

City Council Meeting Minutes

**February 6, 2024
City Hall, Council Chambers
749 Main Street
6:00 PM**

Call to Order – Mayor Leh called the meeting to order at 6:00 p.m. **Roll Call** was taken and the following members were present:

City Council: *Mayor Chris Leh
Mayor Pro Tem Caleb Dickinson
Councilmember Tim Bierman
Councilmember Deborah Fahey
Councilmember Barbara Hamlington
Councilmember Dietrich Hoefner
Councilmember Judi Kern*

Staff Present: *Jeff Durbin, City Manager
Samma Fox, Deputy City Manager
Kurt Kowar, Public Works Director
Rob Zuccaro, Community Development Director
Matt Post Senior Planner
Rafael Gutierrez, Police Chief
Meredyth Muth, City Clerk*

Others Present: *Kathleen Kelly, City Attorney
Presiding Municipal Judge Thrower*

APPROVAL OF AGENDA

Mayor Leh called for changes to the agenda and hearing none asked for a motion.

Motion: Councilmember Fahey moved to approve the agenda, seconded by Mayor Pro Tem Dickinson. **Vote:** All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ON THE CONSENT AGENDA

Natasha Flyer, Superior, stated she read the recent comments to City Council was sad to read that many people have lost faith in their government. She feels there is a loss of the sense of community in town.

Sherry Sommer, Louisville, pooling time with Matthew Michaelis, played audio clips from previous City Council meetings and asked the Council to respect the democratic process.

Josh Cooperman, Louisville, pooling time with Tiffany Boyd, stated that in light of the referendum election results the Council should use particular vigilance in reviewing the Redtail plat application that is on tonight's agenda. He stated he does not think the preliminary plat on the agenda is a complete application and should not be considered until it is complete.

Tamar Krantz, Louisville, asked the Council and staff to identify all the changes that are made in applications between meetings so the public can understand what has changed. She suggested that if there are changes to applications they should be remanded back to the previous board for input before coming to City Council. She asked members to disclose conversations they have had regarding land use items.

APPROVAL OF THE CONSENT AGENDA

Mayor Leh asked for changes to the consent agenda; hearing none he asked for a motion. **Motion:** Councilmember Fahey moved to approve the consent agenda, seconded by Councilmember Dickinson. **Vote:** All in favor.

- A. ***Approval of Bills***
- B. ***Approval of Minutes: May 2, 2023; January 22, 2024***
- C. ***Approval of February Meeting Schedule***
- D. ***Approval of Resolution No. 5, Series 2024 – A Resolution Approving Two Applications to the Northern Colorado Water Conservancy District for the Conversion of a Temporary Use Permit to an Annually Renewable Perpetual Water Contract for the Right to Use Colorado-Big Thompson Project Water***
- E. ***Approval of a Sole Source Agreement with Spronk Water Engineers for 2024 Water Rights Administration***
- F. ***Approval of Resolution No. 6, Series 2024 – A Resolution Approving an Agreement with Ready to Work, LLC for General Landscape and Maintenance Services***
- G. ***Approval of Appointment to the Board of Adjustment***
- H. ***Approval of Revised 2024 City Council Work Plan***
- I. ***Adoption of 2024 City of Louisville Legislative Agenda***

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

Councilmember Fahey thanked the Public Works department for the snow removal efforts over the weekend.

CITY MANAGER'S REPORT

None.

REGULAR BUSINESS

APPOINTMENT OF WARD I COUNCIL MEMBER

Mayor Leh introduced the item and asked for public comments on the appointment of the new Ward I councilmember.

Public Comments

Megan Ottensen, Louisville, asked Council to consider appointing Josh Cooperman for the position. She supports him for his engagement with the City and his knowledge of the City.

Heather Gardner, Louisville, voiced her support for Cooperman for his commitment to climate change and engagement in the community. She feels his perspective as a scientist would benefit the Council.

Tim Stalker, Louisville, stated he supports Cooperman for the position.

Nancy Commins, Louisville, stated she supports Cooperman as he is the most qualified candidate in her opinion. She feels Cooperman brings something different to the Council and he is supported by many Ward 1 residents.

Ken Wilson, Louisville, stated he feels we have trustworthy representatives on the Council even when he disagrees with decisions. He supports Cooperman for the position given his qualifications and engagement in the City for climate issues, engagement with youth, and knowledge of the City and Ward 1. He feels his scientific knowledge is needed on the Council.

