

**From:** [Stolzmann, Ashley](#)  
**To:** [Angelina Leonardi](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] CE Termination Opposition  
**Date:** Tuesday, August 8, 2023 4:55:42 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Angelina Leonardi <[anle1159@colorado.edu](mailto:anle1159@colorado.edu)>  
**Sent:** Monday, August 7, 2023 5:03 PM  
**To:** Commissioner Stolzmann <[commissioner.stolzmann@bouldercounty.gov](mailto:commissioner.stolzmann@bouldercounty.gov)>  
**Subject:** [EXTERNAL] CE Termination Opposition

Dear Commissioner Stolzmann,

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:** [Christopher Thatcher](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Please do not terminate the Kanemoto Estates Conservation Easement!  
**Date:** Wednesday, August 9, 2023 10:53:59 PM

---

Dear Boulder County Commissioners,

I am opposed to the termination of the Kanemoto Estates Conservation Easement (CE) for the following reasons:

- The developer is paying \$2.3 million into the County Parks & Open Space Department's open space fund in order to buy the right to develop public lands
- This purchase happened without a fair hearing on the merits of terminating the CE and without public approval of the transfer of their lands to a private commercial interest.
- The Boulder County Planning Commission (BCPC) designated the one-mile strip of Airport Rd, from Rt 119 north to Pike Road, as a View Protection Corridor. See Map 33. Any development built on the CE interferes with the View Protection Corridor for half of this section of Airport Road.
- Any new development built on the CE will also violate multiple BCPC provisions requiring the preservation of scenic and mountain views along this section of Airport Road.
- Any high-density development with minimum setbacks built in the CE will increase the risk of loss of life and property from wildfires, which are becoming more prevalent due to increasing drought.
- Any development in the CE will displace and threaten wildlife. A thorough environmental impact statement regarding the CE has not been performed.
- The CE is an important recreational and enrichment experience for the visiting public and has been for over 40 years.
- Property values of owners abutting the CE will drop if the CE is replaced with high-density housing. Part of the valuation of these homes is the undeveloped nature of the CE and the views it provides.
- Boulder County developed and maintains some of the best open space lands in the country. The conservation easements that are part of open space such as this CE must be maintained for the benefit of the public that owns, uses, and relies on them for increased quality of life, not sold to the highest bidder with no equitable input process for the public, and not even putting the issue of terminating the CE on the ballot for a future election.

Please do not terminate the Kanemoto Estates Conservation Easement.

Christopher Thatcher  
P.O. Box 508  
Boulder, CO 80306


To whom it may concern:

We have been able to review the 2023 Executive Summary-Housing Needs Assessment/2023 Longmont Housing Needs Assessment and Inclusionary Housing Program Review for the City of Longmont. We have also briefly reviewed the Conservation Easement regarding the Kanemoto property.

The City of Longmont has a need for additional housing as reported-especially additional low income and inclusionary housing.

In view of the above we strongly support the change of the conservation easement of the Kanemoto property to allow additional housing opportunities for the citizens of Longmont!

Sincerely



David and Ila McCarty

815 Panorama Circle

Longmont 80501

**From:** [Churchill, Jennifer](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** FW: [EXTERNAL] Opposed to Kanemoto Estates Conservation Termination.  
**Date:** Friday, August 11, 2023 8:37:36 AM

---

**From:** Erin McHugh <erinesmchugh@gmail.com>  
**Sent:** Wednesday, August 9, 2023 1:42 PM  
**To:** Boulder County Board of Commissioners <commissioners@bouldercounty.gov>  
**Subject:** [EXTERNAL] Opposed to Kanemoto Estates Conservation Termination.

I am furiously opposed to the termination of the Kanemoto easement.

LEAVE OUR OPEN SPACES OPEN!!

Erin McHugh  
3511 Bluestem Av.  
Longmont

--

Erin McHugh  
Coordination Consultant

[303-884-8712](tel:303-884-8712)

Please note my new email address : [ErinESMcHugh@gmail.com](mailto:ErinESMcHugh@gmail.com)

**From:** [Stolzmann, Ashley](#)  
**To:** [Josie Warrem](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: Housing  
**Date:** Tuesday, August 8, 2023 4:54:43 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Josie Warrem <[outlook\\_2071BFCD32DEBD59@outlook.com](mailto:outlook_2071BFCD32DEBD59@outlook.com)>  
**Sent:** Tuesday, August 8, 2023 4:36 PM  
**To:** Commissioner Stolzmann <[commissioner.stolzmann@bouldercounty.gov](mailto:commissioner.stolzmann@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Housing

Sent from [Mail](#) for Windows

I oppose any more houses to be built especially at Airport Rd and 119!!!

Josie Warren

**From:** [Stolzmann, Ashley](#)  
**To:** [Karen Kronauer](#)  
**Cc:** [kkro@me.com](mailto:kkro@me.com); [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] KARES Conservation Easement  
**Date:** Friday, August 11, 2023 8:55:04 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Karen Kronauer <[kkron@me.com](mailto:kkron@me.com)>  
**Sent:** Thursday, August 10, 2023 3:13 PM  
**To:** Commissioner Stolzmann <[commissioner.stolzmann@bouldercounty.gov](mailto:commissioner.stolzmann@bouldercounty.gov)>  
**Cc:** [kkro@me.com](mailto:kkro@me.com)  
**Subject:** [EXTERNAL] KARES Conservation Easement

I am writing to express that I am against termination of the KARES Conservation Easement. Strongly against.

We all know that more housing, and affordable housing in particular, is needed. However, land that has a conservation easement is NOT the place do so.

1 - Speaking as a paralegal, terminating a conservation easement sets a terrible precedent. The fact that it was done to the KARES property would open up the ability (maybe probability) that conservation easements on other properties could be easily be terminated. This is not what should be happening, especially not in Boulder County, which has had a long history of setting open space aside. Conservation easements are meant to be just that - land being conserved and preserved in its current state.

2- If nothing else, COVID taught us the value of open space, green spaces, and views out over open land. This type of land is so very valuable for human beings' mental health.

3 - It is my understanding that the tiny minority who are in favor of terminating the conservation easement either will benefit financially from the termination and/or don't live in Boulder County. It is unacceptable that this minority should have any say in what the majority and/or local group wants.

I urge you to let the conservation easement stand. Thank you for your consideration.

Karen Kronauer

**From:** [Stolzmann, Ashley](#)  
**To:** [Karl Allen](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] NO to the termination of the Kanemoto Conservation Easement  
**Date:** Friday, August 11, 2023 8:55:34 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

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

From: Karl Allen <kpallen69@icloud.com>  
Sent: Thursday, August 10, 2023 9:50 AM  
To: Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
Subject: [EXTERNAL] NO to the termination of the Kanemoto Conservation Easement

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:** [Stolzmann, Ashley](#)  
**To:** [Linda Fredericks](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Note in opposition to Kanemoto CE termination  
**Date:** Friday, August 11, 2023 8:54:35 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Linda Fredericks <linfred26@gmail.com>  
**Sent:** Thursday, August 10, 2023 11:59 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Note in opposition to Kanemoto CE termination

Dear Commissioner Stolzmann,

As a longtime Boulder County resident, I am writing to support the continuation of a conservation easement and to oppose the Kanemoto CE termination. While the multiple legal reasons for continuing the conservation easement have been eloquently stated by the KARES team, I would also add that allowing this land to be open to housing development would threaten wildlife and destroy the natural and unmarred beauty of this unique parcel of land. There are other suitable sites in Longmont for housing to be developed; please do not allow this untouched and peaceful land to be irrevocably ruined.

I hope that the legally sanctioned and environmentally significant preservation of this important conservation easement will be rigorously upheld by you and the other county commissioners.

Thanks so much for your consideration of this matter.

With gratitude,

Linda Fredericks  
1480 Landis Court  
Boulder, CO 80303

**From:** [Stolzmann, Ashley](#)  
**To:** [Elizabeth Wigod](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] NO to the termination of Kanemoto Conservation Easement  
**Date:** Friday, August 11, 2023 8:57:05 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Elizabeth Wigod <[lwigod@gmail.com](mailto:lwigod@gmail.com)>  
**Sent:** Wednesday, August 9, 2023 10:31 AM  
**To:** Commissioner Stolzmann <[commissioner.stolzmann@bouldercounty.gov](mailto:commissioner.stolzmann@bouldercounty.gov)>  
**Subject:** [EXTERNAL] NO to the termination of Kanemoto Conservation Easement

Dear Boulder County Commissioners,

I am ***opposed*** to the termination of the Kanemoto Estates Conservati

- The developer is paying into the County Parks & Open Space Department for the right to terminate this easement. Such a large payment for the right to terminate this easement leaves all of the County's open space ripe for a future developer's "contingent" termination. The Kanemoto CE termination are overwhelming, the Boulder County Planning Commission comment and voted to terminate the CE.
- The BCCP has also designated the one mile strip of Airport Rd from 33) It is apparent that Boulder County has thoroughly Corrupted the normal process.
  - Mountain views have been permanently obstructed by multiple approximately 15 BCCP provisions requiring the preservation of views.
- We are all aware of the absolute devastation caused by the recent Mountain development, would it not be wise to reconsider the housing setback requirements?
- The KE CE is also home to many species of wildlife. There are recent sightings of hunting/mating/nesting, plus sightings of owls and other important wildlife. What is being considered here is a dense, generic, box development with

have for forty years relied on open space to enhance their lives, have had their families protected in perpetuity by a conservation easement.

- For forty years, and as recently as late March real estate brokers led to believe that this land was “protected” by a conservation easement.) “**and preserve**”(versus densification and urbanization)
- Boulder County has devoted a great deal of effort and prestige on creating open space that the County Commissioners should fulfill their fiduciary obligations to maintain th

*Yours in good health!*

*Liz Wigod*

*Simply Fit All Ways*

*Email: [lwigod@gmail.com](mailto:lwigod@gmail.com)*

*Facebook: <https://www.facebook.com/simplyfitallways/>*

*Instagram: [@simplyfitallways](https://www.instagram.com/simplyfitallways)*

*Phone: 303-358-2750*

**From:** [Stolzmann, Ashley](#)  
**To:** [MICHAEL](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: Kanemoto Estates Conservation Easement Termination  
**Date:** Friday, August 11, 2023 8:55:34 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** MICHAEL <mwpos02@msn.com>  
**Sent:** Thursday, August 10, 2023 12:24 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] FW: Kanemoto Estates Conservation Easement Termination

Sent from [Mail](#) for Windows

---

**From:** [MICHAEL](#)  
**Sent:** Wednesday, 9 August 2023  
**Subject:** Kanemoto Estates Conservation Easement Termination

Good day commissioner,  
I would like to comment on the termination of the conservation easement on the Kanemoto property. I am opposed to the termination of the CE. The proposed development of this property for high density housing is a bad idea. The development would increase traffic on Airport Rd. dramatically. This is already a high traffic road. The entrance to this development would also facilitate the need for one possibly two traffic control signals. The developer would not be responsible for these. These signals will make traffic on Airport Rd. worse and an additional expense for tax payers for the construction and installation of the devices. The paving over of the property would also add to water runoff to the creek along CO. 119 which has already flooded many times. CO. 119 is very close to this property and is one of the busiest highways in the state, also so one of the most dangerous. Numerous fatal accidents have occurred on this road. The proposed development would increase traffic at the intersection of CO.119 and Airport Rd. significantly. This would lead to an increase in traffic accidents. The schools that serve this area are already full and the school system can not hire enough support staff to serve the current student population. Who will be responsible for building more schools to serve the needs of 1000 plus new students? Boulder County is suppose to value green and open space, lets keep this one green and open for the diverse

assortment of wildlife that now inhabit this property. For these reasons I ask you to vote to keep this 1982 conservation easement in effect.

Thank You for your service,

Michael Posniewski 1911 Redtop Ct.

**From:** [Michelle Romeo](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] NO to terminating the Kanemoto Estates conservation easement  
**Date:** Thursday, August 10, 2023 7:27:27 PM

---

Dear Planning Dept,

We are writing to you to express our OPPOSITION to the termination of the Kanemoto Estates Conservation Easement including parcel number 131517301001, property at 8702 N. 87th St., in unincorporated Boulder County, District 2, legally described as the “OUTLOT ‘A’ KANEMOTO ESTATES NCWA C1686(2) 24 AFU CONSERVATION EASEMENT.”

