



City Council

October 21, 2025
Packet Addendum #1

From: [Clif Harald](#)
To: [City Council](#)
Subject: City Ordinances 1904 & 1905
Date: Sunday, October 19, 2025 9:25:36 AM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Mayor Leh and Members of City Council,

I'm writing to advocate for the staff recommendations to approve Ordinances No. 1904 and 1905, the ConocoPhillips Campus GDP, Amendment No. 1 and the Avista Adventist Hospital General Development Plan Amendment No. 2, respectively.

I know you're well-informed about the details of the proposed amendments and how they comply with the city comp plan and municipal code, as summarized below. Their regulatory compliance compelled both the OSAB and Planning Commission to unanimously support them and I trust it will compel your approval, too.

Summary of the amendments' compliance with city regulations:

1. The Louisville Comp Plan anticipated development of a research campus such as Redtail Ridge within the Phillips66 Rural Special District. The Comp Plan states that structures within the District that are clustered, located outside of the public view shed, and buffered by surrounding topography and open space may exceed three stories. Staff found that the proposed building heights exceeding three stories for the Hospital Parcel would be consistent with these policies.
2. The proposed ConocoPhillips Campus GDP amendments are consistent with the purpose of the Planned Community Zone District. Staff determined that the amendments proposed in the GDP for the Hospital Parcel establish minimum standards to address building massing, ensuring quality architectural design of the taller building elements. Staff also asserts that the Hospital Parcel is located at the lowest elevation point of the Redtail Ridge development, helping mitigate overall height in relation to surrounding development.
3. For the Avista Adventist Hospital GDP, the proposed public land dedication is being offered by the applicant at the city's request. It is not required by the LMC. The land dedication represents about half of a 15-acre parcel ranked as a high priority on the OSAB's 2023 Candidate Open Space Ranking map. It is contiguous to the original 10-acre open space parcel, expanding the overall open space parcel to more than 17 acres. Staff found that the land dedications on the north side of the project and revised setbacks will provide required buffering for the development north of the project.

Thank you for taking my comments into consideration. I hope you'll support the findings of your staff.

Best regards,
Clif Harald

Ward 2 Resident

From: [Christina Fernandez](#)
To: [Christopher Leh](#); [Caleb Dickinson](#); [Deb Fahey](#); [Barbara Hamlington](#); [Dietrich Hoefner](#); [Josh Cooperman](#); [Judi Kern](#)
Cc: [Diana Langley](#); [Samma Fox](#); [Kathleen Kelly \(Email\)](#); [Genny Kline](#)
Subject: Resident communication re: 10/21 Agenda
Date: Monday, October 20, 2025 9:28:24 AM
Attachments: [Louisville Mesa Village HOA.SR.F.10.16.2025 \(1\).docx](#)
[Outlook-idrawz25](#)

Good morning,

Attached is a letter from a resident requesting your review prior to tomorrow's Council Meeting. The letter pertains to Agenda Item 8A regarding Rocky Mountain Metropolitan Airport (RMMA).

Please let me know if you have any questions.

Thank you,

Christina Fernandez, CMC

City Clerk's Office

303-335-4895

cfernandez@louisvilleco.gov

749 Main Street

Louisville, CO 80027



OCTOBER 16, 2025

Scott F. Reese
President
Louisville Mesa Village HOA
795 W. Birch Court
Louisville, CO 80027

Rocky Mountain Metropolitan Airport
11755 Airport Way
Broomfield, CO 80021

Subject: Request for Review and Modification of Air Traffic Patterns Directly Affecting Our Louisville, CO Community

To Whom It May Concern,

On behalf of the Louisville Mesa Village HOA, I am writing to formally express the growing concern regarding the volume and frequency of air traffic currently impacting our residential community. As the President of the HOA, I represent the interests of dozens of households located in reasonably close proximity to the Rocky Mountain Metropolitan Airport. Over the past several months, our residents have experienced a significant and sustained increase in aircraft activity directly overhead, with flights occurring at intervals averaging one every 90 seconds during peak hours. For reference, we are directly adjacent to the Louisville Water Reservoir, which I believe pilots are using as a marker for their flight plan.