Tiffany Boyd, Louisville, stated she supports Cooperman for his commitment to the community and listening to people. She stated he represents the community and understands all of the issues facing Louisville. She asked the Council to consider him for the position.

Jojo Follmar, Lafayette, stated they support Cooperman for the position for his commitment to addressing climate change and his leadership on issues such as equity, diversity, and inclusion.

Tess Weltzin, Lafayette, stated she supports Cooperman for his support for localized change in Louisville to address climate change and his work with youth in the community.

Kevin Lombardo, Louisville, stated he feels Cooperman is the strongest candidate for the position and Cooperman is best prepared to take the seat.

Don Parcher, Louisville, supports Cooperman for his commitment to addressing climate change.

Michiko Christiansen, Louisville, stated she read all the applications and supports Cooperman because of his experiences.

Josh Cooperman, Louisville, pooling time with Aubryn Cooperman, stated he was disappointed to learn that the Council initial support for the seat was for Tim Bierman. He stated he wants to make his case again as he feels he is the best candidate for the seat. He stated the selection process was too undefined and the Council should have created criteria by which to make the decision. He feels his responses to the interview questions were strongest and he is the best prepared to take the seat. He has shown his commitment to serving the community and feels his engagement on issues over the past four years makes him the best candidate. He asked Council to appoint him.

Cynthia Corne, Louisville, stated she supports Cooperman for his commitment to open space, parks, and sustainability. She feels he brings the best skills and expertise to the seat.

Helen Moshak, Louisville, stated she supports Cooperman as a proven community leader and his demonstrated skills fighting for a comprehensive future for Louisville.

Cathern Smith, Louisville, stated she supports Cooperman for his advocacy for fighting climate change at the local level. She urged Council to appoint Cooperman.

John Cowley, Louisville, stated he supports Cooperman for his problem solving skills and ability to understand complex issues. He feels Cooperman would best represent Ward I.

Scott Baskerville, Louisville, stated he supports Cooperman for his previous commitment and work in town for sustainability and housing issues.

Cindy Bedell, Louisville, stated she supports Cooperman for his intelligence, critical-thinking skills, and support for sustainability issues.

Susan McEachern, Louisville, stated she supports Cooperman for his support for sustainability issues and his ability to work collaboratively.

Tamar Krantz, Louisville, stated she supports Cooperman for his understanding of the issues. She asked Council to rank each applicant on the issues facing the City.

Ted Battreall, Louisville, stated he supports appointing Tim Bierman to the seat for his perspective on the local issues. He encouraged people to get to know Bierman.

Weiyan Chen, Louisville, stated she supports Cooperman as he brings a different perspective as a scientist to the Council.

Matt Bliss, Louisville, stated he supports Bierman for his enthusiasm, dedication, and his ability to listen to and learn from the community.

Susan Loo, Louisville, stated she does not support Cooperman as he supported requiring Marshall Fire survivors to rebuild to the NetZero standard. She stated Cooperman can run for the seat in November.

Matthew Machaelis, Louisville, stated he supports Cooperman as he has broad support in Ward I. He feels Cooperman has the best credentials and is passionate about the community.

Maxine Most, Louisville, stated she supports Cooperman as he is the most prepared candidate and has participated in Council meetings over the years.

Larry Donner, Louisville, stated he does not support Cooperman for the seat.

Mark Cathcart, Louisville, stated he supports Cooperman for his data-driven approach and he has broad support in Ward I.

Keith Reis, Louisville, stated he supports Bierman for the seat as he will be a dedicated and thoughtful member that is not entrenched in any perspective and he will listen to all people. He is knowledgeable and supportive of the entire community.

Mayor Leh thanked everyone for their comments and all those who applied for the seat. He noted the extraordinary quality of the people in the community who volunteer their time for so many things. He stated it was a difficult decision and all the candidates would be an excellent addition to the Council. He asked the candidates who are not selected to continue to be involved.

Mayor Pro Tem Dickinson stated the process is not perfect but the process is set up for this to be a brief appointment. Residents will get to vote on this seat in November. He noted that public comments on all of the applicants were taken at the interviews last week and candidates assumed that was their chance for that. If Mr. Bierman had known he needed his supporters to come this evening he would have asked them to do so. He stated he would be happy to sit on the Council with Mr. Cooperman or Mr. Bierman; both are excellent candidates who will represent the Ward well. It is a really hard choice.