We have experienced first-hand what the open space that the Conservation Easement provides by witnessing the elk grazing in the parcel. The justification is not just to protect the elk, the predators, or the ospreys in the land, because they, as the top species in the ecosystem, are just a marker of the underlying ecosystem and biodiversity that supports their presence. The Colorado State University’s Colorado Natural Heritage Program documents these “intact foothills and piedmont grassland communities” as areas of “particular interest.” Furthermore, the floodplain of the Left Hand Creek extends into the conservation easement, making the area connected to biodiversity and migration corridors that must be protected just to maintain some level of balance between built and open space.

The Boulder County Comprehensive Plan, 2020, in Section X, Open Space Element, envisions the preservation and enjoyment of the County’s natural heritage. The purpose of the Kanemotos, which granted the parcel for the public use “forever,” is the definition of natural heritage. It is within the values of the Comprehensive Plan to “conserve the rural character of the unincorporated county, scenic corridor, and community buffers to ensure community identity and prevent urban sprawl.” Boulder County has been a leader in the preservation of open space, with 40 percent of the area (over 40,000 acres) through private conservation easements. Your leadership must be to protect that legally fragile element and not create a precedent of releasing conservation easements which will open the flood gates for a massive and irreversible loss of open space.

The Boulder County’s Climate Adaptation and Mitigation Policy, Goal 2, “to become a leader in carbon sequestration through land management,” would be harder to achieve if the Conservation Easement is terminated because the county will lose an important resource to increase carbon sequestration in natural ecosystems. Likewise, Goal 5, to “protect and restore habitat diversity and connectivity to provide capacity for species and ecosystems to adapt to climate change,” cannot be achieved if the shrinking grasslands habitats are not protected.

Another qualitative argument for the protection of the Conservation System is that in terms of urban planning and development, developing a three-story density, car-centric, enclave in this place does not make sense; this location is by no-means transit-oriented, defined as development with a walking distance of ¼-mile from high-frequency transit. Boulder County has, specifically in District 2, better opportunities to create better densities that are served better by public transit.

The recorded plat (reception #494790) bearing the signatures of Jimmie T. Kanemoto and George K. Kanemoto on April 21, 1982, state that the parcel is “dedicated and set apart” to “the use of the public forever.” The Clerk of the same Board to which you were elected, certified the plat on the same day of the Kanemotos’ signature.

Please make your decision based on the ethical principle to respect the “forever” clause of the plat; a Conservation Easement dedicated forever for the public use must be forever protected.

Thank you for your time and consideration.

MicheleClaire Roméo  
Longmont, Co

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

~David Hawkins

Sent from my iPhone

**From:** [Stolzmann, Ashley](#)  
**To:** [Nancy Udow](#)  
**Cc:** [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] Termination of Easement  
**Date:** Friday, August 11, 2023 8:57:05 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Nancy Udow <nancy.udow@gmail.com>  
**Sent:** Thursday, August 10, 2023 6:43 AM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Termination of Easement

I would like to express my opinion that a proposed 400+ unit housing development on a field in SW Longmont off of Airport Road and CO HWY 119 should NOT be permitted. The Conservation Easement should NOT be terminated and the developer should not proceed with this construction. It is a project that will increase further congestion and does not contribute to solving the affordable housing problem in Boulder County.

Thank you for considering this at the hearing regarding this matter.

Nancy Udow  
Hover Park  
Longmont



**From:** [Stolzmann, Ashley](#)  
**To:** [risacampbell@gmail.com](mailto:risacampbell@gmail.com)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Conservation Easement  
**Date:** Friday, August 11, 2023 8:56:05 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** risacampbell@gmail.com <risacampbell@gmail.com>  
**Sent:** Thursday, August 10, 2023 9:37 AM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Kanemoto Conservation Easement

Dear Ms. Stolzman,

I am contacting you to state my opposition to BOCC's proposed termination of the Kanemoto Conservation Easement. I question Boulder County's legal authority to abandon the conservation easement and to allow development on Nationally Significant Agricultural Lands. In accordance with BCLUC Sec 6-800 these conservation easements were granted in perpetuity. Please protect these conservation easements as they were originally intended. There are many other sites within the Longmont city limits that are appropriate for development.

Thank you for your attention to this matter.  
With appreciation,

*Risa Campbell*  
*640 Gooseberry Dr. #608*  
*Longmont CO 80503*

**From:** [Stolzmann, Ashley](#)  
**To:** [Scott Guinn](#)  
**Cc:** [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Estates Conservation Easement - what are y'all thinking?  
**Date:** Friday, August 11, 2023 8:57:04 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Scott Guinn <guinnscott111@gmail.com>  
**Sent:** Thursday, August 10, 2023 9:03 AM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>; Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>; Commissioner Levy <commissioner.levy@bouldercounty.gov>  
**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement - what are y'all thinking?

Dear Claire, Ashley, and Marta,

When you hear "Conservation Easement" it seems obvious that the intention of such a thing is, well... conservation. So imagine my surprise as a citizen of Boulder County when I read the news that the county has decided to develop this land! What's the point of a conservation easement if we cannot abide by the very reason for having it.

This land is not only important for the wildlife that inhabits it, but it's important for keeping the uniqueness and beauty of Longmont intact. Please do not allow this beautiful oasis to become another overdeveloped suburban sprawl like you see across so much of the Front Range these days. I understand that the money is tempting, but please, please help us preserve as much of the natural space in Boulder County that we have left. Once you develop it, you can never go back.

Thank you,  
Scott Guinn

**From:** [susan@sckart.com](mailto:susan@sckart.com)  
**To:** [LU Land Use Planner](#); [Boulder County Board of Commissioners](#); [Hippely, Hannah](#); [longmont\\_planning@longmontcolorado.gov](mailto:longmont_planning@longmontcolorado.gov)  
**Cc:** [jennifer.hewett-apperson@longmontcolorado.gov](mailto:jennifer.hewett-apperson@longmontcolorado.gov); [Joel Broida](#); [Joseph Paulson](#)  
**Subject:** [EXTERNAL] Kanemoto Easement and Diagonal/Airport Road plans  
**Date:** Thursday, August 10, 2023 12:53:54 PM

---

Greetings to all,

Please add this correspondence to the documentation for the hearing on the termination of the Kanemoto Easement and to the documentation for the Diagonal Improvement plans.

I am a citizen of unincorporated Boulder County on the SW edge of the city of Longmont. I am opposed to the termination of the Kanemoto Easement for three reasons:

- The City of Longmont is being paid to terminate the easement, this money is a conflict of interest and in no way pays for all the associated longterm financial impact of this community.
- The design of the proposed property is based on the vision that dense, urban, walkable communities are desirable, however, the impetus of densely packed walkable communities is best served by adding density near a city center, not creating a mini “city” within a city.
- The County's short-sited plans at the intersection of Airport Road and the Diagonal will be further compounded by adding another community in this otherwise mixed home and open space area at the edge of a town.

While I prefer not to muddle two unfortunate developments in this corridor, they are intrinsically tied and reflect a lack of vision for the future of our community.

#### Kanamoto Arguments

Developers have presented a lovely brochure with beautiful drawings that include bullet points showing how they are meeting the cities vision. In the newest presentation they increased the density from the last proposal and included a small commercial area that proposes a daycare, a small grocer and some space for other small businesses. There is also a private community center serving a very small population. (Simultaneously Longmont itself is now querying their constituents on a larger west side community center for all Longmont residents.)

Longmont and the Developer are presenting this under the auspice that cities need to increase density and have walkable communities with services. I understand the density approach, but the growing desire for density is to plan for it near the hub of the city which is what makes them walkable and gives it access to transportation. This Proposal of a community with a few commercial entities on a small parcel is contrary to the concept of density growth.

- From my understanding there are no transportation services for this community,
- The proposed grocery requires an entity to take on the risk of leasing this grocery that is less than 2.5 miles from four major grocery stores (King Soopers, Whole Foods, Sprouts and Target). Longmont tried another variation of this with Prospect, and the storefronts have suffered constant turnover, with only a few stalwart restaurants and businesses that have survived.
- The myriad housing models on a reasonably small parcel includes the well known but

not necessarily well liked structures like duplexes which they cleverly now call 'paired homes' and condos which they rebrand as 'lofts,' The combined density is still barely more than a single family community.

- The traffic out of the community will suffer the Airport/Diagonal decisions and all traffic will be pushed north, and will compound the ability of residents access to Airport Road who are heading north from the unsignalized intersection at Glen Eyre,

## Diagonal Arguments

I am surprised the City of Longmont has agreed to the County Diagonal/Airport road changes, especially since they have three new communities planned for airport road. (Kanemoto, the community across on the west side, and one further north on the east of Airport quite close to the airport)

Longmont spent a lot of funds to upgrade Pike as an East-West Corridor for south Longmont. By not allowing residents to cross or turn left from Airport Road at the diagonal cuts easy access to the Pike Corridor and makes going south bound towards Louisville and Lafayette difficult. To get to this corridor, residents on the south side of Airport will go north to Clover Basin through a residential area to south bound Hover through the chronically clogged southbound Hover/Diagonal intersection.

The city and county have been supporting a **Vision Zero** effort to have no transportation fatalities. After the last online community meeting concerning the improvements, I provided extensive feedback to the County on the Airport Road/Diagonal corridor about this chokepoint. They sent back their suggestion to go SW on the diagonal to 85th and make a U-Turn which provides essentially the same level of risk merging in 65 mph traffic, and if desiring to go south after the U-turn at Airport requires cutting across lanes. Since then a new recommendation was provided to extend the 85th intersection NE merge lane on the diagonal. In my view this proposal provides no decrease in safety, if not an increase in possible accidents, as vehicles traveling towards Longmont increase in the left hand lane in preparation to exit to Airport road, making it difficult to merge onto the diagonal at 85th.

As well the plan includes a raised platform at Airport and the Diagonal for bicycles to cross to the new bike path. This puts them on a collision course through the current SW acceleration lane/turn onto 65 mile Speed Limit towards Boulder. I can see no possible way this supports a **Vision Zero** effort and seems highly likely to increase vehicle/cycling accidents. And yet we just had another tragic fatality last week of a young cyclist on the diagonal.

The tax payer money and grants to be spent on the 'improvements' to the diagonal are all very short-sited on the east end of the plan. By not adding a **signalized intersection** on the south side of the Diagonal and Airport, Longmont seems to have gotten the short end of the stick (I assume a budgetary decision.) For the City of Longmont to be okay with the Airport/Diagonal changes is hard to fathom. When the first collision of a bicycle and car occurs, it will then be obvious this was not well considered.

In addition it is a huge surprise there seems there was no consideration to adding a large Park and Ride on this end of the corridor which would encourage more persons to use RTD from Longmont to Boulder. Access to the bus stop SW bound on the diagonal is difficult, thus gets little use. In fact the only central parking location for boarding the diagonal bus is downtown

Longmont. With the growing number the residents of SW longmont particularly on or near Airport Road (including the large apartment community under construction on the SE corner at the termination of the stretch from Boulder to Longmont) they are instead are using funds to improve the Niwot Park and Ride which services a much smaller population.

I would appreciate the County's consideration of these issues concerning these two projects impacted by their decisions. It often seems community feedback is secondary to the desires of developers who have much to gain from their proposals (a 2-3M payment is a drop in the bucket to the moneys that will go back to the developers with little or no plans for water/schools/pollution impacts.)

In regards to the Diagonal development which should not be developer influenced, it seems the people in the SE area of the county have not had much of a voice when responding to the diagonal concerns.

Thanks for your attention. I would be happy to discuss these issues more with any of the planners or commissioners.

