder County?

Thank you.

--

Gwen Scherer

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Littleton, CO • 720-662-7580

Wheat Ridge, CO • 720-662-7275

From: [James Potter](#)
To: [Boulder County Board of Commissioners; LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Conservation Easement
Date: Wednesday, July 5, 2023 9:18:41 PM

James Potter

3401 Bluestem Ave.
Longmont, CO 80503
303-579-5540
Jcp.potter@gmail.com

July 5, 2023

Boulder County BOCC
1235 Pearl St. 3rd floor
Boulder, CO 80302

Dear Board of County Commissioners,

I am writing to express my **opposition to the termination of the Kanemoto Conservation Easement**. Our house lies directly north of the Kanemoto property, right next to the once (?) proposed access road into what a developer is calling "Somerset Village." When we purchased our home in 1998, we were assured that the property immediately to our south was on a Conservation Easement in perpetuity and would never be developed. This played a large part in our decision to purchase the lot and house. Now we are being told it's for sale to any developer for the low price of just over \$2M for 38 acres in order to cram high density housing onto the outskirts of the city of Longmont? This will have a drastic negative effect on our neighborhood's quality of life by eliminating open space and adding *significant* traffic to the area. We did not move to the Westminster/Broomfield/Thornton area, we moved to Longmont. Please do not let the City of Longmont and developers turn our part of Boulder County into the suburban mess and density of those other areas. Keep the Conservation Easement in place. Do not let Longmont sell out to developers with no concern for the areas health, wellbeing, and environment.

Sincerely yours,

James Potter

Sent from my iPad

From: [Jean Nuttall](#)
To: [Hippely, Hannah](#)
Subject: [EXTERNAL] Termination of agricultural easement
Date: Wednesday, July 5, 2023 5:06:56 PM

I am writing to the Boulder County Commissioners to voice my support for the termination of the agricultural easement so that plans can continue to develop the Somerset Village housing development. Although growth in housing developments is not usually something that I favor, the plan for the project to include both attainable and affordable housing is one reason that I support a change so that home rentals or home ownership may be more accessible to our community, especially families. In addition, the development's design will help foster a sense of community and cooperation. And finally, the development will incorporate environmentally friendly planning which will help Longmont continue its commitment to the environment. I appreciate your consideration of the benefits of terminating the agricultural easement.

Sincerely,

Jean Nuttall

2307 Calais Dr

Longmont, CO 80504

From: [Karon Warner](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Termination of Kanemoto Estates
Date: Thursday, July 6, 2023 8:52:55 AM

County Commissioners,

Longmont has been adding diverse housing at an incredible rate. And much has been needed. Most new construction has been surrounded by other developed areas. Kanemoto Estate is not. It is wide open beautiful space. It is a horse farm with vistas east, west and south.

The infrastructure is not capable of handling a new addition of this size. Airport Road is already packed during rush hour. It is hard to exit to the north from Glenneyre now, I can't imagine how much more difficult that will become. Our lovely town is starting to feel like its busting at the seams sometimes. Please, take a breath and see the impact from all the building now in progress.

My biggest issue, is that it is a conservation easement. As home buyers, we relied on this information to form a basis of home value at time of purchase and into the future. It is part of the reason we chose this area of Longmont for our home. It did not occur to us that a conservation easement, which is a legal agreement, could just be terminated when a developer decided to build. We thought that was something we could count on. It is not right that it can be terminated, especially when all the surrounding residents have unanimously asked that it not be.

Please consider all of this when you vote on this today. And please vote no on terminating the easement.

Sincerely,

Karon Warner

4216 Heatherhill Circle

Longmont, CO

From: [Keith Klesner](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement (KE CE) - Opposition to Termination
Date: Wednesday, July 5, 2023 3:21:16 PM

Greetings,

My family and I own a home in Clover Creek in Longmont. I am writing to share that the six members of my household including myself are opposed to the proposed easement termination.

When we bought our home at 3311 Bluestem Ave in Clover Creek, we understood a conservation easement from Boulder County was protected by deed and by a culture of conservation that I know and love in Boulder County. To blatantly disregard the land and wildlife habitat conservation of over 40 years is unconscionable. The land currently serves as a suburban/urban buffer with views and open space for wildlife and people to experience the front range as it once was, an agricultural and rural space.