Councilmember Hoefner agreed it is a difficult decision and all the candidates are excellent. The Council has gotten lots of letters and input on this from residents. We don't know who the voters of Ward I would choose, that is why we have the election in the fall.

Mayor Leh noted that each candidate has been very involved in the City in different ways. He does not believe any one of the three is the consensus candidate for all residents of the Ward. He stated he hopes all of the candidates continue to be involved.

MOTION: Mayor Leh moved to appoint Tim Bierman to the Ward I position; seconded by Councilmember Fahey.

VOTE: Motion carried by unanimous roll call vote.

OATH OF OFFICE FOR WARD I COUNCIL MEMBER

Judge Thrower swore in Tim Bierman as the new Ward I councilmember.

CONCEPT PLAN REVIEW – 1301 COURTESY ROAD/1390 CANNON STREET, DELO BOOM (WEST)

Mayor Leh introduced the item. He stated this is a new process for the City:

- The purpose of the concept plan review is to provide an optional opportunity for potential future land use applicants to solicit comments from the City Council in the early stages of the development review process on complex projects to inform any subsequent related applications.
- Any comments from City Council should relate to existing relevant policies and regulations.
- All comments provided by the City Council are advisory in nature and are not binding on the City Council.
- The City Council is not required to provide any specific feedback regarding an application and a consensus or majority vote on the item will not be taken, nor will City staff provide any recommendations.

Director Zuccaro stated this new process is a chance for the City Council and the public to provide input to developers early in their process. It lets them identify issues that are important to Council before they bring back a formal application.

Planner Matt Post reviewed the location of this project. It currently has multiple structures for industrial, warehouse, and office uses. The subject property is located in the Highway 42 Urban Renewal Area and is located in a mandatory rezone area. In 2015, the property was rezoned from Industrial to CC-MU and MU-R, and in 2023 the eastern 2.47 acres of the property was rezoned from CC-MU to MU-R.

This proposal includes 135 dwelling units and 4,000 sf of retail space. Post noted the following areas of consideration for Council:

- The applicant will request consideration of a waiver to the maximum residential density of 20 units/acre allowed in the MU-R zone district. The applicant is requesting 25 units/acre. The applicant asserts that permitting more units on site will allow the development to include inclusionary housing pursuant to the requirements the municipal code.
- The applicant will request consideration of a Special Review Use to allow a larger-than-permitted building footprint. The maximum ground floor building footprint in the MU-R zone district is 10,000 square feet – the proposed apartment is +/- 30,000 square feet.
- The applicant may request consideration of a waiver to the block design and dimension standards in the design guidelines.

Planner Post stated the applicant has indicated that providing the total number of required inclusionary units on-site may be a challenge with current density limitations and Energy Code requirements.

He stated that when a formal application is submitted there will be opportunities for public comment at both the Planning Commission and City Council. Staff has not made any recommendations on this Concept Plan. The City Council may provide non-binding, advisory feedback to the applicant.

Hunter Floyd, Live Forward Development, reviewed their proposal. He stated they build high-impact, low intensity housing on infill sites. They envision a mixed use development for this site. He reviewed the community engagement they have completed. From that they learned of the neighborhood concerns about the site and their requests for more green space, walkability, affordable housing, and amenities.

He discussed the conceptual plan for the site, some of the highlights of the project, and their plans for sustainability on the site. He reviewed each of the waivers they will likely ask for related to building area, building height, density, commercial space sizing, the Net Zero building code, and affordable housing.

Councilmember Kern asked if meeting the local code will be difficult. Floyd stated that meeting the net zero code is very challenging and will increase the rent about 10%. The costs don't pencil out financially so it may mean they need residents who choose to live in a more sustainable building and pay more for it.

Councilmember Hoefner asked if more density could make the net zero affordable. Floyd stated that probably wouldn't be enough to help which is why they are asking for the waiver.

Councilmember Hoefner asked how much retail space they envision in the application. Floyd stated they expect something in the range of 2500 - 3500 sf range.

Public Comments

Mark Cathcart, Louisville, stated he supports the concept plan for the additional housing it will bring however he thinks the plan is over parked. He would like to see more walkable sidewalks on Highway 42 for these residents.

Sherry Sommer, Louisville, state she likes the onsite affordable housing but is concerned about traffic. She would like a traffic study for the entire corridor showing all of the planned development in the area and would like a fiscal impact statement. She is concerned it will not be affordable for Louisville residents and does not feel the density will help the downtown businesses.