Best Regards,  
Susan Crouse (and Joesph Paulson)  
8309 Summerlin Dr.  
Longmont, CO  
303 249-5561

**From:** [Stolzmann, Ashley](mailto:Stolzmann.Ashley)  
**To:** [ignacio@urbandesigner.com](mailto:ignacio@urbandesigner.com)  
**Cc:** [Springett, Natalie](mailto:Springett.Natalie); [Hippely, Hannah](mailto:Hippely.Hannah)  
**Subject:** RE: [EXTERNAL] KANEMOTO ESTATES CONSERVATION EASEMENT  
**Date:** Friday, August 11, 2023 8:57:05 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

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

From: ignacio@urbandesigner.com <ignacio@urbandesigner.com>  
Sent: Wednesday, August 9, 2023 1:57 PM  
To: Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
Subject: [EXTERNAL] KANEMOTO ESTATES CONSERVATION EASEMENT

Commissioner Ashley Stolzmann  
Boulder County, Colorado  
commissioner.stolzmann@bouldercounty.org

Dear Commissioner Stolzmann, we are writing to you to express our OPPOSITION to the termination of the Kanemoto Estates Conservation Easement including parcel number 131517301001, property at 8702 N. 87th St., in unincorporated Boulder County, District 2, legally described as the "OUTLOT 'A' KANEMOTO ESTATES NCWA C1686(2) 24 AFU CONSERVATION EASEMENT."

We have experienced first-hand what the open space that the Conservation Easement provides by witnessing the elk grazing in the parcel. The justification is not just to protect the elk, the predators, or the ospreys in the land, because they, as the top species in the ecosystem, are just a marker of the underlying ecosystem and biodiversity that supports their presence. The Colorado State University's Colorado Natural Heritage Program documents these "intact foothills and piedmont grassland communities" as areas of "particular interest." Furthermore, the floodplain of the Left Hand Creek extends into the conservation easement, making the area connected to biodiversity and migration corridors that must be protected just to maintain some level of balance between built and open space.

The Boulder County Comprehensive Plan, 2020, in Section X, Open Space Element, envisions the preservation and enjoyment of the County's natural heritage. The purpose of the Kanemotos, which granted the parcel for the public use "forever," is the definition of natural heritage. It is within the values of the Comprehensive Plan to "conserve the rural character of the unincorporated county, scenic corridor, and community buffers to ensure community identity and prevent urban sprawl." Boulder County has been a leader in the preservation of open space, with 40 percent of the area (over 40,000 acres) through private conservation easements. Your leadership must be to protect that legally fragile element and not create a precedent of releasing conservation easements which will open the flood gates for a massive and irreversible loss of open space.

The Boulder County's Climate Adaptation and Mitigation Policy, Goal 2, "to become a leader in carbon sequestration through land management," would be harder to achieve if the Conservation Easement is terminated because the county will lose an important resource to increase carbon sequestration in natural ecosystems. Likewise, Goal 5, to "protect and restore habitat diversity and connectivity to provide capacity for species and ecosystems to adapt to climate change," cannot be achieved if the shrinking grasslands habitats are not protected.

Another qualitative argument for the protection of the Conservation System is that in terms of urban planning and development, developing a three-story density, car-centric, enclave in this place does not make sense; this location is by no-means transit-oriented, defined as development with a walking distance of ¼-mile from high-frequency transit. Boulder County has, specifically in District 2, better opportunities to create better densities that are served better by public transit.

The recorded plat (reception #494790) bearing the signatures of Jimmie T. Kanemoto and George K. Kanemoto on April 21, 1982, state that the parcel is “dedicated and set apart” to “the use of the public forever.” The Clerk of the same Board to which you were elected, certified the plat on the same day of the Kanemotos’ signature.

Please make your decision based on the ethical principle to respect the “forever” clause of the plat; a Conservation Easement dedicated forever for the public use must be forever protected.

Sincerely,

Wendy and Ignacio Correa  
2630 Syracuse Ct.  
Denver, CO 80239

**From:** [Stolzmann, Ashley](#)  
**To:** [Bradley Shannon](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] We support Kanemoto Estates  
**Date:** Friday, August 11, 2023 7:59:05 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Bradley Shannon <bradleyrshannon@gmail.com>  
**Sent:** Friday, August 11, 2023 2:53 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] We support Kanemoto Estates

While my wife and I are concerned about the potential impact of traffic and construction, as we live just south of this proposed development, we support the owner's right to develop the land.

I fear all the feedback you are likely to get on this topic is from those who have a vested interest in the project, or who are over-reacting to the prospect that land over which they have no interest or control will be developed. We do stand to see both benefits and drawbacks from the project, but also acknowledge that we cannot control the world around us nor expect things to never change.

What I have seen of the plans looks like a reasonable, thought-out approach to make the most of the site, especially compared to the usual situations of either cramming as many \$500k+ homes into a given area as possible, creating a mass of overwhelming high-density units, or selling large lots for 7-figure monstrosities to be built. Some of the restrictions or concerns by authorities - the City of Longmont, primarily, I believe - seem to have the chance of negatively impacting plans to do something different and I hope that does not come to pass.

My opinion is that the shrill, absolutely-no-at-all-costs opponents of the project need to look in the mirror and think about what was there before they arrived, whether it was last year or a decade or more ago, and realize they have little or no right to demand what the owner does with this land. I have stated more than once that if they are so concerned, they are welcome to pay fair market price for the land and do with it as they wish. I doubt they have the resources to purchase it, and I am certain they don't have the ability to do that and then leave the land as it is.

Longmont and Boulder County need more housing, and especially need more neighborhoods with options at different price points and needs and conveniences close at hand, ideally within walking distance. It appears the proposed plan offers all of this, and the owner and developer deserve credit



for doing something other than the typical, easier, high-profit-guaranteed approach. Theirs hints at something that is perhaps a bit like New Prospect, and that development seems to have been very successful and has become a desirable place to live.

There is plenty of open space preserved throughout Boulder County, and infill or adjacent development is one way to reduce the impact of growth. I am an environmentalist and understand the vital role of preserving space for wildlife, and also recognize the need for more housing and the owner's right to make use of the land in the way they see fit, and to realize some of the financial benefit of having that land for generations and follow through on the opportunity/need to do something different with it.

With many neighbors north of us up in arms over the proposal to create housing and a community on this land, I wanted to reach out and express that there are those of us who understand there are needs and concerns on both sides, and who support the proposed development. There is a loud minority trying to derail it that deserves to be heard but also must not overrule the other parties involved.

Thank you for your hard work and your time and consideration.

Brad and Jen Shannon

--

Bradley Shannon & Jennifer Shannon  
970-420-8793

--

Bradley Shannon  
970-420-8793

**From:** [Stolzmann, Ashley](#)  
**To:** [Debbie Lerch](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: NO on the termination of Kanemoto Estates conservation easement  
**Date:** Monday, August 14, 2023 1:29:19 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record .

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Debbie Lerch <djlarch@hotmail.com>  
**Sent:** Tuesday, August 8, 2023 8:59 PM  
**To:** Commissioner Levy <commissioner.levy@bouldercounty.gov>; Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>; Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>  
**Subject:** [EXTERNAL] NO on the termination of Kanemoto Estates conservation easement

Dear Boulder County Commissioners,

I am OPPOSED to the termination of the Kanemoto Estates Conservation easement. I was just there a few weeks ago and saw a stunning Osprey and fledglings in the field hunting. I have also seen an elk in the same field. This open space was established for a reason. To protect our valuable natural resources in Colorado and provide habitat and corridors for them to travel.

It damages the credibility of our elected officials and guardians of the land when conservation easements established for a reason are later changed from what was intended to be permanent protection. Our wildlands are priceless, and should not be for sale.

Please keep Boulder County from becoming a vast over developed urban sprawl. It is not what this resident wants.

Thank you for your dedication to our community.

Respectfully,

Debbie Lerch  
303-229-6410

P.O. Box 32  
Allens Park, CO 80510-0032  
August 7, 2023

RE: Planning Division's Misleading Board of County Commissioners  
Kanamoto Conservation Easement Hearing

Dear Commissioner,

I am writing to express my displeasure with the Planning Division's "apparent oversight" in not providing you with approximately 72 responses at your August 6<sup>th</sup> hearing. Sixty-eight of those responses, including mine, were in opposition to the termination of the conservation easement.

I would say "apparent oversight" if this were the first or second time that my responses to proposals have been omitted entirely or delivered too late to have an effect, if it would at all.

We residents of Boulder County have elected you as one of three Commissioners to manage and govern Boulder County. We have not elected the fourth, de facto Commissioner, Dale Case, to railroad through plans that suit him, expand the power of his division, deprive landowners of their rights, flaunt the rule of law, and incur Boulder County in unnecessary and costly litigation. That was the basis of my initial response to the termination. I also believe that conservation easements serve a valid purpose in preserving a non-renewable resource—land. Hopefully, these not-so-little oversights are not an indication of something more sinister that occur under the table in smoke filled rooms. To a retired white collar crime investigator—well, you can draw your own conclusions.

Someone must bear responsibility for these "apparent oversights." You, a member of the Commission, bear a responsibility to insure that such actions do not continue to occur.

Respectfully submitted,

Gene A. Smerchek

**From:** [Greg Petrosky](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Kanemoto Conservation Easement  
**Date:** Friday, August 11, 2023 2:42:28 PM

---

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. Conservation easements serve to uphold the Boulder County Comprehensive plan's goal to "conserve the rural character of the unincorporated county, scenic corridor, and community buffers to ensure community identity and prevent urban sprawl." The planned housing development is exactly what the comprehensive plan aims to prevent.

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:** [James Townsend](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement Termination  
**Date:** Friday, August 11, 2023 5:25:54 PM

---

I am outraged. I have spent many days and nights visiting friends who live next to this land, and I am very surprised that the County is even considering terminating this easement. First of all, it is my understanding that it was issued IN PERPETUITY. Does this not mean what it used to? Are such promises no longer promises if someone has the money to make them go away? Secondly, there are so many other developments further north and around Airport Road that will increase congestion and traffic significantly. It is important to preserve at least some of the open areas in Longmont for the sake of wildlife vistas. I have seen owls, hawks, and coyotes on this very land. We don't need to despoil yet another parcel of land that we have promised to protect from development.

I urge you to leave this easement alone.

Thank you.

**From:** [Stolzmann, Ashley](#)  
**To:** [Jessica Zamurut](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Opposition to Development of Kanemoto Estates Conservation Easement  
**Date:** Friday, August 11, 2023 7:57:34 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Jessica Zamurut <jessica.s.zam@gmail.com>  
**Sent:** Friday, August 11, 2023 6:16 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Opposition to Development of Kanemoto Estates Conservation Easement

Dear Ashley Stolzmann,

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:** [Joe STASIAK](#)  
**To:** [Boulder County Board of Commissioners](#); [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement Termination, Public Comment, Public Hearing, August 15, 2023  
**Date:** Sunday, August 13, 2023 6:33:30 PM

---

Dear Boulder County Commissioners:

I oppose the termination of the Kanemoto Estates Conservation Easement (KE CE) and ask that you vote NO on the proposed termination of the KE CE. My wife, our children, and I have lived in Longmont for 15 years.

After reviewing the results of auditing thousands of pages of conservation easement and conservation easement related documents, it appears that there is a pattern of Boulder County Parks & Open Space and/or Boulder County government failing to properly manage and/or protect conservation easements. It also appears that Boulder County government has failed to maintain proper checks and balances for conservation easement management. As a result, it appears that Boulder County government and Boulder County Parks & Open Space benefit financially from their own failure to properly manage and/or protect conservation easements.

It appears that additions, revisions, and amendments to conservation easement and conservation easement-related documents by Boulder County and Longmont governments in recent years overwhelmingly attempt to circumvent pre-existing conservation easement protections to usher in termination, annexation, and development. Many of these additions, revisions, and amendments appear to conflict with statutes, laws, and procedures that have been detailed in writing by the public and submitted to Boulder County Planning department, Boulder County Planning Commission, Boulder County Board of County Commissioners, and the City of Longmont.

I oppose the termination for many reasons; however, the main reason is that as more of the actual practices of Boulder County Parks & Open Space, Boulder County Planning department, Boulder County government, and Longmont government are revealed for managing conservation easements, the more questionable the practices appear to have become over time.