This level of air traffic has introduced considerable disruption to daily life in our neighborhood. Residents report elevated noise levels that interfere with sleep and outdoor activities, which affect our home values and general peace of mind. The near-constant presence of low-flying aircraft has also raised concerns about air quality, safety, and the long-term livability of our area. Many families have expressed frustration and anxiety over the inability to enjoy their homes without the intrusion of aviation noise. As a resident for over 22 years, I can state that our community has never had this issue before this year.

We fully recognize the importance of the airport to regional transportation and economic development. However, we believe that a more balanced approach to flight operations is necessary—one that considers the well-being of surrounding communities. To that end, we respectfully request that the airport administration, in coordination with the Federal Aviation Administration (FAA), undertake a formal review of current flight paths, altitudes, and scheduling practices affecting our area.

Specifically, we ask that the following be considered:

1. **Alteration or redirection of flight paths** to reduce the concentration of traffic directly over our neighborhood.

2. **Implementation of noise abatement procedures**, including higher minimum altitudes and adjusted approach patterns.
3. **Limitation of flight frequency during early morning and late evening hours**, when noise disruption is most acute.

We are eager to work collaboratively with airport officials, air traffic controllers, and relevant agencies to identify solutions that preserve both the operational integrity of the airport and the quality of life for our residents. We kindly request a formal response to this letter and/or the scheduling of a meeting between airport representatives and our HOA board to discuss these concerns in greater detail.

Thank you for your attention to this matter. We look forward to your response and to a constructive dialogue that benefits all stakeholders.

