



*"To enhance the quality of life in Boulder County,  
and protect people's opportunity to own, use, and enjoy  
their property by promoting environmentally sound,  
fair and consistent land use decisions."  
- Land Use Coalition Mission Statement*

© The Land Use Coalition  
P.O. BOX 20265 - Boulder, CO 80308  
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# The Land Use Lantern

Newsletter of the Land Use Coalition

February 2007

## *President's Column*

Greetings LUC Members and Landowners:

A few months ago, I had a conversation with Ann Mygatt, one of our founding members, about the course of the LUC and our chosen path. Ann wisely pointed out that the majority, if not all, of our efforts are defensive or responsive, rather than proactive. I quickly countered that our mission as an organization is to educate the public and unfortunately that is nearly always centered on revealing the actions of Boulder County's bureaucratic wheels, which are constantly in motion, creating new obstacles for small landowners. After some thought, I realized she was right and that it would be great if our community outreach could take on a positive topic.

It was rather fortuitous, when shortly thereafter, Bill Carpenter, a long-time LUC member and supporter, approached us about forests and the land use code revision process. If you were fortunate enough to attend the January luncheon, you witnessed Bill's passion for forestland stewardship, his infectious enthusiasm and can-do attitude. Afterwards, I asked Bill if he would craft a forest land use education and community outreach program for the LUC. At our February meeting, Bill accepted this new position with the support of a unanimous vote by LUC members. This newsletter begins the first in a series of forest land use and education articles that Bill will contribute (see page 2). In addition, the LUC has agreed to co-sponsor a community forestry demonstration and instruction day sometime this summer (hopefully the snow will be gone by then). Welcome aboard Bill!

Our next luncheon promises to be an interesting one. Commissioner Will Toor will speak to our group about Boulder County land use issues at the March 1st luncheon (see details on page 4). Commissioner Toor has indicated that he will keep his speech short to allow for a lengthy question and discussion period. Some of the topics that are bound to come up are: the slow and off-track code revision process (nearly two years now), the County's sustainability initiative (including house size restrictions, TDRs, and green building), single deed mergers, agriculture and forest code revisions, Site Plan Review overhaul, Land Use Dept. treatment of applicants, and the looming moratorium on building. In the course of the County's push on the sustainability initiative, you may have read the recent Daily Camera article on house size and the LUC's public statement in response. Although we may not agree with the BOCC's actions on most issues, we certainly appreciate efforts to keep the lines of communication open. You won't want to miss this luncheon - reserve your space now.

About those bureaucratic wheels... I want to alert you to a possible upcoming moratorium on building in Boulder County. At the Boulder County Planning Commission hearing in January, the Planning Commission unanimously approved changes to the land use code to allow for a moratorium on building for an unlimited amount of time. Currently, under state law, Counties are allowed to place a moratorium on building for six months. County attorneys have claimed that under a pending Colorado Supreme court case (*Droste v. BOCC of Pitkin County* - Case No. 05SC823), the moratorium time period is extended indefinitely. At the Planning Commission hearing, we disagreed, stating that if substantial changes are required to the land use code, six months is more than enough time to put these into place and secondly, why was the County rushing to change the code based on pending litigation that could go either way. The BOCC was set to have a hearing on and accept the moratorium code changes on March 6. A few weeks ago, they canceled the March 6 hearing and tabled the moratorium changes "indefinitely." If they get a favorable outcome from the Droste case, they are likely to try this again. The County's action on this has led many to question the direction that the BOCC is taking with the land use code revision process and some have speculated that it's not a matter of "if" with the building moratorium, rather "when." Please share this information with your friends and neighbors who might be considering taking on a building project. To stay informed about this developing situation, I recommend that you attend our monthly meetings, as well as keep an eye on our calendar and the County's calendar for future hearings.

I hope to see you at our next meeting on March 7.

*Pam McElwain*

Phone: 303-666-7903, E-mail: [pam.mcelwain@comcast.net](mailto:pam.mcelwain@comcast.net)

### **ANNOUNCEMENTS**

#### **ANNUAL MEMBERSHIP RENEWAL TIME**

Please complete the membership renewal form included on page 3.

#### **VOLUNTEERS NEEDED FOR THE STATE LEGISLATION COMMITTEE**

Activities include monitoring pending state bills and organizing people to testify at hearings. If you're interested, please contact Pam McElwain.

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# LUC Outreach: Forest Land Use Initiative

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I am Bill Carpenter, and I have been asked to share with you some of the things I have learned in being a Boulder County forestland owner of 23 years. Interesting, "Why Me?" I asked. For I have lots of degrees and various course certificates, but I have no formal education in land management or forestry. But I do have a passion and a love for the land. It is one of those things that comes from the heart and has kept me motivated despite the varied challenges presented by some of our local government officials. To me, being present with the land, being with nature, naturally, as a responsible and accountable owner is key, it just doesn't get any better than that. So let us see where this goes.

One of the first things to do as a responsible landowner, is to get to know who are your neighbors, especially when it comes to forestry. "Why is that you ask?" Good question! The answer is simple, Fire and beetle bugs know no boundaries and no matter how well you take care of your responsibilities and accomplish your management goals, it isn't totally effective until all your neighbors do the same. Forestland management is about teamwork. So, as to Boulder County, who is doing what, to whom, when, where and how much? Are we working as a team?

Let us start with, "Who owns Boulder County Forest?" Do you know? There are lots of good sources, but interestingly enough, I did not find one county official or person who had the complete answer. Why is that? - because one of the challenges in Boulder County is the diverse ownership.