The 1982 Grant of Conservation Easement, along with other related documents, identifies many conflicts that this proposed termination represents. I will call your attention to just one of these conflicts on page 2 of the 1982 Grant of Conservation Easement. Provision B must be satisfied for there to be any termination or transfer. The word terminate appears to be only included in the document as a legal formality when it is impossible to maintain the CE per IRS Code 170(h), Treasury regulation 1.170-14. This is because *Provision B does not allow for termination. It only allows for transfer of the CE interests, which are, as defined in the 3rd paragraph by both Boulder County and the Kanemotos as "Preserving Agricultural Land"*. An additional condition applies when the CE is transferred to any municipality. To ensure the CE interests are maintained, Boulder must condition and restrict use.

In other words, it appears that the Interests of the Kanemoto Easement, Conserved Agricultural Use, (1a), can only be transferred if "ALL" of two conditions are met. The second condition in paragraph 3B DOES NOT mention the word TERMINATE. It specifically uses the word TRANSFER. The Interests of Conserved Agricultural Use cannot be terminated, they can only be transferred to a municipality or a fee simple owner. Due to the detail established in the main body of the document a Fee Simple Owner must, by default, maintain the Transferred Interests of Conserved Agricultural Use. If a municipality acquires the transferred interests Boulder County must further enforce clause 3bII, Condition or restrict the Transfer of use, meaning the municipality is restricted from compromising

the interests of the Conserved Agricultural Use. Any perceived option to terminate is not defined in the document. Any clause that may indicate an option to terminate is unenforceable. The word Conservation implies perpetuity. Any attempt to terminate the defined interests of an Easement further classified with the word Conservation appears to be abuse and a breach of public trust. Furthermore, it is Ms. Hippely's opinion that Boulder County may pass governance of Land Use to a different municipality without restriction. There is absolutely no provision in the legal terms of the Grant of CE contract that allows Boulder County to abandon its responsibility to apply the conditions of the Boulder County Comprehensive Plan and Boulder County Land Use Regulations (Code) ensuring the interests of the CE contract are maintained, "Preserving Agricultural Land." If the interests are transferred, Provision 3-B2 requires Boulder to "condition or restrict the transfer to prohibit use." – restrict use from any improper use that would compromise the interests of the Conservation Easement, "Preserving Agricultural Lands." to enforce this provision the last paragraph of the contract: "Grantee (Boulder) may... *attach conditions to these transfers*. These conditions may include restrictions on the future use of Agricultural Outlot A".

*If you peel away the charismatic facades plastered over the 1982 Grant of Conservation Easement to obscure the protections, you will find that buried underneath is simply written: “to accomplish the purpose preserving agricultural land”.*

I ask that you vote NO on the proposed termination of the KE CE (BCCP: Significant Land of National Importance, BCCP: View Protection Corridor) to prevent the annexation for densification and urbanization by the City of Longmont and to also restore trust in Boulder County's decisionmakers.

Thank you,

Joe Stasiak

1911 Clover Creek Drive

Longmont, CO 80503

**From:** [Joel Broida](#)  
**To:** [Commissioner Levy](#)  
**Cc:** [Hippely, Hannah](#); [Rogers, Erica](#); [Commissioner Loachamin](#); [Commissioner Stolzmann](#)  
**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement  
**Date:** Friday, August 11, 2023 1:39:44 PM

---

Commissioner Levy,

I am President of the Summerlin HOA, a community of 33 homes, and I am writing to you on behalf of our association to strongly oppose vacating the Kanemoto Conservation Easement. I have read both the Staff Report of July 6, 2023 and the report for the August 15 hearing, and have also read all of the letters submitted both in favor of the development and those in opposition. It is clear that the Longmont community is overwhelmingly in opposition to the proposed development. In fact, by my count, the July 6 report had 18 letters in support of the project and 76 letters in opposition. And the August 15 report had 7 letters in support and 24 in opposition. And I know that since that report was prepared there have been additional letters sent in that are also in opposition. It is also quite disturbing that apparently a large number of letters in opposition were not included in the *initial* July 6 packet to the Commissioners, and were only delivered during the meeting itself which makes one question the honesty of the entire proceeding. In fact, several people I know looked at the packet after the meeting and found that many emails that were known to have been sent in were not included in the packet that was available online and apparently sent to the Commissioners. Based on a comment made during the meeting by Commissioner Loachamin, it appears that a second packet may have been emailed to the Commissioners during the meeting itself. I also have a file containing approximately 67 new letters that was sent to Julien Romeo Motola by Commissioner Hippely on August 1 that contains 63 letters in opposition to development and only 4 in favor of. This list is supposedly in your possession, but is not available publicly.

Speaking rather generally, the letters that are in favor of the development tend to be emotional and idealistic in their desire to provide more affordable housing, but fail to consider the realities of the situation. For example, they ignore the history of the easement, the multitude of legal documents relating to land use and development, the impact on traffic noise and the Airport Road/CO119 intersection, the detrimental effect on wildlife in the area, and the impact on the surrounding neighborhoods.

While many of the letters opposing the development are also emotional (the need to protect wildlife, an easement is an easement for a reason, we need the open space, vacating this easement sets a precedent for vacating other conservation easements), I have no doubt that such emotions aren't going to persuade you over an enticing and lofty \$2.3 million donation that the developers are offering. With all due respect, there are numerous letters submitted in opposition that are extremely detailed and well thought out analyses of the various legal documents relevant to the proposed development that put aside all emotion. I certainly don't want to repeat what has already been submitted, but I will make reference to several letters in particular that the Commissioners should honestly read and analyze because they make a very compelling legal case that the conservation easement should remain in place.

Now for those letters I consider extremely important and relevant to the proposed development that were submitted for the July 6 hearing. If the Commissioners haven't read them carefully I strongly encourage them to do so.

From Randall M. Weiner (attorney for KARES), dated June 20, 2023. He provides a legal

analysis of the BCCP and TDR IGA as well as questioning whether County Staff has complied with the CE termination requirements.

A separate document titled *Materials to accompany public comments from Randall Weiner, Weiner & Cording, on behalf of KARES (3/15/1923)* provides another detailed analysis of the BCCP requirements.

From Norm Gee, dated June 30, 2023 provides a careful analysis of the BCLUC, TDR IGA and BCCP.

From Norm Gee, an undated letter that goes through a very thorough discussion of the requirements of the NUPUD/CE designation, the BCCP, the TDR IGA and the Kanemoto CE contract.

From Annmarie Cording and Randall M. Weiner (attorneys for KARES), a letter dated March 3, 2023 provides another legal analysis showing that termination is not consistent with the BCCP, BCLUC, CCEA or the NUPUD restrictions.

And from the August 15 report I point out the following:

From Julien Romeo Motola, a letter dated August 1, 2023 which references the BCLUC and BCCP in detail to explain why vacating the CE would be unlawful.

From Julien Romeo Motola sent on August 7, 2023 presenting a more prosaic discussion in opposition to the development.

A letter from Norm Gee on August 3, 2023 in which he presents extremely detailed references to and an analysis of the BCCP.

A second letter from Norm Gee also on August 3, 2023 in which he gives a summary of various legal issues related to the proposal, as well as a critique of Staff performance in relation to the hearings.

A third letter from Norm Gee on August 3, 2023 in which he presents a very detailed analysis of the BCLUC.

A letter from attorneys Conrad Lattes and Erica Rogers on August 3, 2023 that references the omission of letters of opposition in the July 6 packet as well as “legal infirmities associated with the proposed easement termination.”

In summary, it’s hard to see that an ethical, complete and thorough reading of these letters would lead any of the Commissioners to any conclusion other than that legally the Kanemoto Conservation Easement should remain in place. We sincerely hope that this is the case.

Thank you,

Joel Broida  
President  
Summerlin HOA

**From:** [Commissioner Loachamin](#)  
**To:** [John Sutton](#)  
**Cc:** [Boulder County Board of Commissioners](#)  
**Subject:** RE: [EXTERNAL] Keep conservation easement Airport Road and 119  
**Date:** Sunday, August 13, 2023 8:32:30 PM

---

John,

I've included staff in this reply to make sure the full board receives this comment.

Thank you,

[Marta Loachamin](#) (she/her/ella)

Boulder County Commissioner

1325 Pearl Street, Boulder CO 80302

Cel. [303.579.1825](tel:303.579.1825)

[MLoachamin@BoulderCounty.org](mailto:MLoachamin@BoulderCounty.org)

My email response time may not be the same as yours. *Please don't feel obligated to respond outside of your working hours.*

---

**From:** John Sutton <tervcity@yahoo.com>

**Sent:** Tuesday, August 8, 2023 9:41 AM

**To:** Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>

**Subject:** [EXTERNAL] Keep conservation easement Airport Road and 119

I support maintaining this easement.

John Sutton

**From:** [Churchill, Jennifer](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** FW: Housing - Kanemoto  
**Date:** Monday, August 14, 2023 8:51:55 AM

---

---

**From:** Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>  
**Sent:** Sunday, August 13, 2023 8:28 PM  
**To:** Josie Warrem <outlook\_2071BFCD32DEBD59@outlook.com>  
**Cc:** Boulder County Board of Commissioners <commissioners@bouldercounty.gov>  
**Subject:** RE: Housing

Thank you for your comment, I've included staff to make sure your comment is included for the full board.

[Marta Loachamin](#) (she/her/ella)  
Boulder County Commissioner  
1325 Pearl Street, Boulder CO 80302

[Cel. 303.579.1825](tel:303.579.1825)  
[MLoachamin@BoulderCounty.org](mailto:MLoachamin@BoulderCounty.org)

My email response time may not be the same as yours. *Please don't feel obligated to respond outside of your working hours.*

---

**From:** Josie Warrem <[outlook\\_2071BFCD32DEBD59@outlook.com](mailto:outlook_2071BFCD32DEBD59@outlook.com)>  
**Sent:** Tuesday, August 8, 2023 4:37 PM  
**To:** Commissioner Loachamin <[commissioner.loachamin@bouldercounty.gov](mailto:commissioner.loachamin@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Housing

Sent from [Mail](#) for Windows

I oppose any more houses to being built at Airport Rd. and 119.

Too much traffic as it is !!!!!!!!!!!!! Josie Warren

**From:** [Julia Couperthwait](#)  
**To:** [Hippely, Hannah](#); [Commissioner Loachamin](#); [Commissioner Stolzmann](#); [Commissioner Levy](#)  
**Subject:** [EXTERNAL] Opposition Letter to Kanemoto Development  
**Date:** Sunday, August 13, 2023 10:40:40 PM

---

Dear Boulder County Commissioners,  
August 13, 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.

### **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). Tragically, just a few weeks ago, a 17-year-old on the U.S. National Cycling Team was struck and killed by a vehicle. The speed limit coming from Boulder heading into Longmont increases to 65 mph! Why?!
- 2.) 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. More traffic on Airport Road will be terrifying and very dangerous to cyclists and pedestrians as there are limited underpasses.
- 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 vacant 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.) 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 of traffic accidents when they start riding their bikes to attend school and will have to cross a much busier Airport Road to get there. Furthermore,

with all of the rampant development Longmont has allowed over the past several years, where are the needed improvements to our public schools to keep up with the capacity? For instance, the Elementary school zoned for this area of SW Longmont (Blue Mountain) will soon welcome this week one of its largest incoming Kindergarten classes and its science room is currently located in a portable building, detached from the main building. Please fund and improve our public schools first before adding unsustainable development that puts more burden on our educators.

5.) 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 (which is also in need of repaving as there are massive frost heaves). 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*.

### **ENVIRONMENTAL CONCERNS:**

6.) Clover Creek residents find PEACE in this conserved open space. There are mature trees and wildlife. Just last week, my neighbor spotted an Osprey hunting in the field. 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 beautiful, affluent 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 as their native habitats disappear around us.

7.) 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 and, once again, a haven for wildlife. The fields are also critical for flood mitigation and drainage and keeps flooding out of Clover Creek and AMD. 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. While we all understand there is a need for more affordable/attainable housing in Colorado, there will always be a need. This argument will *a/ways* be the case for developers who are in the business of making money and LOTS of it, otherwise they would not pursue such ventures. Instead of developing pristine natural land on the outskirts, the city should instead consider rehabilitating old crumbling paved lots and vacant buildings/warehouses closer to the city center and with better access to public transit and city resources.

