

LUC Questions for District 2 Candidates, April 21, 2004

1. When a land-use related bill is heard before state house or senate committees, most of the testimony is usually from angry Boulder County residents. Many land use bills originate as a result of property rights abuses by Boulder County Government. What steps will you take as Commissioner to improve/reverse Boulder County government's statewide image as the poster child for unreasonable and abusive land-use practices?

2. Do you support a code of ethics for the board of county commissioners?

Should it address the following? Why or why not?

- A) employment by the county of current or recently serving county commissioners.
- B) treatment of people who are testifying (e.g. accusing a person of lying without producing evidence).
- C) making statements by 1 commissioner about how the board will vote if an item comes before the board at some future time.
- D) practicing the spirit of sunshine by providing the public and press with adequate and timely information on hearings.
- E) Compliance with IGAs.
- F) Other.

3. The Land Use regulations in Boulder, Longmont and most cities are clear and objective. Owners generally can learn what is allowed and what can be done by reading the regs.

Boulder County Land Use Code, as the Zucker Report stated, is complex, confusing and occasionally contradictory. Unwritten rules are applied (e.g. mining claims on one deed are merged). Much emphasis is placed on view, aesthetics, and neighborhood reaction. Interpretation is subjective leading to threats to personal and civil liberties.

How do you propose to correct these circumstances?

4. The Land Use Department proposes, in response to the merger problem, that parcels without a developed principal use may be recognized as separate unless:

- A) physical improvements (structures) are shared; or
- B) the Assessor combined properties after 1/1/97; or
- C) the Director determines environmental damage will occur from construction

What is your view on this proposal?

5. What are the advantages and disadvantages of Super IGAs? Would you suggest any changes?
6. What are your guidelines regarding the county's filing of lawsuits against citizens? Comment on the amount of taxpayer's money that has been used to pay off and settle lawsuits. How has this affected the county's liability insurance rate? What is your position with regard to requiring non-disclosure agreements on settling a lawsuit?
7. What is your position on businesses in the unincorporated part of the county? What types of businesses should be allowed and how should they be regulated?
8. How would you address a Site Plan Review following a catastrophe such as the Overland Fire?
9. Do you favor the county establishing an ombudsperson position? Why or Why not?
10. What is your position on spending General Funds on Open Space?