Sincerely,

Scott F. Reese

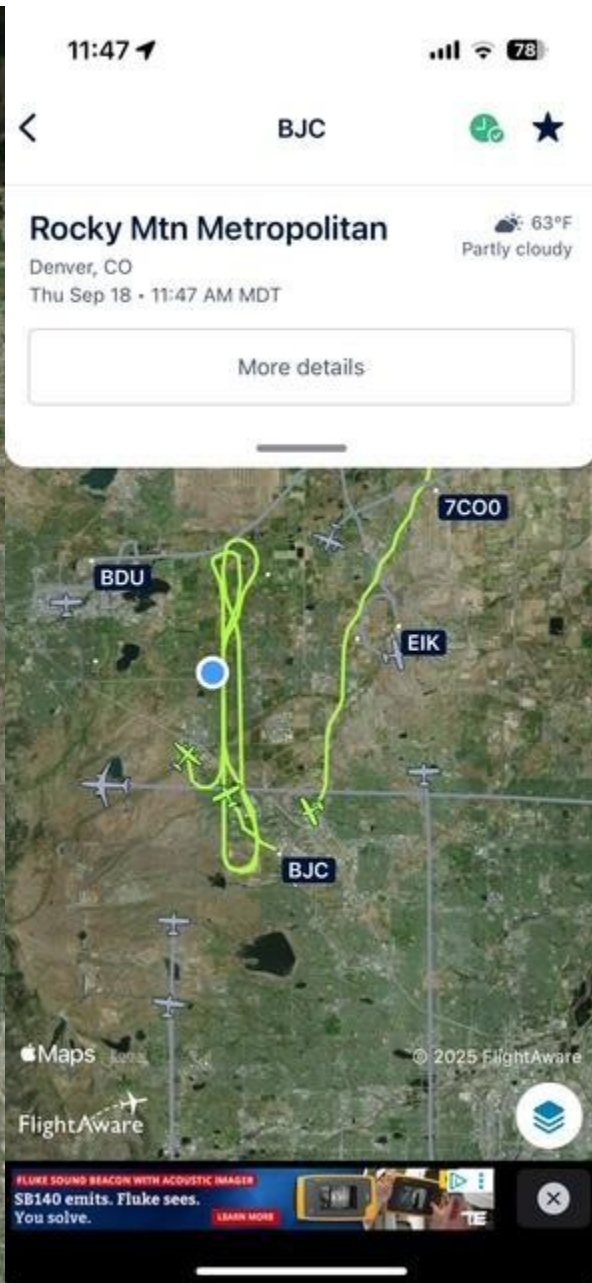
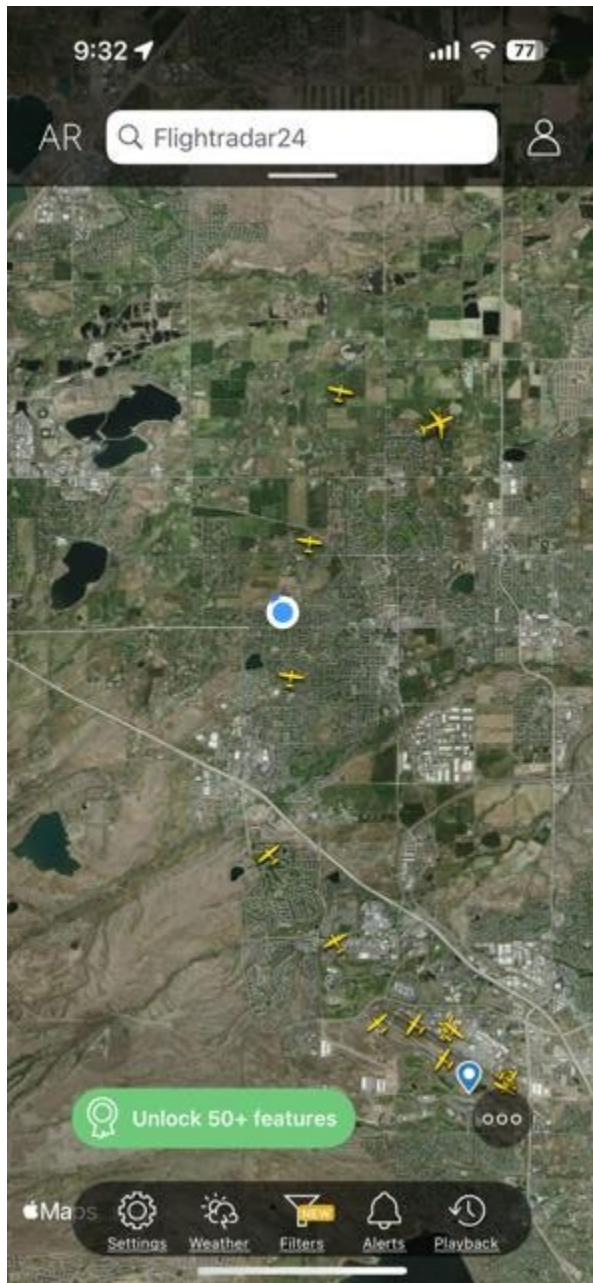
Scott Reese
President
Louisville Mesa Village HOA
303-665-4448

FlightAware Screenshots (below):

Recent findings from a June 2025 FAA memo revealed that Rocky Mountain Metropolitan Airport (RMMA) leads the nation in “Potentially Significant Events” (PSEs), which include both runway and airborne safety incidents. This alarming designation followed a fatal crash in May 2025 shortly after takeoff from RMMA, intensifying scrutiny of the airport’s operations. The memo, shared publicly by the mayor of Superior, Colorado, underscores the urgency of addressing both safety and community impact. We believe these findings warrant immediate review of flight patterns and noise mitigation strategies affecting our neighborhood.