8.) 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. The proposed amount of \$2+ million the developer is vouching to pay the city for this project will never recoup 30+ acres of



vacant land in Boulder County. **Each day somebody drives by this scenic open space, they are reminded why Boulder County has codified the protection of conservation easements. Releasing them will be a domino-effect precedent.**

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

--

Julia Couperthwait  
[coup.julia@gmail.com](mailto:coup.julia@gmail.com)

**From:** [Commissioner Loachamin](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** FW: [EXTERNAL] Keep conservation easement Airport Road and 119  
**Date:** Sunday, August 13, 2023 8:34:53 PM

---

For record

Thank you,

Marta Loachamin (she/her/ella)  
Boulder County Commissioner  
1325 Pearl Street, Boulder CO 80302

Cel. 303.579.1825  
MLoachamin@BoulderCounty.org

My email response time may not be the same as yours. Please don't feel obligated to respond outside of your working hours.

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

From: Kathleen Sutton <ka\_sutton@icloud.com>  
Sent: Monday, August 7, 2023 3:06 PM  
To: Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>  
Subject: [EXTERNAL] Keep conservation easement Airport Road and 119

I support maintaining this easement.

Sent from my iPad

**From:** [Stolzmann, Ashley](#)  
**To:** [Kent Frazier](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Estates Conservation Easement  
**Date:** Monday, August 14, 2023 8:50:47 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Kent Frazier <kenthfrazier@gmail.com>  
**Sent:** Wednesday, August 9, 2023 8:54 AM  
**To:** Commissioner Levy <commissioner.levy@bouldercounty.gov>; Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>; Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement

Dear Boulder County Commissioners,

I urge you to vote no to terminating the Kanemoto Estates Conservation Easement and in doing so protect the integrity of our open spaces for current and future generations.

We are stewards of the earth, not entitled adolescents taking whatever we want of nature for our own selfish, greedy, and needless exploitations to further inflate a pathological ego expression that takes from the earth and future generations, cloaked in deception of “progress” for their own financial gain at the expense of the whole and future generations wellbeing.

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 ospreys, hawks, owls, and elks underscores the ecological significance of this area. Allowing a dense urban development to replace this natural habitat would not only disrupt these species but also deprive citizens of our community 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.

Thank you for your time and consideration.

Respectfully,

Kent Frazier

--

**Kent H. Frazier**

415.302.5144

[Let's Chat](#)

[fullyhuman.us](https://www.fullyhuman.us)

[kenthfrazier.com](http://kenthfrazier.com)

**From:** [Stolzmann, Ashley](#)  
**To:** [Lorene Cecilia MA LPC](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] protect the Kanemoto Estate Conservation easement  
**Date:** Friday, August 11, 2023 8:31:36 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Lorene Cecilia MA LPC <therapyforthebrave@hotmail.com>  
**Sent:** Wednesday, August 9, 2023 8:01 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] protect the Kanemoto Estate Conservation easement

Dear Boulder Commisisoners,  
Please protect the Kanemoto Estate Conservation easement Acreage from development!  
Terminating this easement sets a dangerous precedent to the credibility of other conservation easements throughout the county. I understand that monies could potentially do good in Open Space elsewhere but I think people will go hesitate to go through the work of applying for permanent conservation easements for their land if they know their efforts can be undone by payments down the line. I've seen this happen in North Boulder where I live and it saddens me to see.

Thank you  
Lorène Cecilia

**From:** [Lynn Segal](#)  
**To:** [LU Land Use Planner](#); [Boulder County Board of Commissioners](#); [Hippely, Hannah](#)  
**Subject:** [EXTERNAL] Kanemoto takings of OS.  
**Date:** Thursday, July 6, 2023 12:38:16 PM

---

I support the preservation of the Kanemoto conservation easement.

The developer who paid \$2.3 M into the open space fund to purchase the CE tried unsuccessfully to keep this payout from the public eye. Why?

The annexation into Longmont should not be used as a path to break a conservation easement meant to protect pristine public lands.

It is anathema to the notion that Mr. Stewart's old department is protecting the public's open space; it makes it even more imperative that the County Commissioners create a fiduciary bulwark for protecting open space.

County Commissioners should fulfill their fiduciary obligations to maintain the conservation easements already in place. The cost of the impact of greater population on the purchase and O and M is not sustainable. It doesn't pay it's own way.

Once granted to the public in perpetuity, the 1982 Kanemoto Estates conservation easement became subject to the charitable trust doctrine, supervised by the Colorado Attorney General for the **benefit of the people of Colorado**.

TDR IGA has since **expired** and cannot serve as a basis for unconditionally extinguishing a County CE.

**If communities could relinquish open space by after-the-fact IGAs that anticipated future growth, no open space in the County would be safe.**

It should never have been included as a "receiving site" in the first place. Boulder's Land Use Code states that "a subdivided lot ... recorded prior to 1994" should not be considered for a TDR/PUD receiving site.

**The plain language of the CE's termination provision requires an analysis of consistency with Boulder County's land use regulations, not Longmont's, and this was not done.**

Boulder County Land Use Code (the "Code"), § 1-300(B) (2022) (emphasis added). Thus, the purpose of the Code is fulfilled by preserving the easement which reduces traffic and construction, promotes environmental protection, fosters agricultural activities, and preserves open land. Extinguishing the CE for commercial development is inconsistent with the land use

regulations.

I disagree there should be any concessions for the vacation of this easement only because there should be no vacation of the CE at all.

**From:** [Stolzmann, Ashley](#)  
**To:** [Maryanne Himmelsbach](#)  
**Cc:** [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] Fwd: Kanemoto Estates  
**Date:** Monday, August 14, 2023 8:49:47 AM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record (this is similar to what happened on the 7/6 hearing- where we did get (and I read) the comments and they are in the record- just not in the staff packet that is posted in advance of the hearing). The methane upgrade is unrelated to the hearing as far as I am aware.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Maryanne Himmelsbach <[maryanne.himmelsbach@gmail.com](mailto:maryanne.himmelsbach@gmail.com)>  
**Sent:** Saturday, August 12, 2023 8:04 AM  
**To:** Commissioner Stolzmann <[commissioner.stolzmann@bouldercounty.gov](mailto:commissioner.stolzmann@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Fwd: Kanemoto Estates

Dear Commissioner Stolzmann

Last month I sent a comment to the County Commissioners and I am not sure if my email reached you. I received a reply from Jennifer Churchill who forwarded my email to a Land Use Planner instead.

I live across Airport Road from the Kanemoto Estates. A year or two ago we saw an Xcel gas pipeline installed on the property, and I wonder if this suggests that development at Kanemoto was already in the planning. Pictures of the metal building and fence are below.

After another email I received a reply from a Land Use Planner and a 70 page Site Review Waiver for Xcel to install the new pipeline. It does not state the reason for the gas pipeline installation, neither did the Planner.

Still curious,  
Maryanne Himmelsbach

Begin forwarded message:

**From:** Maryanne Himmelsbach <[maryanne.himmelsbach@gmail.com](mailto:maryanne.himmelsbach@gmail.com)>  
**Subject:** Kanemoto Estates  
**Date:** July 7, 2023 at 3:43:28 PM MDT  
**To:** [commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org)



Dear Commissioners

I listened in to the meeting on July 6th regarding the conservation easement and possible development of Kanemoto Estates in Longmont. Actually, I only listened in to the first hour and a half! I appreciated all your questions and attention to this matter.

I was hoping to hear about the utilities that were installed some time last year on the Kanemoto property. A small brown metal building and fence were erected and the signage indicates an Excel gas pipeline. I have wondered if this installation means that development of this property is a foregone conclusion and the utilities were preparing for the development.





I am a resident of the Somerset Meadows neighborhood, across Airport Road. After an earlier meeting I expressed my concern, below, to increased traffic on Airport Road, which is already very busy.

Passing on my question and concerns.

Thank you for your efforts,  
Maryanne Himmelsbach

Begin forwarded message:

**From:** Maryanne Himmelsbach <[maryanne.himmelsbach@gmail.com](mailto:maryanne.himmelsbach@gmail.com)>

**Subject:** Kanemoto Estates

**Date:** March 13, 2023 at 8:19:23 PM MDT

**To:** [hhippely@bouldercounty.org](mailto:hhippely@bouldercounty.org)

Dear Hannah

I listened to the Neighborhood Meeting on January 26th regarding removing a conservation easement on the Kanemoto Estates for development of a mixed housing community. My impressions are:

1. This is a very high density development, over 400 dwellings on a relatively small parcel of land.
2. All traffic to and from this development will be handled by one street, Airport Road.

The fact that one road will contain all traffic to and from this development sounds like a traffic nightmare and log jam for all neighborhoods off Airport Road. The high density of this development suggests that noise and privacy will be a concern for future residents.

This does not seem beneficial to the community,  
Maryanne Himmelsbach

**From:** [Eldred, Matt](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Public Comment Kanemoto Estates  
**Date:** Monday, August 14, 2023 8:21:44 AM

---

Dear County Commissioners,

This is written to support the application to annex the Kanemoto Estates property into the City of Longmont and to encourage Boulder County and City of Longmont to release the Agricultural Easement.

Boulder County and the city of Longmont does not have much developable land within the city boundary; and the property represents a rare opportunity to develop a neighborhood that achieves the community's Envision Longmont goals as proposed in the Somerset Village plan. There are rare opportunities for elected officials to make a statement and support efforts to have a major impact where we can all agree there is a huge and growing need for housing, affordable childcare, and equitable opportunities for all. This is one of those opportunities.

A vote to not to release this easement will also send a message to our community that we say we value diversity, equity, and want a sense of community for all residents, but are not willing to take bold steps to actually make it happen. A vote to not approve this sends a clear message that we don't really want to assist those who need assistance most to be a part of our community.

This project gives solutions to affordable and attainable housing, as well as, much needed capacity for childcare slots for working families. Dependent on City of Longmont affordable pricing standards and application of development standards and incentives; a range of affordable and middle tier for sale and rental dwelling unit types are planned to be developed onsite. The Somerset Village Plan targets 20% for Affordable dwellings (60-80% AMI) and 40% for Middle Tier dwellings (80—120% AMI). These may affect achievement of the plan goals and should understood during the review process with the City of Longmont to ensure feasibility. A general store and early childhood education center are planned to include offices for service providers, with one of the existing homes used for this purpose. With the addition of high-quality, affordable, and available childcare is much needed in the City, in particular for those families at and below the AMI levels mentioned above. The childcare center that is planned within this project both addresses affordable childcare slots, while having it close in proximity to where children and families live.

The Somerset Village plan is based on a 'suburban scaled' single family residential pattern - similar to the Clover Creek subdivision to the north. There are four-plexes and apartments (50) in the southern portion of the property away from Clover Creek – however, these also reflect the single-family pattern of Coal Creek. The apartments are planned as efficiency units (500sf) and are tucked over on-grade parking and will be no greater than 28' in height (similar to single family homes). This is not a beneficial site for commercial and non-residential uses are limited to quasi-institutional types: a) an Early Childhood Development Center; b) a 'general store/sandwich shop'; and c) a community center.

For these reasons, I highly support the use of the Kanemoto Estates Property for the Somerset Village plan and look forward to working with developers of this property to serve Longmont children and families with both housing needs, as well as, high-quality childcare needs. A vote to not approve this plan, once again sends a message to Boulder County residence that when the community comes together to address a need that all can agree is in dire need of attention, only to be shot down by elected officials, that we truly do not value those in our community who need equitable and assessable rights they should have to continue to be a part of our community.

Sincerely,

**Matt Eldred**  
**Executive Director**

**TLC Learning Center**

611 Korte Parkway

Longmont, CO 80501

303.776.7417

[www.LearningWithTLC.org](http://www.LearningWithTLC.org)

**From:** [Stolzmann, Ashley](#)  
**To:** [Natalie Motola](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Kanemoto CE  
**Date:** Friday, August 11, 2023 8:01:38 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Natalie Motola <natgmo@yahoo.com>  
**Sent:** Friday, August 11, 2023 1:51 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Kanemoto CE

I'm opposed to the termination of Kanamoto Estates. It is important to preserve this conservation site and protect the wildlife that has been there for many years. The beauty of this area cannot be ignored and replaced with additional developments.