The City of Longmont and the developer argue that this will meet attainable housing needs however they ignore dozens of infill commercial and other former corporate HQ properties which offer sustainable infill potential. These alternatives do not contribute to urban sprawl and are closer to transit, retail and commercial and infrastructure in the city to offer truly sustainable development. Accepting payment to remove an existing conservation easement while contributing to sprawl and removal of habitat may be something Longmont would do in pursuit of development fees and tax base but hardly what I expect in a Boulder County jurisdiction which values conservation.

Please do the right thing by concerned residents and have Longmont re-examine its own development opportunities and reject this proposal.

Thank you,
Keith Klesner, PE

From: [Kelly Potter](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Conservation Easement
Date: Wednesday, July 5, 2023 9:36:15 PM

Kelly Potter

3401 Bluestem Ave.
Longmont, CO 80503
303-579-5267
jandkpotter@msn.com

July 5, 2023

Boulder County BOCC
1235 Pearl St. 3rd floor
Boulder, CO 80302

Dear Board of County Commissioners:

I am writing to express my **opposition to the termination of the Kanemoto Conservation Easement**. Our house lies directly north of the Kanemoto property, right next to the once (?) proposed access road into what a developer is calling "Somerset Village." When my husband and I purchased our home in 1998, we were assured that the property immediately to our south was on a Conservation Easement in perpetuity and would never be developed. This played a large part in our decision to purchase the lot and house. Now we are being told it's for sale to any developer for the low price of just over \$2M for 38 acres in order to cram high density housing onto the outskirts of the city of Longmont? This will have a drastic negative effect on our neighborhood's quality of life by eliminating open space and adding *significant* traffic to the area. We did not move to the Westminster/Broomfield/Thornton area, we moved to Longmont. Please do not let the City of Longmont and developers turn our part of Boulder County into the suburban mess and density of those other areas. Keep the Conservation Easement in place. Do not let Longmont sell out to developers with no concern for the areas health, wellbeing, and environment.

Sincerely yours,

Kelly Potter

Sent from [Mail](#) for Windows

July 5, 2023

Boulder County Commissioners
Boulder County Courthouse
1325 Pearl Street
Boulder, CO 80302

Re: July 6 Public Hearing
Kanemoto Estates Conservation Easement
Somerset Plan

Commissioners:

We encourage you to support and approve the request for termination of the conservation easement on Outlot A of Kanemoto Estates to allow the City of Longmont to annex the property and allow for development of much needed affordable and attainable housing for residents of our city.

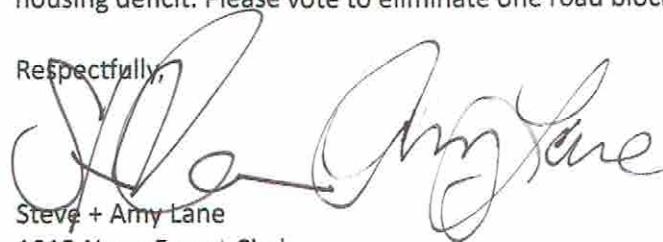
This property is within the mapped planning area for the City of Longmont and is noted as an 'area of change' in the Envision Longmont documents, adopted in 2016. This master plan was developed with extensive community input.

We have a crisis of housing affordability across Colorado, which may seriously endanger the long-term health of our economy. Local municipalities within the County have been conscious of protecting against sprawl by establishing boundaries for each community, to ensure that an appropriate amount of open space exists between each while also providing an adequate supply of land to serve community needs.

The governor's office attempted to create a statewide housing policy precisely because local communities are not doing an adequate job of providing affordable places to live. Everyone seems to be in support of the idea of affordable housing, but they all seem to think it should happen somewhere else. This is absurd.

Once again, we urge you to support the efforts that have already been invested in long term planning for the Longmont community. It is extraordinarily difficult in these times to make a significant impact on our housing deficit. Please vote to eliminate one road block to furthering a healthy city in our county.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve + Amy Lane", written in a cursive style.