Tamar Krantz, Louisville, stated likes the new concept plan process. She is concerned the City has not yet adopted a housing plan and is rezoning areas without that information. She would like an affordable housing commitment and energy efficiency commitment to be required at the time of rezoning for any future changes from commercial to residential zoning.

Josh Cooperman, Louisville, stated he is supportive of this development. It is a great spot for residential redevelopment and the location is not likely to get commercial development but is close to commercial development for walkability. We need the inclusionary housing. He would like charging for electric bicycles, a playground, and possibly structured parking in the development. He appreciates the developer engaging with the public.

Maxine Most, Louisville, stated she likes the concept plan process. We do need redevelopment and more housing. She agrees the development should have a lower parking requirement. She supports small retail businesses in the development.

Cynthia Corne, Louisville, stated she supports the concept in this location. She wants to make sure traffic on Griffith Street is addressed regarding school times and ice issues. She supports safe walking routes to the middle school and to shopping on South Boulder Road.

Mike Deborski, Louisville, stated he is the neighboring property owner. He thanked the developer for their engagement with the neighbors. He would like to make sure access is maintained to his property. He likes the proposal and it brings needed housing. He would like to see a lower parking requirement.

Mayor Leh noted that discussion tonight is advisory and only a feedback session.

Councilmember Hamlington stated she would like to see what can be achievable as far as energy efficiency for the development. Would like to get as far as they can and still include the inclusionary housing.

Councilmember Hoefner stated he is probably comfortable with the Special Review Use and the density waiver if the project shows up with the inclusionary housing and this level of community support.

Mayor Pro Tem Dickinson stated this looks to be headed in the right direction on the affordable housing and the density. He would like to see the affordable housing actually build rather than paying the fee in lieu. He agrees it looks over parked. He wants the City to incentivize the net zero code if possible.

Mayor Pro Tem Fahey agreed affordable housing and sustainability are high priorities for the City. She would support higher density in return for more affordable units. She also supports bicycle charging and would like to see green roofs considered.

Mayor Leh agreed this location needs to be activated and the location of this housing is good to support downtown businesses. He supports the increased density and the affordable housing.

RESOLUTION NO. 80, SERIES 2023 – A RESOLUTION APPROVING THE REDTAIL RIDGE FILING NO. 1 PRELIMINARY SUBDIVISION PLAT – *continued from 12/5/23*

Members discussed whether or not to move forward given the late hour. Members decided to start the next item with the staff and applicant presentations and then continue the public comment and deliberation to February 20.

Mayor Leh introduced the item and asked for disclosures. Councilmember Hoefner stated he would be recusing himself from this item due to a professional conflict of interest. He left the meeting.

Mayor Leh opened the public hearing.

He stated this matter is a quasi-judicial hearing meaning the application must be considered based on constitutional due process requirements that call for a fair hearing before a neutral decision maker as individual property rights are at stake. As such, City Council members must refrain from any "outside the hearing" contacts, including discussion via email, and the Council shall apply the legal criteria to the evidence presented in the public record and at the hearing before arriving at a decision.

Community Development Director Zuccaro stated all public notice requirements were met. He noted they had questions as to why residents of Superior and Broomfield received notice. He stated the property is on the edge of Louisville and the required mailing radius included residents in neighboring jurisdictions.

He stated an incorrect application page was included in the packet; the correct page is in the packet addendum. Additionally, comments from earlier meetings with the Open Space Advisory Board and the Parks and Public Landscaping Advisory Board were inadvertently left out of the packet. Those will be added to the packet for February 20 and will be clearly labeled as such.

Director Zuccaro reviewed the location and the history of the site noting it totals just under 400 acres and was formerly the home of the Storage Technology with approximately 1.5 million square feet of industrial development previous to 2009.

ConocoPhillips purchased the property in 2009 and demolished the existing buildings. ConocoPhillips received approval to rezone the property to Planned Community Zone District (PCZD); this required the adoption of a General Development Plan (GDP) which defines all the allowed uses on the site. They also received approval of a zoning agreement, preliminary PUD, and plat. The PUD and plat have since expired. The 2010 GDP does not expire and it and the zoning code are what currently govern this site.

Tonight's application is for a subdivision plat. This does not define uses or zoning standards only how to divide the property to redevelop it under the existing GDP.

There was a 2021 development proposal to amend the GDP asking to allow a different set of uses, different density, and other proposals. That GDP amendment was approved by the City Council but later overturned by referendum in 2022. In 2021, a Metro District Service plan was also approved for the site. The 2010 GDP and zoning continue to govern the site.