Thank you. Natalie Motola  
3095 Redstone Lane  
Boulder.

[Sent from Yahoo Mail for iPhone](#)

**From:** [Stolzmann, Ashley](#)  
**To:** [Brian Jeffries](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Conservation Easement Termination - Objection to Termination  
**Date:** Friday, August 11, 2023 7:45:34 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Brian Jeffries <b57.jeffries@gmail.com>  
**Sent:** Friday, August 11, 2023 11:52 AM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Kanemoto Conservation Easement Termination - Objection to Termination

August 11, 2023

To: Boulder County Commissioner Ashley Stolzmann  
Re: Kanemoto Estates Conservation Easement Termination

Dear Commissioner Stolzmann,

In order to ensure that my comments get into your hands before the August 15, 2023 hearing on this matter I am sending the comments to you directly.

I object to the relinquishment of the Kanemoto Estates Conservation Easement for the reasons listed in my March 3, 2023 comments to the Boulder County Board of Commissioners.

In addition, I urge the Commission to remember that potential project amenities that may sound appealing to the Commission are irrelevant. A point was made by a commissioner in the July 6, 2023 hearing on this project that promises by developers of amenities such as on-site childcare are not guaranteed. That point is well taken. The Commission should make it clear that any review of the potential



extinguishment of the Kanemoto Estates Conservation easement will not consider any hypothetical amenity of the proposed development unless the language of a termination agreement obligates the developer to the construction and operation of the amenity. Past elected officials in Boulder County and its cities have the unfortunate record of supporting the Fast Trax bond issue of years past **that proposed but did not obligate** RTD to build a commuter rail line from Longmont through Boulder and on to Denver. Rail service from between Longmont and Boulder is decades away at best and the admiration of past politicians for that unenforceable promise has proven naive. The Commissioners should demonstrate that they are not going make decisions based on unenforceable promises, should make not statements admiring the attractiveness of unenforceable promises, and should not give any weight to such promises in this proceeding.

Respectfully,

Brian Jeffries  
4027 Milano Ln.  
Longmont, CO 80503



Dear County Commissioners,

I am writing to you in my capacity as an executive board member of the Boulder County Regional Housing Partnership to share my support of Longmont's Somerset Village project at the Kanemoto Estates property.

Affordable housing is a vital component of a thriving community. The Boulder County Regional Housing Partnership works to address escalating housing costs across Boulder County and strives to support our community's health, environment and overall well-being. In every community survey, affordable housing has been shown to be the most significant challenge for our community. Affordable housing is the foundation to meeting the needs of every household. To meet these needs, the Partnership and all municipalities have committed themselves to the goal of developing and preserving an additional 18,000 homes in the region by 2035.

The Somerset Village project embodies these goals and mission of the Boulder County Regional Housing Partnership and moves Longmont, Boulder County, and the Regional Partnership closer to our shared affordable housing goals by developing a significant site to create a sustainable neighborhood of attainable and affordable housing while keeping development clustered, eliminating sprawl and further loss of open space.

The planned housing that would be developed as part of the Somerset Village project would:

- Provide attainable housing, which would allow healthcare workers, first responders, teachers, and local government employees to live where they work.
- Ensure there are affordable and accessible housing options that meet the needs of residents of all ages, abilities, and income levels.
- Prevent families from experiencing homelessness and create long term stability for children.
- Helps our communities reach our climate resilience goals by incorporating energy conservation practices, reducing commute times, and designing neighborhoods to be walkable and connected to public transportation options which reduces car dependency.

We all know of the significant investment our communities have made in open space and outdoor recreation. This development is not a choice of affordable housing or open space as we can actually do both. This type of development directly located to Longmont will prevent urban sprawl in other areas and ensure residents are close to the places they work, play and experience recreation.

The Somerset Village project is a prime example of how jurisdictions throughout the County can develop comprehensive, balanced, and equitable strategies to meet the needs of a growing community while also prioritizing affordability, environmental preservation and quality of life. I encourage you to fully support this development as leaders of our community in reaching the goals of affordable housing.

Sincerely,

Kurt Firnhaber

A handwritten signature in black ink, appearing to read "Kurt Firnhaber". The signature is fluid and cursive, with the first name "Kurt" and last name "Firnhaber" clearly distinguishable.

Executive Board Member, Boulder County Regional Housing Partnership

**From:** [roy.naturesown.com](mailto:roy.naturesown.com)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] kanemoto estates  
**Date:** Thursday, July 6, 2023 8:28:30 PM

---

What good is a conservation easement if it can be terminated to build more housing, more growth, more traffic, more congestion? WTF?

Pretty soon,if not already, the endless traffic on 119/Arapahoe/ Baseline/south Boulder road/36 will be like LA if not already.

Why many of us sought to live here has been lost to endless development without a plan, fueled by money and corruption.

Who, who ?has always run the planning board but architects, developers, builders and bankers.

I've always thought that a conservation easement was just that, protection of natural world, in perpetuity, but not so. What we have already lost and are losing, for so little ,is despicable.

Roy Young  
1329 5<sup>th</sup> st  
Boulder, CO

Sent from [Mail](#) for Windows

**From:** [Stolzmann, Ashley](#)  
**To:** [Sam Kishan](#)  
**Cc:** [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] Opposition to the termination of the Kanemoto Conservation Easement  
**Date:** Friday, August 11, 2023 7:43:39 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Sam Kishan <sampy.prithvi@gmail.com>  
**Sent:** Friday, August 11, 2023 1:22 PM  
**To:** Commissioner Stolzmann <commissioner.stolzmann@bouldercounty.gov>  
**Subject:** [EXTERNAL] Opposition to the termination of the Kanemoto Conservation Easement

Dear Claire Levy,

I hope this letter finds you well. I am writing to express my opposition to the potential termination of the Kanemoto Conservation Easement (CE) in Boulder County. The implications of this situation are significant, and I believe it is crucial to address the issues at hand to ensure the responsible and ethical management of this valuable conservation area.

The efforts made by concerned citizens, organizations, and residents in opposing the termination of the Kanemoto CE should not go unnoticed. It is evident that public opposition and participation in BOCC hearings have already led to the identification of key failures in the Boulder County planning process. This collective effort must be acknowledged and leveraged to safeguard the conservation values and perpetual nature of the Kanemoto CE.

I am particularly troubled by the reported mishandling of comments and documents during the July 6 hearing. The fact that numerous important email documents were not presented to the Commissioners in a timely manner raises significant questions about transparency and due process. Such oversights undermine public trust and cast doubt on the legitimacy of the termination proceedings.

Furthermore, the legal summary I have reviewed highlights substantial concerns. Violations of the Boulder County Land Use Code and the Comprehensive Plan, coupled with the questionable refocusing of the meeting on unrelated housing issues, warrant a thorough reevaluation of the decision-making process.

I implore you to carefully review the legal arguments presented by the KARES team and to consider the broader implications of terminating a conservation easement that holds such immense value for the community and the environment. The conservation of lands like Kanemoto is vital for maintaining the character and integrity of our region for present and future generations.

In light of the issues raised, I respectfully request that the Boulder County Commissioners thoroughly examine the legality and ethics of the proposed termination. The public's confidence in the County's commitment to preserving conservation easements and adhering to legal obligations is of paramount importance.

I urge you to take decisive action to ensure that this situation is resolved in a just and equitable manner. By upholding the principles of transparency, ethical conduct, and the preservation of natural resources, we can collectively contribute to the betterment of our community and its shared environment.

Thank you for your attention to this matter. I eagerly await your response and remain hopeful for a positive outcome that aligns with the values we hold dear.

Sincerely,

Sampreet Kishan  
Resident of Longmont  
Longmont, CO 80501  
[sampy.prithvi@gmail.com](mailto:sampy.prithvi@gmail.com)  
8/11/2023

**From:** [steve walker](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Outlot A Kanemoto Estates Conservation Easement Termination  
**Date:** Thursday, July 6, 2023 1:17:58 PM

---

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

[Sent from Yahoo Mail for iPhone](#)

**From:** [Commissioner Loachamin](#)  
**To:** [Stuart Motola](#)  
**Cc:** [Boulder County Board of Commissioners](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Estates Conservation Easement (CE)  
**Date:** Sunday, August 13, 2023 8:31:03 PM

---

Thank you,

I'm including staff in the reply to make sure this input is included for the full board.

[Marta Loachamin](#) (she/her/ella)

Boulder County Commissioner

1325 Pearl Street, Boulder CO 80302

[Cel. 303.579.1825](tel:303.579.1825)

[MLoachamin@BoulderCounty.org](mailto:MLoachamin@BoulderCounty.org)

My email response time may not be the same as yours. *Please don't feel obligated to respond outside of your working hours.*

---

**From:** Stuart Motola <stuartmotola@gmail.com>

**Sent:** Tuesday, August 8, 2023 12:12 PM

**To:** Commissioner Loachamin <commissioner.loachamin@bouldercounty.gov>

**Subject:** [EXTERNAL] Kanemoto Estates Conservation Easement (CE)

Dear Commissioner Loachamin,

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, 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.

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

## Hippely, Hannah

---

**From:** Commissioner Loachamin  
**Sent:** Sunday, August 13, 2023 8:35 PM  
**To:** Boulder County Board of Commissioners  
**Subject:** FW: [EXTERNAL] Fwd: Kanemoto CE

For the record

Thank you,

Marta Loachamin (she/her/ella)  
Boulder County Commissioner  
1325 Pearl Street, Boulder CO 80302

Cel. [303.579.1825](tel:303.579.1825)  
[MLoachamin@BoulderCounty.org](mailto:MLoachamin@BoulderCounty.org)

My email response time may not be the same as yours. *Please don't feel obligated to respond outside of your working hours.*

---

**From:** Susan Alling <[susan.alling@gmail.com](mailto:susan.alling@gmail.com)>  
**Sent:** Monday, August 7, 2023 2:27 PM  
**To:** Commissioner Loachamin <[commissioner.loachamin@bouldercounty.gov](mailto:commissioner.loachamin@bouldercounty.gov)>  
**Subject:** [EXTERNAL] Fwd: Kanemoto CE

Subject: Kanemoto CE  
To: <[commissioner.levy@bouldercounty.org](mailto:commissioner.levy@bouldercounty.org)>, <[commisioner.stolzmann@bouldercounty.org](mailto:commisioner.stolzmann@bouldercounty.org)>, <[commissioner.loachamin@bouldercounty.org](mailto:commissioner.loachamin@bouldercounty.org)>

Commissioners:

PLEASE vote against the City Annexation of the Kanemoto Conservation Easement. The last thing we need in SW Longmont is more building, especially without necessary infrastructure to support the current and ever increasing population in this part of Longmont.

Apparently my prior email was not forwarded to you in a timely manner to review prior to the July 6th deadline.

Thank you,

Susan Alling  
640 Gooseberry Dr. Unit 706  
Longmont, CO 80503



**From:** [Stolzmann, Ashley](#)  
**To:** [Susan Roth](#)  
**Cc:** [Springett, Natalie](#); [Hippely, Hannah](#)  
**Subject:** RE: [EXTERNAL] Kanemoto Conservation Easment  
**Date:** Monday, August 14, 2023 1:25:17 PM

---

Thank you so much for taking the time to provide us this feedback. We are past the time for the on-line posting of your comment with the staff packet, but we will still incorporate your comments into the record .

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

---

**From:** Susan Roth <susan@mecr.edu>  
**Sent:** Monday, August 14, 2023 10:54 AM  
**To:** Susan Roth <susan@mecr.edu>  
**Subject:** [EXTERNAL] Kanemoto Conservation Easment

Hello,

I live in the Clover Creek neighborhood and I am in strong opposition to the ending of the Kanemoto conservation easement. Longmont is becoming such a housing sprawl. It is losing its character. There is so much building going up. And even though the developers say there will be low income housing, we all know that it is a minimal amount in an attempt to appease public opinion. Please keep this lovely green belt intact. We live near there and we still hear coyotes yipping there at night. We see hawks and eagles and owls hunting there, too. Please do the right thing and let nature have its places in Longmont. We need to be better. We need to stop building and to let there be green swaths of land. I hope you vote against development. I would be so grateful if you would.