Steve + Amy Lane
1013 Neon Forest Circle
Longmont, CO 80504

From: [Marcia Martin](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Estates
Date: Wednesday, July 5, 2023 8:02:34 PM

Dear Boulder County Commissioners and Planners:

I am the Longmont City Council Member who will become the Ward Representative for the Somerset development - formerly Kanemoto Estates - if the lifting of the Boulder County Conservation Easement on the property permits it to be annexed into the City of Longmont. I cannot urge you any more strongly to do so. Longmont needs housing.

Longmont needs housing, specifically, of the sort that the Bestall Collaborative is trying to build at Kanemoto Estates. It has small lots, high but livable density, a walkable plan with a community center and a space for amenities that we hope and expect will include a child care facility and a small local retail store. The green features of the development have been under discussion for years, and include solar-readiness with homes designed to maximize efficiency of solar panel placement.

Longmont Power and our electricity provider, Platte River Power Authority, are committed to making use of opportunities like this. While this project is not yet included specifically in these plans to date, because the parcel will need to be freed of the easement and annexed into Longmont first, other projects on this pattern are in planning elsewhere in the City and bit fair to provide over 1 MW of Distributed Energy Resources each. We are very excited about these opportunities to fulfill Longmont's ambitious goal of attaining 100% renewable energy by the year 2030.

The applicant here, Jack Bestall, is one of the most responsible developers working in Longmont, and easily the most responsive to the needs of the City. Another of his projects, the Atwood Multifamily site, was just converted to 100% HUD Affordable apartments (a total of 66 2-bedroom units on a transit corridor) by means of entering into partnership with another developer experienced in the use of LIHTC funding. I am confident that working together, Bestall, Prosper Longmont (a collective impact organization promoting the growth of Longmont's attainable housing inventory), Habitat for Humanity, and the City of Longmont will find creative ways to ensure that even under the present difficult economic conditions the Somerset/Kanemoto development will remain in the attainable/affordable bracket.

Longmont's 100-year history as a sleepy agricultural town, followed by a period of very rapid urbanization, has resulted in an active fringe constituency who oppose all growth in Longmont. It's become clear from their correspondence with me that they don't understand the difference between Open Space purchased with taxpayer dollars and land bound by a Conservation Easement. I have been reminding them that "Less-than-perpetual conservation

easements do not violate state or federal law because no donation value is involved." However, many seem to still value the preservation of their view of the Front Range over creating a balanced economy for Longmont providing livable housing for our front-line workers and young people starting out. We must give priority in considering hard-working people striving to build generational wealth.

Please lift the Conservation Easement on the Kanemoto Estates parcel and allow this very well-conceived and necessary project to proceed.

Respectfully,

*Council Member Marcia Martin
Longmont, Colorado, Ward 2*

“There is no such thing as work-life balance. Everything worth fighting for unbalances your life.”- *Alain de Botton*

From: [Matt Groessl](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Opposed to the Termination of the Kanemoto Estates CE
Date: Thursday, July 6, 2023 11:19:28 AM

I am 100% opposed to Boulder County terminating the Kanemoto Estates Conservation Easement (CE). The purpose of a CE is to permanently limit uses on the land in order to protect its conservation values. Not sell to a developer for financial gain.

Sincerely, a very disappointed citizen of Boulder County.

Matt Groessl
1912 Redtop Court
Longmont, CO 80503
303-513-1366

From: [M EB](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Cc: [M EB](#)
Subject: [EXTERNAL] Oppose the Termination of the Kanemoto Estate Conservation Easement
Date: Wednesday, July 5, 2023 4:21:52 PM

To: The Board of County Commissioners

Re: Oppose the Termination of the Kanemoto Estate Conservation Easement

I sent my initial concerns that oppose the termination of the Kanemoto Conservation Easement to Longmont Planning via email on March 28, 2022. At that time, the proposal was estimated to be 350+ homes.