The estimated Boulder County forest ownership is as follows:

- (1) 60% of Boulder County is zoned forest.
- (2) 71% of Boulder forest is public forest, with the remaining 29% being private forestland ownership.
- (3) Of the 202, 581 acres of Public owned forest land in Boulder County, the United States Forest Service owns 68%, the National Park Service owns 13%, Boulder County Parks and Open Space owns 12% and the City of Boulder Open Space owns 4% and BLM owns 3%.

Bottom line - The management objectives and funding are diverse resulting in limited continuity. As a comparison, it is estimated that 60% of the US forest is owned by private landowners, as compared to 29% in Boulder.

Who is doing what, when, where and how much? Now is a good time to introduce the concept of developing and maintaining a sound forest management plan. Yep, as with any successful business, we are talking about a well developed "business plan." A forest management plan is the vehicle whereby I am able to document and present my objectives, describe my property in detail, give a complete inventory and describe the conditions of my land, what issues I am facing, and discuss how I am going to implement and accomplish this plan over what time period. In a perfect world it would be nice to have a unified forest management plan that covers all the landowners, but that is not the case in our neck of the woods.

So what can we do? Here is my recommendation:

- (1) Educate our land users and landowners as to the current issues facing forestland owners. By sharing our concerns and making folks aware of the current forest situation and solutions, we can start to build an understanding and gain community support for our forestry efforts. It is going to take a teamwork approach. This is a good place where the Land Use Coalition can help a great deal.
- (2) Form Community Forest Stewardship Groups from interested landowners and land users to unite as a team. Through networking and working as a community team, we will help the development and use of land management plans that are tailored to meet the individual and local needs, while building a workable supportive infrastructure amongst the owners.
- (3) To help defray the cost of the stewardship plans, we will need to begin to build and support a small wood industry so that we can make good use the various forest byproducts created and help defray the expense of the forestry stewardship efforts. In the future, if and when Bio Mass comes into being, then we will be organized and ready to taken full advantage of this alternative fuel.

In closing, I want to share with you, that I have found two outstanding organizations that are available to Colorado land owners to help them as a source of forest information and who are willing to meet and work with individual or communities of landowners as needed. They are THE COLORADO FORESTRY ASSOCIATION ([www.coloradoforestry.org](http://www.coloradoforestry.org)) and the COLORADO TREE FARM COMMITTEE ([www.treefarmer.com](http://www.treefarmer.com)). In the next newsletter, I will talk more about land ownership responsibility and our forest. If you have any questions, I can be reached at [brcwings@aol.com](mailto:brcwings@aol.com) or (303) 619-2635. *Bill Carpenter, LUC Forest Land Use Committee*

In order to continue receiving LUC newsletters and updates, please complete and return the membership renewal form below, along with your membership dues. We want our members to know that all of our staff is strictly volunteer with no paid positions whatsoever. Many of us work tirelessly on all issues that concern the property rights of thousands of landowners in Boulder County. Please help us continue our efforts to educate the public about land use issues that affect us all by making a contribution to the LUC. Your prompt payment of renewal fees/donations is greatly appreciated.

## LUC MEMBERSHIP DUES & DONATIONS

Enclosed is my \$25 LUC 2007 membership fee     I am making an extra donation of \$ \_\_\_\_\_

Please send me a bumper sticker:     Respect Prop. Rights     Take Politics out of Prop. Rights

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## LUC CALENDAR

**LUC Luncheon with BC Commissioner Toor**  
**Broker Inn - 11:30 AM . . . . . March 1**  
*Please RSVP for LUC Luncheon by Feb. 26*

**LUC March Meeting - 5:30 PM . . . . . March 7**

BOCC Public Meeting - Healthy Forests  
BOCC Hearing Room - 3:00 PM . . . . March 13

Planning Commission Hearing -  
BOCC Hearing Room - 1:30 PM . . . . March 21

BOCC Hearing on Code Revisions  
BOCC Hearing Room - 3:00 PM . . . . April 3

**LUC April Meeting - 5:30 PM . . . . . April 4**

**LUC May Meeting - 5:30 PM . . . . . May 2**

LUC monthly meetings are held the first Wednesday of each month at 5:30 PM at the Olive Garden, located at 2685 Pearl St. on the northwest corner of Pearl and 28th in Boulder, phone: (303)546-6506.

Please confirm all Boulder County calendar items in advance.



Do you currently receive LUC newsletters by mail? If so, you can help us save money on printing and postage and keep up-to-date on Boulder County land use events by opting to receive our newsletters by e-mail. To switch to e-mail, please contact Betty Gibbs at: [bgibbs@wcox.com](mailto:bgibbs@wcox.com)

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*Please make donations out to: Land Use Coalition  
PO Box 20265, Boulder, CO 80308*



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OUR NEXT LUC MEETING IS  
WED. MARCH 7 - 5:30 PM  
OLIVE GARDEN IN BOULDER  
(NW CORNER OF 28TH & PEARL)

## LUC LUNCHEON - THURSDAY, MARCH 1

### Guest Speaker:



### Boulder County Commissioner Will Toor

Boulder County Commissioner Will Toor will be making his second appearance as LUC guest luncheon speaker on Thursday, March 1. Commissioner Toor will give a brief summary of land use issues in Boulder County, to be followed by a question and discussion session with attendees.

Date: Thursday, March 1, 2007

Time: Registration: 11:30 am  
Lunch Buffet & Presentation:  
11:45 am - 1:30 pm

Cost: \$15 includes a buffet lunch  
and beverage - please bring  
cash or a check made out  
to the LUC

Place: Broker Inn  
555 30th St. - Boulder, CO

RSVP: By Feb. 26 to Barbara Taylor  
by e-mail:  
[boulderheights@comcast.net](mailto:boulderheights@comcast.net)  
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