



City Council

January 21, 2025
Packet Addendum #1

From: [Ann](#)
To: [Christopher Leh](#); [City Council](#)
Subject: 2025 Work Plan Final
Date: Sunday, January 19, 2025 3:58:55 PM

Dear Mayor Leh and Council Members,

I am grateful that the final Council Work Plan to be considered this week includes a new item related to potential citywide defensible space policies, and possible study sessions on various other preparedness topics.

I am still perplexed by the apparent reluctance for Louisville to develop a comprehensive wildfire mitigation and preparedness implementation plan. At Tuesday's meeting, DCM Fox stated that Louisville doesn't need its own plan because "we are covered under the County's plans." It's true that Louisville "is covered" under some county-wide plans but **the County does not implement programs within the City of Louisville**. To implement the recommendations in the CWPP, Louisville would have to develop its own project/program plans with its own goals, timelines, resource requirements, partners, public input, etc. Similarly, Chief Gutierrez said that the Police Dept does have an emergency preparedness plan for Louisville, but it can't be shared with the public, and individual residents need to develop their own emergency plans. I don't doubt that the City has an emergency plan, and I know the County has led major improvements in response plans since the Marshall Fire. But there is still work that could be done to educate citizens at a high level about disaster preparedness at both the City and individual levels.

I believe the kind of planning and implementation that would bring City government, residents and businesses together to make the City safer should be a part of day-to-day operations. But since I have not seen such a plan in the 3 years I've been involved in these issues within Louisville, I asked Council to take the issue up in their 2025 Workplan and so they can give appropriate direction to staff. I am flummoxed that this is still not going forward as a priority, when there is so much expertise, potential partners, and potential grant-based funding that could help create a viable initiative.

I hope we accomplish more in 2025 than study sessions on the issue, and that Council establishes clear expectations with the new City Manager that developing a Louisville wildfire mitigation plan should be a high priority for staff.

Thank you,
Ann Brennan

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From: [H.M](#)
To: [City Council](#)
Subject: People are missing from the Draft Comp Plan
Date: Tuesday, January 21, 2025 10:18:57 AM

Dear City Council,

A lot of hard work and thought has gone into this planning process but it isn't truly comprehensive until people are the priority. Planning stands at a crucial juncture. While the process has laid a solid foundation, it requires a stronger emphasis on people—the heart and soul of Louisville. Prioritizing the diverse needs of our residents, workers, and visitors will ensure that our city grows sustainably and inclusively. Let's focus on **who** before the what, where, when and how much. As a local government our highest priority is the community, our residents and voters and the people who work, play, shop, and recreate in Louisville. Everyone is entitled to economic stability and vitality.

Who:

Our comprehensive plan must center on the people who continue to live, work, retire, and the thriving community we want to build and sustain in Louisville. Let's focus on people :

- Senior housing
- Long-term residents
- Renters
- Multi-Family options
- First-time Homeowners
- Young Families
- Single Parent Family housing
- Worker housing
- Next Generation Green housing

Then we can work on **what** these folks need for housing - affordability, environmental sustainability, transportation options, access to city services and infrastructure, community gatherings and events, library, recreation, shopping and open space and parks.

These needs drive the **where** and **when** of the planning - targeted opportunity zones and support for developers committed to meeting these needs, regional & non-profit development partnerships, reasonable and measured zoning changes, art districts, community grants, etc.

Next Steps:

1.
The majority of folks who participated in the public dialogue didn't like the options presented. We need to listen: 40% chose "other" over the options.
In summary, "Participants who selected "Other" within the online survey generally expressed dissatisfaction with the proposed scenarios, citing concerns about overdevelopment, urban sprawl, and a departure from Louisville's small-town character. Many preferred **preserving green space and wildlife habitats**, particularly at Redtail Ridge, and advocated for limiting growth to within already developed areas. **Infrastructure capacity**, such as traffic congestion and city services, was a frequent concern, with participants emphasizing the **inability to support additional housing or jobs without degrading quality of life**. Suggestions included focusing on **infill development along transit corridors, maintaining affordability, and ensuring sustainability**." p. 22
2.
The majority of folks who did express a preference for an option (only 25%) chose Option A - slow growth with an emphasis on community.
2.
Let's hear each Council member's ideas and answers to the 14 excellent questions posed by the project team on p.10 of the Council Communication Memo. (Excerpted below)
3.
Include the 12% affordable housing goal within the current housing plan goals.
4.
Let's create a comprehensive Comp Plan that is not complete until it focuses on people and their needs and includes planning for:
 - Requirements for city infrastructure for core facilities and services including Library, Utilities, Transportation and Public Works, City Staffing, Open space, Parks, Recreation Center, Senior Center, Sport Fields, Golf Course facilities and services
 -

Open space and parks acquisitions, protection and management

- Plans for environmental sustainability, decarbonization, and green and fire hardening building requirements
- Water Resources

By focusing on housing options that meet the needs of our diverse community, ensure affordability, and foster environmental sustainability, we can build a community that thrives for generations. Let's also take into account the invaluable feedback from our public outreach and carefully consider the suggestions to preserve the unique character of Louisville.