<https://boulderreportinglab.org/2025/09/28/faa-memo-shows-rocky-mountain-airport-tops-nation-for-safety-incidents/>

<https://www.denver7.com/news/local-news/rocky-mountain-metropolitan-airport-leads-nation-in-safety-incidents-pushing-faa-to-make-changes>



8:04



BJC



Rocky Mtn Metropolitan

Denver, CO

Mon Oct 13 • 8:04 PM MDT

48°F
Partly cloudy

More details



From: [Gary Mansdorfer](#)
To: [City Council](#)
Subject: Airplane noise
Date: Monday, October 20, 2025 10:37:06 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear Members of Council,

I just saw that the airplane noise is going to be on the agenda for tomorrow evening. Since I already have plans for the time of the meeting, I would like to communicate my thoughts by email.

For many of us here in Louisville, the sudden increase in airplane noise is a REALLY BIG DEAL! I know that for some people, especially those who don't spend much time outside, it isn't a big deal, but for very many, it is. The effects of noise pollution on our mental, emotional, and physical health are well documented. To have the peaceful, quiet enjoyment of our homes suddenly taken away is devastating.

We just spent the last two years rebuilding our home that was lost in the Marshall Fire. The longer we were away from Louisville, the more we wanted to return. Unfortunately, just as we were nearing completion of our house, the re-routing of the airplanes began and everything changed. I can honestly say, that as much as I love Louisville, had I known that we were going to be subjected to this noise pollution, I would not have rebuilt.

The basic functions of a municipality are to provide basic services (water, sewer, streets, etc) and protection (police). Beyond that a really great city also strives to create and maintain a good quality of life for it's citizens. Louisville has always done a great job of that. But now, we are faced with a foe from outside the city that should be viewed as an attack on our quality of life. I really feel that this should be viewed as an attack that we have to fight against. This issue so degrades our quality of life, that it doesn't matter what you invest in the rec center, parks, open space, etc. Nothing can make up for the noise pollution that we are now dealing with.

So the real question is, is there anything that council and the city can do? My reply is yes. I know that the city certainly cannot directly control the situation, but the basic function of government is to have a central body that can effectively do what we as individuals cannot do on our own. All of us that want to get involved with this feel like we are flailing about, trying to figure out what to do. Most of us are working, have families, and lots of responsibility and do not have the time to dedicate to this the effort that might actually make a difference. Plus each of us feels like we are trying to "reinvent the wheel" in trying to learn about this subject. If the city were to hire a person on staff who's responsibility is to work on this issue, that person could become an expert and help lead all of us in making something happen. That person might be a part time employee, but it would be the best money the city could spend at this time.

Thank you for your consideration and for all that you do,

Gary Mansdorfer
1117 W Enclave Circle
Louisville, CO 80027
Home: (303) 665-1136
Cell: (303) 324-4344
gary@jemcoseal.com

From: [Sarah Dunbar](#)
To: [City Council](#)
Subject: Avista expansion vote
Date: Tuesday, October 21, 2025 12:25:22 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Hello,

I was made aware of tonight's (10/21) meeting to discuss and vote on the expansion project for avista hospital.

As a resident who moved here in 2016, I was fortunate enough to have delivered our only child at avista back in 2017.

One of the reasons we chose Louisville and avista specifically for the birth and ongoing care of our daughter and entire family, was because of the location, quality and range of medical care that was and is still available.

I've learned that avista is one of the bigger employers in Louisville. This facility and the many varied providers that operate within it are highly valued by the Louisville community.

I want to express my support for the proposed expansion to the avista site which will not only better support the community but will also increase employment, and draw in more visitors to the site.

Best
Sarah Dunbar
1979 Sunnyside Circle
Louisville, CO 80027

From: [Jennifer Samuels](#)
To: [City Council](#)
Subject: October 21 Avista vote
Date: Tuesday, October 21, 2025 2:15:32 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Dear City Council folks,
I am a resident of Ward II and I am interested in keeping the Avista Hospitals in Louisville because it provides valuable healthcare services and jobs to our community.

Please vote in favor of Avista's redeveloping itself within Louisville.

Respectfully submitted,

Jennifer Samuels
Kennedy Ave, Louisville