Thank you for your consideration.

Kind regards,

Susan Buss Roth  
(she/her/hers)  
Financial Director  
MECR

*MECR is proud to be a part of the Community First Foundation Colorado Gives program.  
[We welcome your donation.](#) Thank you!*

“Thousands of **candles** can be lit from a single **candle**, and the life of the **candle** will not be

shortened. Happiness never decreases by being shared.” – Buddha –

**From:** [sesjrs@comcast.net](mailto:sesjrs@comcast.net)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Opposition to the removal of the Kanemoto Conservation Easement  
**Date:** Monday, August 14, 2023 9:00:44 AM

---

To the Boulder County Commissioners and Planner,

We had the honor of meeting George Kanemoto when he was 80. He was very proud of his family history of farming in Longmont and described for us where the family farms were. He told us he climbed Longs Peak on his 80<sup>th</sup> birthday, alone, because his buddy didn't show up. We asked him what happened to the family in World War II. He laughed and said they asked us to keep farming because the food was needed. They took away my guns and camera but left us to our farm. This was a man who loved Colorado and the land on which he farmed and the peaks which tower over us all. We have never forgotten our conversation with him. It seems very inappropriate to convert family land which was donated for a conservation easement to become dense housing in an area which is agricultural today. We are totally opposed to removing the conservation easement and consider it a disgrace to a family that helped build this area.

Susan Strong and John Stillian  
3704 Braeburn Place, Longmont CO 80503

**From:** [Cara Luchies-Schroeder](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Affordable Housing/Somerset  
**Date:** Tuesday, August 15, 2023 11:31:53 AM

---

To Whom It May Concern:

As it stands right now, teachers are finding it difficult, if not downright impossible, to live in the town in which they teach. I began teaching in SVVSD twenty five years ago, and I made \$26,000 a year as a new teacher with my bachelor's degree. Rent, in Old Town, was affordable at \$600 a month (or 27% of my salary). Many teachers lived in Old Town, and we would frequent downtown establishments and had a quick commute to our schools. For a two bedroom in Longmont now, rent is nearly \$2000 a month. New teachers make \$57,000, so now rent is nearly half of their salary. This is not sustainable.

If we are serious about creating a housing market for all, we need to thoughtfully consider a wide variety of options. Development opportunities like this offer a potential solution to this pernicious problem. It's important that teachers and staff are able to live in the town where they teach as this builds community and connections.

Thank you for your time and please reach out with any questions.

Sincerely,

Cara Luchies  
303.709.3494

**From:** [Matt Groessl](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Against Kanemoto Estates  
**Date:** Monday, August 14, 2023 8:56:31 PM

---

Dear Boulder County Commissioners,

My impassioned plea is that the annexation of the Kanemoto Estates does not occur, and that the Boulder County Commissioners is in support. No one in the local community benefits from it. The individuals (not voters) that make these decisions to release conservation easements are only in office for a very short period of time before they move on to never have to deal with the decisions they made again. Only to benefit at the time either politically, financially, or both.

This scenario reminds me of lands currently being annexed in other countries. It all seems to be a land grab that benefits only some developers, and the local government which will only be in office for a very short period of time. They will all be gone after the next election cycle.

No matter who the current city, county, or federal government is, it always seems to be in their best interest to side with development. Why is that?

Do you realize that this decision and development will bring approximately 1,000 more vehicles to airport road and Hwy 119? With 425+ planned units and each household owning a minimum two cars, that's a boat load of traffic to phrase it politely. This only makes our carbon footprint larger. Not more sustainable.

Is Boulder County government blind to what the whole meaning of sustainable development means? I believe you may be. Your vision is only about sustainable development. Not a sustainable ENVIRONMENT.

I propose a community owned property where the land could be used for organic gardening, local native American Indian history, nature education, land preservation, water conservation, volunteerism, botany, ornithology, etc. All of these are pieces of a land stewardship concept and are all inter-connected by the love of nature and a peaceful and safe environment.

My personal view of what the agricultural conservation should be:

Minimal city and county funds required to maintain a property.

Minimal impact to the environment.

Minimal impact to local traffic.

Minimal impact to safety in the area.

Maintains a natural habitat that supports:

Agriculture

Native plants

Permaculture

Vermiculture

Community gardening

Farming native animals

Agricultural history

Community access

Carbon free

Please don't fail us in KARES.

Sincerely,

Matt Groessl,

1912 Redtop Court

Longmont, CO 80503

303-513-1366

Bachelor of Science, Environmental Biology

University of Wisconsin Green Bay

**From:** [Giles, Jennifer](#)  
**To:** [Commissioner Stolzmann](#); [Commissioner Loachamin](#); [Commissioner Levy](#); [Boulder County Board of Commissioners](#); [Hippely, Hannah](#)  
**Subject:** [EXTERNAL] Conservation Easement  
**Date:** Tuesday, August 15, 2023 6:31:59 AM

---

To the Boulder County Commissioners:

I am writing to ask you to support the Kanemoto Estates Conservation Easement Termination. Teachers are finding it increasingly difficult – if not impossible – to afford housing in this community. A lack of affordable housing also causes stress to our students and their families. A student experiencing housing insecurity, or a family burdened with financial stress, is not able to meet their full social or academic potential.

Each year, it seems like we have at least one unhoused family, and the toll it takes on their student's education is unimaginable.

The proposed Somerset Estates development will potentially create hundreds of Affordable and Attainable housing units for educators, their families, and St. Vrain students. This is the type of development that Boulder County needs – we must provide realistic housing options for those not fortunate enough to afford raising rent prices and current market-rate homes.

Thank you for your consideration,

*Jennifer Giles*  
*Second Grade Teacher*  
*Columbine Elementary*

“Education is the most powerful weapon which you can use to change the world.” – **Nelson Mandela**

**From:** [Wufoo](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** [EXTERNAL] Contact County Commissioners [#3157] - [Name: Hau, Barbara] Re: Kanemoto Estates Conservation Easement  
**Date:** Monday, August 14, 2023 9:43:03 PM

---

Name *	Barbara Hau
Email *	<a href="mailto:bhau1379@gmail.com">bhau1379@gmail.com</a>
Address or General Area (optional)	<input type="checkbox"/> 2666 Elmhurst Circle Longmont, CO 80503 United States
Phone Number (optional)	(303) 772-1863
Subject *	Kanemoto Estates Conservation Easement

Comments, Question or Feedback \*

I ask you not to support removal of Kanemoto Estates Conservation Easement. estimated 60,000 cars commute to Boulder every weekday for jobs, university classes etc. 400+ housing development on the site of the Kanemoto Estates Conservation Easement will only add to this commuting traffic, as most of these homes will be purchased by those working in Boulder.  
I suggest  
-trading the developer this property for a conservation easement property adjacent to the city of Boulder  
and see how residents of Boulder welcome the removal of the adjacent conservation easement for 400+ homes.  
-as a condition of removing the easement REQUIRING the developer build "affordable/attainable" priced homes AND" first refusal" of buyers that actually work in Longmont (Longmont is considering this for affordable/attainable housing).  
i.e. put pressure on Boulder to provide it's own affordable/attainable housing for its workers/students  
Residents of Longmont are tired of having our "open space" historic agricultural lands developed only to provide for housing for City of Boulder workforce while Boulder' open space is sacred.

Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification
--------------------------	---------------------------------------------------------------------------------



**From:** [sgrippa26@gmail.com](mailto:sgrippa26@gmail.com)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Regarding Kanemoto Estates Conservation Easement Termination  
**Date:** Monday, August 14, 2023 6:34:39 PM

---

To the Boulder County Commissioners:

I am writing to ask you to support the Kanemoto Estates Conservation Easement Termination. Teachers are finding it increasingly difficult – if not impossible – to afford housing in this community. A lack of affordable housing also causes stress to our students and their families. A student experiencing housing insecurity, or a family burdened with financial stress, is not able to meet their full social or academic potential.

As an SVVSD educator for the past 10 years I have seen first hand numerous families in our community struggle to find affordable housing in our community. I myself purchased a home in Loveland as it was more affordable for my family and have had to commute. Living in a city outside of where I teach leaves me feeling disconnected from the community in which I teach and with rising gas prices this isn't always "more affordable" either. Having an opportunity to live where I teach and not feel over extended financially would mean a lot, not just to me, but also to my students and my family.

The proposed Somerset Estates development will potentially create hundreds of Affordable and Attainable housing units for educators, their families, and St. Vrain students. This is the type of development that Boulder County needs – we must provide realistic housing options for those not fortunate enough to afford raising rent prices and current market-rate homes.

Thank you for your consideration,

Sara Grippa  
Art Educator, Timberline PK-8  
[Sgrippa26@gmail.com](mailto:Sgrippa26@gmail.com)

**From:** [Boulder County Board of Commissioners](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** FW: [EXTERNAL] Contact County Commissioners [#3156] - [Name: Behrens, Carla] Re: Somerset development airport road  
**Date:** Monday, August 14, 2023 2:51:01 PM

---

**From:** Boulder County Board of Commissioners <no-reply@wufoo.com>  
**Sent:** Monday, August 14, 2023 2:35 PM  
**To:** Boulder County Board of Commissioners <commissioners@bouldercounty.gov>  
**Subject:** [EXTERNAL] Contact County Commissioners [#3156] - [Name: Behrens, Carla] Re: Somerset development airport road

<b>Name *</b>	Carla Behrens
<b>Email *</b>	<a href="mailto:yayacarlita@comcast.net">yayacarlita@comcast.net</a>
<b>Organization (optional)</b>	- Select -Mrs.
<b>Address or General Area (optional)</b>	<input type="checkbox"/> 904 Little Leaf Ct Longmont, CO 80503 United States
<b>Phone Number (optional)</b>	(720) 494-1463
<b>Subject *</b>	Somerset development airport road

**Comments, Question or Feedback \***

Please do not approve this dense development planned on the Kanemoto conservation easement. We can't afford to lose more open space...which will destroy an ecosystem that buffers endless houses. The density will create more dangerous traffic, overcrowd the already crowded schools and destroy the quality of life of the surrounding neighborhoods. Why does Longmont have to continue to be a bedroom community for Boulder? Thank you?.

Carla Behrens  
904 Little Leaf Court  
Longmont, CO 80503  
720-494-1463

**Please check box below \***

- I acknowledge receipt of the Open Records Notification

**From:** [Jason Woods](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Public Comment on Kanemoto Estates Conservation Easement Termination  
**Date:** Tuesday, August 15, 2023 11:34:40 AM

---

I would like to leave a comment on the docket item: Kanemoto Estates Conservation Easement Termination.

The proposed development is not consistent with the current Boulder County Comprehensive Plan and Boulder County Land Use Regulations because it does not meet the criteria of:

Countywide Goals Element:

Design of the Region:

2. Appropriate Rate of Growth.

Specifically, "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...".

The citizens of the Kanemoto Estates area do not consider the rate of growth acceptable. The most recently proposed project density is 10.5 du/ac. The proposed density is close to 100% more dense than the residential areas adjacent to the proposed development. This density increase is not an acceptable rate of growth for the citizens of this area.

**I request that the conservation easement remain in place in perpetuity. Baring that it should remain in place until Longmont agrees to keep the project density in line with adjacent residential areas.**

Thank you,  
Jason Woods

**From:** [Churchill, Jennifer](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** Kanemoto Estates  
**Date:** Tuesday, August 15, 2023 8:53:23 AM  
**Attachments:** [EXTERNAL Against Kanemoto Estates.msg](#)  
[EXTERNAL Contact County Commissioners #3157 - Name Hau Barbara Re Kanemoto Estates Conservation Easement.msg](#)  
[EXTERNAL Conservation Easement.msg](#)

---

Jennifer Churchill | Public Affairs Specialist

She|Her|Hers

Boulder County Commissioners' Office

Office: 303-441-1211 | Cell: 303-817-3008

[jchurchill@bouldercounty.gov](mailto:jchurchill@bouldercounty.gov)

[www.bouldercounty.gov](http://www.bouldercounty.gov)

Visit [boco.org/BOCC](http://boco.org/BOCC) to sign up for updates from the Boulder County Commissioners.