As we move forward, it's imperative that we continue to listen, engage, and respond to the voices within our community. Together, let's create a comprehensive plan that truly reflects the aspirations and needs of our people, paving the way for a vibrant and resilient Louisville.

Thank you for your dedication and commitment to making our city a better place for all.

Sincerely,
Helen Moshak
20 year Louisville Resident

Project Team Questions to Council:

"REQUESTED CITY COUNCIL ACTION

The Comprehensive Plan project team is requesting the following input from City Council:

1. Do you agree with the approach for the Plan's Future Land Use Map (FLUM)?

When evaluating the FLUM, consider the following:

- a. Preferred Scenario. Based on the three scenarios presented to the community, which of these, or which combinations, most closely align with your vision for the future? The community's vision?
- b. FLUM. Based on community feedback, what should be carried forward to a preferred FLUM? What should not be considered? Are these the right future land use categories?
- c. Plan Elements. How much housing is right for the future of Louisville? How and where should there be a focus on economic vibrancy? How can

housing and mixed use housing be used to strategically influence economic vibrancy? What needs to be considered from an equity, sustainability, and resilience perspective in these plans? What are critical infrastructure aspects including transportation, utilities, and services?

d. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?

2. Do you have any comments about the Plan's proposed table of contents (see Attachment 1)?"

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From: [Cathern Smith](#)
To: [City Council](#)
Subject: The Comprehensive Plan Needs a Mid-Course Correction
Date: Tuesday, January 21, 2025 2:00:04 PM
Attachments: [image.png](#)

Dear Mayor Leh and Members of City Council:

While it is good to be grappling with growth, the process so far does not grapple with all of the facets of growth that should inform a Comprehensive Plan. Louisville is a great place to live. Let's keep it that way by exploring more facets of the impacts of growth before committing to an approach.

The discussion below teases out three basic and unstated premises of the revised Comp Plan deserving more attention. The first unstated premise is that the existing infrastructure is adequate to meet the needs of a City that will grow at rates that are unprecedented in recent terms. The second is that natural resources are unlimited. And, the third it that it is fiscally responsible to approve significant growth without a plan to pay for it.

Evaluation of Existing Infrastructure

Traffic is already a problem. Under already approved growth, the US 36 Interchange fails in a few years. But there is no plan to address that or the impacts of traffic from accelerated growth under Scenarios B and C.

Also, it is apparent that the proposed levels of growth will require expansions of the Library, Rec Center, new ball fields, probably more sewage treatment capacity, and other infrastructure. Many of these types of services require buildings. While the City could rent space, but it is more fiscally responsible to own. A truly comprehensive plan would identify where library branches, ball fields, outdoor gathering spaces, etc. are needed; It would also explain what level of growth triggers the need to upgrade different components of the infrastructure and explain how the City will finance such expansions of service.

Natural Resources

We know that natural resources are limited and that today's children will live in more challenging circumstances than we do *unless* we commit to sustainable growth and green building practices. For example, we know that increased evaporation from hotter temperatures caused by climate change will increase the need for water to maintain existing landscaping and reservoirs, but we do not have an assessment of the impact of climate change on the water needs of the City. Already, we are taking water from the Western Slope and drying out their lands to quench our thirst.

Our high quality of life comes from the private and public green and open spaces. The existing public green and open spaces cannot absorb a significant number of new residents with compromising the experience. The mental and physical health of a community is closely tied to resident access to recreational and nature based activities. And, quite frankly solitude. This plan does not address the need for additional green space or how we live within our means.

Fiscal Responsibility

For sure, Scenarios B and C (and possibly Scenario A) create an unfunded mandate that will force a future City Council to increase taxes. Rather than green-light growth at this level, I would like the City Council to engage in a meaningful conversation with the Community.

Before that conversation can occur, the citizens need to know where the tipping points are for each service and what each type of infrastructure improvement would cost. The residents of Louisville deserve to know what the fiscal impact of each growth scenario is. And, how much our taxes, water bills, etc. go up under each scenario.