The applicant is requesting a new subdivision plat under the governing 2010 GDP. A plat establishes lots, blocks and tracts of land for development. It establishes rights of way and easements; and it includes public purpose land dedications. There is also a subdivision improvement agreement for installation of public infrastructure (roads, water, sewer). It does not determine or influence allowed land uses, density, building heights or zoning standards.

Director Zuccaro noted both a preliminary and final plat are required in the City's process; this is the preliminary plat and staff feels all of the requirements are met for this process except building heights. Asking for building heights is an old requirement, by practice now building heights are set by PUD so staff is not worried about this omission. Council could put a note on the plat related to building heights if it so wishes.

The preliminary plat sets out public purpose lands, lots, blocks and tracts of land; rights of ways and easements, and preliminary utility and drainage plans. The final plat will then address the subdivision improvement agreement; the final streets; landscaping; grading and drainage plans; final easement vacations; and the metro district service plan amendment. At final plat approvals from some other jurisdictions will be needed.

The code requires a minimum 12% public land dedication. Of the 390 acres in this proposal, 81 acres are exempt from the requirement. Therefore the minimum dedication required is 37.1 acres; the applicant is proposal dedicating 139 acres of public land.

Director Zuccaro reviewed the dedication in detail. In working with the applicant, staff asked the applicant to consider many factors including: does it cover relatively undisturbed areas of land; does it follow natural drainageways with habitat; is it continuous with other open spaces; and does it buffer existing residential development.

Director Zuccaro reviewed the road and trail plan noting the extension of Campus Drive to 96th Street and possible trail connections. Staff is recommending a condition that the applicant and the Northwest Parkway have a final agreement in place before the City considers the final plat.

He reviewed the proposed road layout and traffic analysis at full build out. The study finds 75% of the anticipated traffic would come and go from the Northwest Parkway and US 36 with a smaller percent from City streets. Upgrades to the Northwest Parkway and US 36 will need to be addressed long term with the regional agencies.

He reviewed the grading, drainage, and utility plans. There are six regional detention ponds proposed; a new lift station would be needed and built by the applicant; and upgrades to the wastewater treatment plant would be needed in future stages of development.

Director Zuccaro reviewed the transportation demand management plan which is required by the 2010 zoning agreement. He also reviewed the sustainability commitments which staff will require in the subdivision agreement and PUD approvals.

He reviewed the municipal code's specific approval criteria for a subdivision plat including conformation with Title 16, whether it complies with the Comprehensive Plan, and the zoning requirements. Staff finds the application does comply with all of the requirements and is consistent with the Comprehensive Plan.

The Parks and Public Landscaping Advisory Board reviewed the application and recommended approval. The Open Space Advisory Board (OSAB) recommended approval with conditions including requiring a commitment to rehabilitate and dedicate the Paradise Lane properties; requiring the applicant use City standards for underpass design; that OSAB participate in the PUD review process; and that the applicant to consider a third underpass at Rockress Drive/NW Parkway. The Planning Commission reviewed the application across six meetings and voted 3-2 to recommend denial.

Staff recommends approval with the following conditions: 1) prior to the City Council hearing on the final plat, the applicant shall provide final approval from the NW Parkway

Authority and 2) prior to the City Council hearing on the final plat, the applicant shall address all Public Works comments on the Traffic and Mobility Study.

Mayor Pro Tem Dickinson asked what the City or the applicant can do to solve the intersection of US 36 and the Northwest Parkway which will reach failure sooner with the additional traffic. Community Development Director Zuccaro stated that intersection is also impacted by development in nearby Broomfield. When CDOT does move forward on that intersection they may ask the City to contribute to the upgrades but we won't know until CDOT moves something forward. Staff has reached out to CDOT but they have not gotten any real information from them at this point.

Councilmember Dickinson asked about the overall impact of this development on congestion on Campus Drive. Director Zuccaro stated that when Campus Drive is built through to 96th it will be expected to reduce the congestion on Campus at 88th Street.

Councilmember Dickinson asked how the upgrades at the intersection at 96th will be improved. Director Zuccaro stated that the subdivision improvement agreement will include an agreement with the applicant on what they will be expected to pay for those upgrades. Those details will need to be worked out when the final plat comes to City Council for consideration.

Councilmember Hamlington asked if the underpass could be closer to the school. Director Zuccaro stated the underpasses are in the proposed locations is because the drainage is in those areas would facilitate the underpasses in those locations. A trail location with an enhanced crossing is suggested for the school crossing.