Visit [boco.org/advance-agenda](http://boco.org/advance-agenda) to attend public hearings and meetings in person, online, or by phone.

**From:** [Tom Smith](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Accuracy and truthful representation of witness testimony in easement hearing  
**Date:** Tuesday, August 15, 2023 1:09:27 PM  
**Attachments:** [26FC189-CCE4-400E-B983-28AE21E61AA4.png](#)  
[DD242FE7-346B-468A-B4AD-E94FDD26D8C6.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

---

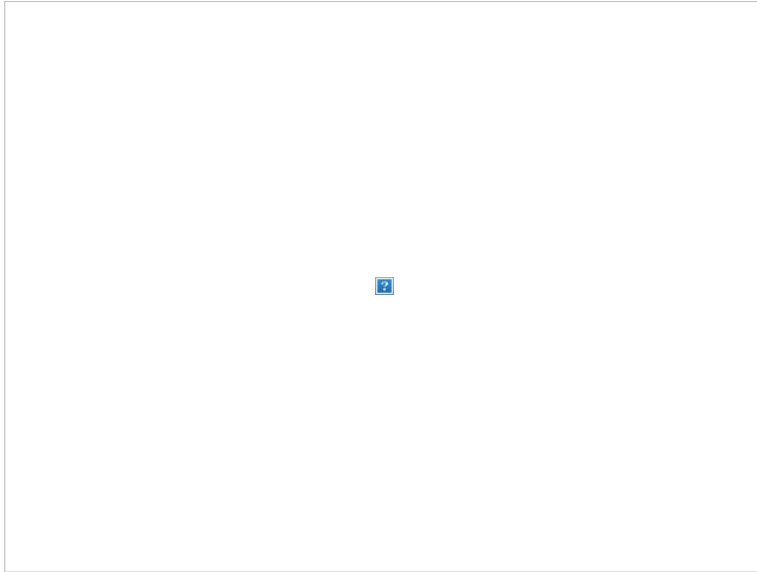
**Greetings-**

I live in west Longmont and have dealt with a proposed annexation and development in another area further north on Airport Road. It is not yet final but we have experienced a variety of partial truths and misrepresentations concerning the proposals and the parties involved. Please be sure to confirm who you're dealing with and who is representing themselves and in what capacity. Thank you.

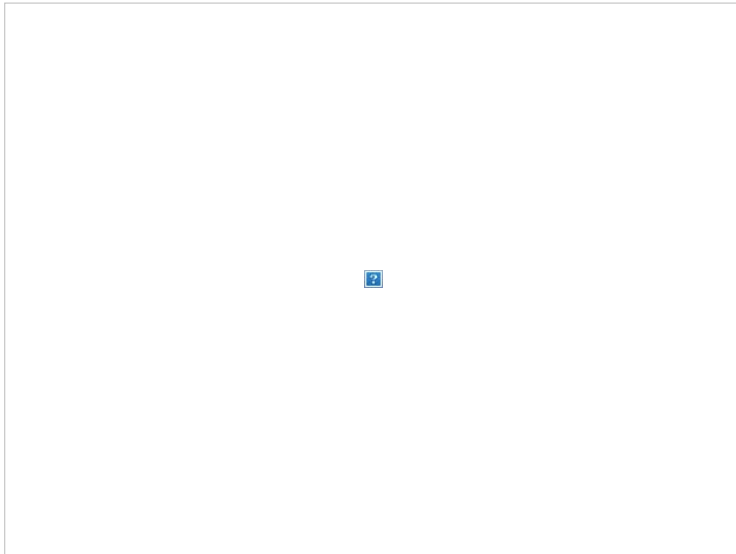
The first screenshot below is from today's paper.

As you will see below, Somerset Village might be at 9th and Airport in Longmont! Or Mr. Bestall might not be the Dio Volendo agent. Or maybe Left Hand Ranch is a mistake by the newspaper. He did after all point out that the city of Longmont didn't file things incorrectly when no request for annexation form was included last summer when he submitted other paperwork. Oh, but that was for land that had a different address that the Assessor's office corrected!

PLEASE BE SURE NOT TO FALL FOR THE SALES PUFFERY! Thank you. Tom Smith



As of August 13, 2023 Secretary of State's website for Left Hand Ranch, LLC, shown below.



Bestall's letter to city of Longmont referencing Somerset at about 9th and Airport in Longmont



Below from city development log



Below from Sec. of State LLC listings as of today.



And about two weeks ago, the only occupant of the office at 601 3rd avenue in Longmont said he had never heard of Dio Volendro.  
A week ago Friday, Mr. Bestall declined to answer my question to him if he was a party to the purchase of the property at 9th and Airport.  
A week ago Sunday, he attended the Launch Longmont meeting, without identifying himself as a resident of Evergreen, but did indicate he had an office 'in town' and had several projects he was working on.  
Ask him what Mr. Young's role is as the applicant in the 8513 project.

**From:** [Stolzmann, Ashley](#)  
**To:** [Michael Schnatzmeyer](#)  
**Cc:** [Hippely, Hannah](#); [Springett, Natalie](#)  
**Subject:** RE: [EXTERNAL] Sierra Clubs SUPPORT for lifting of the Kanemoto Estates Conservation Easement  
**Date:** Tuesday, August 15, 2023 12:58:19 PM

---

Thank you.

Ashley Stolzmann  
Boulder County Commissioner  
(720)-668-2417

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

From: Michael Schnatzmeyer <milestogo@mindspring.com>  
Sent: Tuesday, August 15, 2023 12:29 PM  
To: Stolzmann, Ashley <astolzmann@bouldercounty.gov>; 'IPG Boulder' <indian.peaks.group@gmail.com>  
Subject: RE: [EXTERNAL] Sierra Clubs SUPPORT for lifting of the Kanemoto Estates Conservation Easement

Dear Commissioner Stolzmann,

Thank you for your considerate reply, and sorry for the delay in getting back to you. The Sierra Club/ IPG Executive Committee met last night and discussed the Kanemoto Easement. We based our original endorsement upon the developer's proposal as submitted, and agree with you that lifting of the conservation easement for annexation into Longmont should be tied to additional requirements that the project be constructed substantially in alignment with this original vision.

This could be in the form of an MOU with the developer and/or the city of Longmont, or by other more substantive legal agreement. The specific terms of such language is beyond our current capacity to propose at this time and should be derived out of a discourse between staff and the developer, taking into consideration the realities of both the current housing, climate, and environmental challenges that Boulder County faces, and those legitimate realities and substantial risks that all developers face with regards to changing market conditions, interest rates, and regulatory environments.

In short, we support the current vision, but only if adequate protections are in place to ensure that the development is forward-thinking. This would include a focus on people over cars: on walkability/bike-ability, provision for mixed-use services on-site, providing a wide range of housing options including missing-middle and affordable housing, and that the carbon footprint be as practically close to Net Zero as achievable within economic realities.

Rather than defining specific parameters in such an MOU or related legal document at this late hour, instead, - making reference to meeting a certain standard of an existing third-party guideline and ratings system (such as LEED-ND, ICLEI's STAR Community Rating System, or others), would be most appropriate to provide for objectivity and clarity concerning all parties at this juncture. While not perfect, these guidelines offer a more robust but flexible pathway to achieve the objective of constructing a project that is both locally and globally: - place, people, climate, and environmentally-responsive.

Again, thank you for your service to the Boulder County community, and your attention to addressing the difficult, systemic challenges the community faces.

Mike Schnatzmeyer,  
Urban Sustainability Committee  
On behalf of the  
Sierra Club Indian Peaks Group, Executive Committee

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

From: Stolzmann, Ashley <astolzmann@bouldercounty.gov>

Sent: Sunday, August 6, 2023 6:56 PM

To: IPG Boulder <indian.peaks.group@gmail.com>

Cc: Michael Schnatzmeyer <milestogo@mindspring.com>

Subject: RE: [EXTERNAL] Sierra Clubs SUPPORT for lifting of the Kanemoto Estates Conservation Easement

Hi Sierra Club,

There is nothing in our approval that would require net zero, energy efficiency buildings, affordable housing, a childcare center, any particular building materials, transit, or any particular density. A developer could, with our approval of lifting the conservation easement, annex into Longmont and build to whatever the Longmont Council chooses. The pictures shown and ideas shared are not at all tied to our action. In the hearing, I asked the applicant if they would support additional requirements to document the vision that they presented, and they responded that they would not. Many times, the nice pictures that are presented in a hearing do not end up being what the ultimate owner chooses to pursue. Many times the person that comes forward with a vision is not the ultimate person or business that builds a project. What types of things would Sierra Club want to see to support lifting the easement (net zero, affordability, a certain density, no requirements at all??)?

Thank you for the insight,

Ashley Stolzmann

Boulder County Commissioner

(720)-668-2417

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

From: IPG Boulder <indian.peaks.group@gmail.com>

Sent: Friday, August 4, 2023 4:23 PM

To: Commissioner Levy <commissioner.levy@bouldercounty.gov>; Commissioner Loachamin

<commissioner.loachamin@bouldercounty.gov>; Commissioner Stolzmann

<commissioner.stolzmann@bouldercounty.gov>

Cc: Michael Schnatzmeyer <milestogo@mindspring.com>; Hippely, Hannah <hhippely@bouldercounty.gov>; LU

Land Use Planner <planner@bouldercounty.gov>

Subject: [EXTERNAL] Sierra Clubs SUPPORT for lifting of the Kanemoto Estates Conservation Easement

Dear Boulder County Commissioners:

This letter is presented on behalf of the Urban Sustainability Committee of the Sierra Club / Indian Peaks Group to express our wholehearted endorsement and support for the termination of the conservation easement on the Kanemoto Estates property. We believe that this decision aligns with the broader vision of creating a more sustainable and climate-smart community while taking into account regional and global considerations.

While the area in question is often referred to as "open space," it is essential to clarify that it currently holds a non-perpetual conservation easement, which can be vacated with Commissioner approval. While land and wildlife conservation remain central to the Sierra Club's environmental goals, it is crucial to recognize that the complexities of today's challenges require taking a more holistic and systemic approach to land development.

By lifting this easement, Longmont will have the opportunity to annex the parcel and develop a community that embodies the aspirational elements of a walkable, sustainable, and human-centric neighborhood.

This vision aligns with the Sierra Club's national land use guidelines and embraces forward-thinking features, including energy conservation in support of Longmont's 2019 Climate Emergency Resolution and its "2035 Net-Zero" goal. The proposal provides for development of an exemplary livable and walkable mixed-use neighborhood along major transportation corridors, with diversified housing options, and increased density to



minimize single-family sprawl and car dependency.

Furthermore, this development proposes amenities such as early childhood and community centers, a ride-share plaza, a bodega, extensive on-site open space and more. It aims to reduce vehicle dependency, enhance walkability, and promote accessibility to essential services near housing to reduce pollution and greenhouse gas emissions. Contrary to expressions of concern regarding increase in Hwy 119 traffic, development anywhere in Longmont would potentially generate such impact. In this case however, the location proxemic to the Diagonal will only serve to increase the economic and functional viability of generating car-free, walkable access to regional transit solutions along this corridor.,

As we advocate for this decision, we urge you to consider not only the statements of current constituents, - but also the interests of non-represented global wildlife and natural ecosystems, - and the well-being of our underrepresented youth and future generations. The decisions we make today will profoundly impact their lives and the health of our planet. By supporting this visionary development, we can leave a legacy of a more sustainable, walkable, and livable community for generations to come.

In conclusion, we firmly believe that the decision to lift the Kanemoto Estates Conservation Easement and clear the path to proceed with this visionary development should be entrusted to the City of Longmont. After due consideration of BOCO staff and commissioners on the above issues, ultimately, empowering local residents with final control is of paramount importance as it allows communities to have a direct say in shaping their own future and determining what aligns best with their unique needs and values.

Let us embrace this opportunity to exemplify climate-smart development and create a harmonious balance between environmental stewardship and responsible growth. Together, we can shape a brighter future for Longmont, Boulder County, and beyond.

Sincerely,

Indian Peaks Group of the Sierra Club

Please copy responses or questions to Mike Schnatzmeyer, Chair:  
Urban Sustainability Committee of the