Some Elephants in the Room

Rezoning Under the Proposed Comp Plan Takes Away Our Bargaining Chip:

Under existing law and policy, developers can apply for exceptions to build larger developments, denser housing, higher buildings, etc. This approach works well and has given us Davidson Mesa, our award winning Golf Course, and other amenities that make our quality of life so high. By clearing the way for new zoning and an automatic right to develop, we are giving up the bargaining chip that has given us a high quality of life --for absolutely nothing in return.

Affordable Housing

What is the purpose of setting affordable housing goals if the Comprehensive Plan doesn't address affordable housing head-on. We know from the last few years that is a fallacy to argue that growth and density are inherently affordable. Louisville has \$1 million town homes.

Baked-In Growth

We already have a lot of growth baked in and the Comprehensive Plan doesn't explain why more growth is good for the people. Redtail Ridge is going to be built out, CU is going to build an unknown number of units, there are 400 units already in the pipeline, we have an affordable housing goal of 12%, and are committed to absorbing our share of the growth of Boulder County.

Height Limits

If City Planners want to increase the height limits, why didn't the survey clearly ask for questions about height preferences. I'm not hearing any enthusiasm for tall buildings (unless the increased height preserves Open Space).

Thinking Outside the Box

As underutilized and already developed spaces are redeveloped, some of the existing pavement should be replaced with trees and grass to create the feel of a city in place of the suburban parking lot. This land could be configured as a grid. But it doesn't have to be.

Conclusion

To be clear, I am not opposed to all growth. I am in favor of reasonable growth in bite sized pieces that maintains our quality of life. The Zuccarro/Hirt staff memo provides the following list of questions for City Council to address. If you meaningfully engage with these questions (below) over time, then I think you can create a Comprehensive Plan that aligns with the values of the Community.

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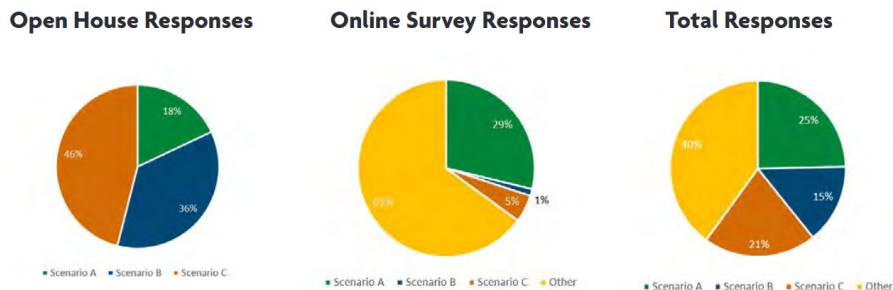
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d. Decision making. How should the FLUM be used to influence future zoning decisions? What flexibility should exist to allow for changing conditions?

Thank you for engaging with these important issues and committing your time and energy to meeting the needs of all of Louisville's residents and its natural and financial ecosystems.

Best,
Cathern Smith
Ward 3

PS: In deciding your next steps, please consider that 60% of the on-line survey respondents choose other and that this number is diluted to 40% when the Open House responses are included. However, the Open House participants were not given the option to choose other, distorting the results. I would believe that more community engagement is needed and that the data does not provide a solid basis for action.



Excerpted from page 43 of the Zucarro/Hirt Staff Memo and its attachments.

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From: [Christopher Leh](#)
To: [H M](#)
Cc: [Genny Kline](#)
Subject: Re: People are missing from the Draft Comp Plan
Date: Tuesday, January 21, 2025 3:11:05 PM

Hi Helen—Thank you for your email, your analysis, and suggestions. I will be keep them in mind as we consider the Comp Plan update tonight. I hope you'll consider attending the meeting this evening and providing further input or response to the input of others, including Councilmembers.

With respect, I take strong exception to the notion that “people” are somehow being ignored. People are at the heart of what this community is. Through the many forms of public engagement in many forms, in many venues, over many months, as well as in the campaigns of each Councilmember, City Staff, the consultants with whom we contracted, and the City Council have carefully considered and will continue to consider carefully the needs of our community and do our level best to reach decisions that reflect the concerns, needs, and aspirations of the people we serve.

Thanks again for your email.

Chris

Chris Leh, Mayor
City of Louisville (CO)
Louisville City Hall
949 Main Street
Leh@LouisvilleCO.gov
(C) 303.668.3916

From: H M <hmoshak@gmail.com>
Sent: Tuesday, January 21, 2025 10:18 AM
To: City Council <Council@louisvilleco.gov>
Subject: People are missing from the Draft Comp Plan

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