Councilmember Hamlington asked why the Planning Commission reviewed both the preliminary and final plat but only the preliminary is coming to Council. Director Zuccaro stated that there were delays in the process while the applicant worked with the Northwest Parkway on their issues. In the meantime, the applicant wanted to see if Council approved the preliminary plat before it spent more time and resources on the details in the final plat.

Councilmember Hamlington asked if the final plat could be remanded back to Planning Commission if Council wanted it to be reviewed by them. Director Zuccaro stated yes.

Mayor Leh asked how the process with Northwest Parkway is going. Director Zuccaro stated it's pretty complicated with structure of the Northwest Parkway Authority. They had concerns about how the intersection at 96th will work. The applicant can give more information on the current status of the conversations.

Councilmember Kern asked when intersection improvements will be installed. Director Zuccaro stated final dates for infrastructure work will need to be determined.

Councilmember Kern asked if the grading could be reduced in the more natural areas to be less disruptive. Director Zuccaro stated the applicant can give more details, but grading is required for drainage and road in the areas she referred to.

Applicant Presentation

Luke Murphree, Perkins & Will, noted the site it is privately owned and that after the 2022 special election it is governed by the 2010 GDP. The preliminary plat is for horizontal development only, and includes the Campus Drive extension, and a large public land dedication. He reviewed the history of the parcel and steps they have taken to date.

Rod Richardson, Sterling Bay, introduced the company and their vision for the property for a life sciences campus with sustainable development and quality design. They believe there is a market need for a life sciences campus. He noted they have increased open space and reduced square footage from the previous application for this property. He stated Sterling Bay is working with the Northwest Parkway to meet all the transportation upgrades. He reviewed fiscal projections of the project.

Mark Painter, Holland and Hart, outlined how the proposal is designed to meet the criteria in Title 16 of the municipal code and the comprehensive plan. The plat defines the road network, utilities, extends campus drive, and it exceeds the required public land dedication. He reviewed how the proposal is different from the 2010 GDP and the 2021 proposal.

He reviewed the changes made since the Planning Commission reviewed the application, the proposed road configurations, and the future steps in the entitlement process for individual PUDs. He noted this application is not asking for any variances or exceptions from the criteria.

Dan Enderson, CFO Advent Health, stated Advent Health recently took over all leadership of Avista Hospital and that any statements from previous Avista leadership are no longer valid. He noted Avista is the largest employer in Louisville and is under contract for a 40-acre site in Redtail. The hospital wants to expand and they feel they cannot do it in the current location and it is imperative to move to this new location

Alexander Stewart, Perkins & Will, reviewed the existing conditions on the site. He noted that the significant majority of the site has been previously disturbed and has a legacy of debris and noxious plants. He stated that grading is needed in most areas due to how the property was developed previously.

He reviewed the landscape vision the applicant has for the property including the open space shown on the plat and open spaces on future parcels identified in the PUD. The plan includes pickleball, a dog park, and parks. They have incorporated regional water systems and drainage into the site. They have examined regional mobility and included

train connectivity on the site. He gave an overview of the planting plan and the habitat and the wildlife management plan for the site.

Cassie Slade, Fox Tuttle Transportation Group, reviewed the Campus Drive extension, the proposed road network, and plans for transit oriented development. She also gave information about the traffic study and offsite improvements included in the plan.

Quinn Shute, Branch Pattern, spoke to the sustainability plans for the site including building to LEED standards, reducing energy and carbon emissions; addressing water use and light pollution; encouraging alternative transportation, and wellness commitments.

Luke Murphree, Perkins & Will, closed out the applicant presentation noting the applicant feels the proposal meets all City criteria, does not require any changes to the current GDP, and will be a positive addition to Louisville.

MOTION: Mayor Leh moved to continue the item to February 20 at 6 pm; Kern seconded the item.

VOTE: Motion approved by unanimous voice vote.

Council clarified that at the February 20 meeting the item will start with Council questions for the applicant followed by public comments and then deliberations.

CITY ATTORNEY'S REPORT

None.

COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

Councilmember Fahey gave an update from the Rocky Mountain Metropolitan Airport roundtable regarding discussions about possibly discontinuing the roundtable. Next steps will be considered at their meeting in March.

ADJOURN

Members adjourned at 11:38 pm.

Christopher M. Leh, Mayor

Meredyth Muth, City Clerk