This email contains more of my concerns that have come up over the 15 months since my initial email:

1. The number of homes to be built has been increased from 350+ to 426. This only magnifies my original concerns about a development causing more traffic congestion as well as crowded shopping and schools.
2. Kanemoto Estate Conservation Easement is an area where wildlife such as nesting raptors and even elk enjoy. Building on this property would eliminate this area for wildlife. The original intent of CONSERVATION would no longer exist if the easement is terminated.
3. I have been learning information about how Boulder County is legally justifying how they can terminate, or greatly decrease the size of, the Kanemoto Conservation Easement. I am not a lawyer, but some of the details sound highly questionable.
4. The BOCC website gives the title to the July 6, 2023 hearing "BOCC Public Hearing - Kanemoto Estates Conservation Easement Termination". Since the title does not contain a word such as "Request" or "Proposal", the message it sends is that Boulder County may have already decided to terminate the conservation easement. I implore you to please seriously listen to and discuss the public's input before making a final decision.

Thank you for your time and serious consideration of my opposing points. Places such as the Kanemoto Conservation Easement have made Boulder County a special place to live. I hope we can continue to preserve existing conservation easements and open space for future generations in the area. If we lose these special places, our area will be no different than any Denver suburb that is over populated.

Michelle Blankenship
5691 Steeplechase Drive
Longmont, CO 80503

Board of County Commissioners

From: [Shakeel](#)
To: [Boulder County Board of Commissioners](#)
Subject: [EXTERNAL] Kanemoto Conservation Easement
Date: Wednesday, July 5, 2023 7:39:16 PM

Dear Boulder County Commissioners,

I am writing to express my support for building more housing and facilitating the annexation of Kanemoto Estates into the City of Longmont.

Longmont, as you know, has a profound shortage of midrange housing, and the concept plan for Kanemoto Estates is moderate priced, walkable, and green. It is exactly the sort of development we need to encourage in the County if we are going to purport to care about equity, the environment, and the quality of life for a future generation in Boulder County.

Your choice to hold a meeting at 1 PM on a Thursday afternoon with little public notice is going to generate a lot of obstructionist public comment. Those people do not speak for the majority of people, and they do not speak for a future of Longmont and Boulder County which has as its core values housing affordability, the environment, and equity.

The type of housing which will be built in this community is exactly what a growing group of Longmonters has been advocating for and is trying to make more common in the City of Longmont. www.longmonthousingsolutions.org

Bowing to the public pressure of NIMBYs just because they are loud is the wrong thing to do.

Sincerely,
Shakeel Dalal

From: [Stephen Walker](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination
Date: Thursday, July 6, 2023 11:42:55 AM

Dear County Commissioners:

Please do NOT approve the termination of the Out lot of the Kanemoto Estates Conservation Easement Termination off Airport Road in Longmont.

The area and existing residents needs this continued Easement to address unprecedented growth and Build- Out, our Community is experiencing now in SW Longmont.

This Out-lot is a wonderful way to preserve our natural habitat and resources in the expanding growth of the area.

My entire family enjoys this beautiful area on our walks and many of my neighbors do to.

Say "No" to more housing developments and multi family/ use construction to take place at this location.

Thank you for your support.

Steve Walker

Sent from my iPhone

From: [Tom Smith](#)
To: [LU Land Use Planner](#); [Boulder County Board of Commissioners](#)
Cc: [Hippely, Hannah](#)
Subject: [EXTERNAL] Kanemoto Estates Conservation Easement Termination
Date: Thursday, July 6, 2023 6:35:20 AM

Greetings-

I am a long time resident of Boulder County of almost fifty years. By way of this communication, I wish to express my opposition to the termination of the above referenced easement.

Key among my reasons for objecting to this action include the word "Conservation" and the implication of further termination of such protections. In the course of my residency in this area I have observed elk, deer, turkey, various raptors, raccoons and more. There comes a time when we must say enough is enough.

Next I would state that the location of a development will be a further encroachment on a community that has lost its way regarding growth and development. Please help correct the course and direction of this wandering ship. Other developments are also proposed directly across from BOCO Open Space designated land that is pending formal adoption into the open space authority. As such the required review for land directly across a ROW will be ignored. You have an opportunity to "save one more piece of land in our county from ourselves."

I'll leave you with several quotes from the late CU professor Al Bartlett, any one of which should suffice to give you pause to consider your actions on this lease. Thank You.

Tom Smith

1049 Champion Circle Longmont

From Al Bartlett

"The greatest shortcoming of the human race is our inability to understand the exponential function."

""Smart growth' destroys the environment. 'Dumb growth' destroys the environment. The only difference is that 'smart growth' does it with good taste. It's like booking passage on the Titanic. Whether you go first-class or steerage, the result is the same."

"The first law of sustainability: population growth and/or growth in the rate of consumption of resources cannot be sustained"

"Can you think of anything that can get better if we crowd more people into our cities, our towns, into our state, our nation or on this earth?"

From: [Thomas K Warnke](#)
To: [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)
Subject: [EXTERNAL] Oppose Termination of Conservation Easement
Date: Thursday, July 6, 2023 10:26:13 AM

To Commissioner Stolzmann,

I live at 1903 Clover Creek Dr in Longmont, just north of the proposed Kanemoto real estate project. I am writing to express my intense opposition to this project.

When we bought this property, one of the biggest draws was the open space next to the neighborhood. Part of our reasoning to move here was because it was protected land. Now we are going to be forced to not only give up the open space, but deal with years of construction, increased traffic, and increased noise and light pollution.

And how does this happen? An out of town developer can just pay some money and that is the end of the story? That is insane to me. How can we let such nonsense take place? I mean, this isn't even a close call. It's so obvious that the developer should have no ability to even get this far in the process, let alone actually get the easement terminated. I have yet to hear even close to a valid argument. What is going on with Longmont's representation that this is even being considered?

I am also so irritated that you hold these meetings in the middle of the day in the middle of the week when few can attend due to work. How can we properly protest in person if these things are barely accessible to normal working class people?

The endless assault on our environment is a global and local issue. This is exactly what is happening in this instance. It is a literal assault on the environment. I urge you to act in the interest of conservation and fairness. Please don't allow greed and profit to win.

Thank you for your consideration,
Tom Warnke
1903 Clover Creek Dr.
303-819-5959

From: [tyler ammerman](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] Kanemoto conservation easement
Date: Thursday, July 6, 2023 11:25:46 AM

Hi-

Speaking out as a resident of Clover Creek and as a naturalist.

This termination would constitute a complete betrayal of the intent for which it was established. Environmental impacts would be extensive to many species. As importantly, it's a betrayal to citizens of Boulder County who rely on the governing body to keep the promises of such conservation preservation.

Further, the traffic implications are truly unknown, but one can safely speculate that this already dangerous thoroughfare would become more congested, schools are already overburdened, and storm water, sewer, and other infrastructure would be further strained to support so many new residents.

Protection of such land is the very reason so many enjoy how Boulder County places importance on conservation. To terminate this easement is to diminish faith in the values the county office holders tout so regularly.

I am staunchly opposed to the termination of this easement, as is every individual with whom I've spoken about it. Delicate eco systems, which are in constant struggle to remain healthy, need advocacy and protection, and that's the role of our governing body.

Respectfully and sincerely,
Tyler Ammerman

Sent from my iPhone

From: [Wendell Pickett](#)
To: [LU Land Use Planner](#)
Subject: [EXTERNAL] SUPPORT -- Community Planning & Permitting Department Kanemoto Estates Conservation Easement Termination
Date: Wednesday, July 5, 2023 4:36:23 PM
Attachments: [Outlook-gpe2rfv3.png](#)

Dear Boulder County Commissioner's and Staff.

My wife and I are local neighbors to the site, living at 3813 Florentine Circle in Longmont for the past 16 years and working in Longmont for the last 30 years. I previously spent over 10 years involved on the Board of Directors for Longmont Housing Authority, (LHA), working to expand local housing options. I have also been very involved with the long-range planning efforts to bring workforce & Approvable housing into the community. I previously submitted a letter of support during the initial hearing for this matter and we continue to SUPPORT the terminating of the conservation easement and the construction of a mixed housing project adding to our housing stock. Hopefully this is an area my grown children can afford and return to Longmont.

I respectfully ask that you too SUPPORT this action allowing Longmont to annex the property and it to undergo the entitlement process.

Sincerely,

Wendell Gene Pickett, CCIM
645 Tenacity Drive, Unit C
Longmont, CO 80504
303.589.7860



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