



Planning Commission

January 8, 2026
Packet Addendum #1

From: [Matt Jones](#)
To: [Planning](#)
Cc: [City Council](#)
Subject: Comprehensive Plan comment
Date: Thursday, January 8, 2026 11:19:17 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.

Dear Chair Brauneis and Members of the Planning Commissioners,

It is absolutely critical that a fiscal analysis using either a marginal cost approach be conducted on the projected growth in the comprehensive plan before any decisions are made. The 46% to 67% increase in housing units and population when adding the columns in Table 1 (page 37) will significantly diminish our quality of life and service delivery and/or require tax increases to pay for additional services. This kind of analysis was performed in the last comprehensive plan update and resulted in a downsizing of the number of units. No decisions on the comprehensive plan should be made until this information is available because of the significant long term costs it could require of current residents.

Thanks,
Matt Jones

From: [Cathern Smith](#)
To: [Planning](#)
Cc: [City Council](#); [Diana Langley](#); [Adam Blackmore](#); [Ember Brignull](#)
Subject: LOSA's Comments on the 95% Draft of the Comprehensive Plan
Date: Thursday, January 8, 2026 12:43:03 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 Chair Brauneis and Members of the Planning Commission:

Louisville's Open Spaces are one of the community's best loved amenities. Open Space is highly valued by the community for its recreational, scenic, agricultural, and habitat values. Some people go to Open Space to exercise; others for a mental break or solitude; while others go to observe birds, flowering plants, sunsets, and moonrises. For our wildlife, Louisville's Open Space is their home. The grasses and trees of our Open Space sequester carbon, filter water, and provide other ecological services.

The foundational guidance for managing Open Space is found in the City Charter, which establishes the following management standards.

Section 15-1. Open Space Article - Purpose.

The purpose of this article is to establish **management standards** for City-owned open space lands **that**:

- (a) Are consistent with good stewardship and sound ecological principles;
- (b) **Preserve and promote native plants, native wildlife, and their habitats;** and
- (c) Preserve and promote cultural resources, agriculture, scenic vistas, and appropriate passive recreation activities.

See page 54

at <https://www.louisvilleco.gov/home/showpublisheddocument/64/635500284987870000>

POPULATION GROWTH IMPACTS NEED TO BE ADDRESSED

As a preliminary matter, Louisville Open Space Advocates (LOSA) notes that the 95% Draft of the Comp Plan does not grapple with the problem of how to reconcile the extraordinary, proposed growth in the human population with the pressure this growth will put on our Open Space.

According to the 95% Draft, the current human population, number of units, and average household size are as follows:

Current population = 19,889
Current number of units = 8,826
Average household size = 2.29

If 4,000 new units are added, there will be 9,160 new residents (4,000 x 2.29)

bringing our total population to 29,049 people. If 5,000 new units are added, there will be 11,450 ($5,000 \times 2.29$) new residents, bringing our total population to 31,339. Adding up the maximum column in Table 1 (page 37) adds 5,900 units. (We are not sure why this was rounded down to 5,000 in the text.) And, if 5,900 units are added, there will be 13,511 ($5,900 \times 2.29$) new residents, for a total Louisville Population of 33,400.

The current user experience and functional habitat can not be preserved with these proposed rates of growth. To preserve the quality of life for humans and the myriad lifeforms dependent on Open Space, LOSA urges you to substantially reduce the rate of growth.

REVISE THE “TEN BIG THINGS” AND THE ACTION PLAN

Further, in an effort to better align our stewardship of Open Space with the mandates of the City Charter and planning efforts already underway by other City Departments, LOSA provides the following comments.

1. To reflect the full range of things we need to do for our Open Space, revise bullet 8 of “Ten Big Things to Get Right Over the Next Ten Years” by:

replacing: “Protect and Enhance Open Space – Prioritize open space and access to nature as essential community assets.”

with: “Protect, Preserve, Restore, and Strategically Acquire Open Space - Prioritize open space and access to nature as essential community assets while preserving and promoting native plants, wildlife, and their habitats.”

See page 3 of the Introduction.

2. To clarify that the PROS Plan that is underway does not simply sit on a shelf refine the Action Plan by:

replacing: "Review and update the City's Park and Recreation Department priorities for the next 10+ years."

with: "Update and implement the City's Parks and Recreation and Open Space Department priorities for the next 10+ years."

And in the column "Why it's important", add "Preserve and restore habitat to protect existing wildlife and preserve the existing user experience."

DEFER TO THE PROS PLAN AND THE TRAILS MASTERPLAN

Management of Open Space requires unique knowledge and skills. The PROS Department has subject matter experts who are working with consulting experts to put together a comprehensive plan for the management of Louisville’s open space, parks, and other recreational assets. Common sense says that the City should not have three conflicting documents, (i.e., the Comprehensive Plan, the PROS Plan, and the Trails Plan) providing nuanced guidance for stewardship of

our Open Space and Trails.

1. Defer to the planning efforts of the PROS Department, which is currently working with DTJ Consultants to put together Louisville's first Trails Masterplan. To the extent that the Planning Commission and the Planning Department wish to participate in the Trails Planning process, we ask you to submit comments to DTJ Consulting so that your perspective may be folded into the efforts underway.

As an example, LOSA strongly recommends the removal of the Goodhue Ditch Trail Connection (T5) from the Comprehensive Plan. This trail idea has many fundamental flaws which make it a non-starter. A trail would negatively impact sensitive riparian areas along the Goodhue Ditch and Coal Creek, fragment a significant habitat block, negatively impact active agricultural operations, require an at-grade crossing of busy Dillon Road, require permission from a conservation easement holder for access and a bridge across Coal Creek after passing through classified Open Space Preserve land.

Using the City Charter Section 15.1 criteria above, the proposed trail would violate parts (a), (b) and the agricultural part of (c) making it an inappropriate passive recreation activity. And this does not include the legal and safety issues listed above. A trails connection from the Red Trail Ridge development can be made using T4 and T2 on the Figure 17 Transportation Connections map.

2. Defer to the process recently created by the PROS Department and City Council for the acquisition of Open Space and remove the language about the ability to maintain open space as a criterion.

We will have additional comments on the plan, but these were what we were able to draft in the brief time frame.

Thank you for sharing your expertise and for your service on the Planning Commission.

Best,

/s Cathern Smith on behalf of LOSA

cc: Mayor Leh and Members of City Council

Diana Langley, City Manager

Adam Blackmore, Director of Parks, Recreation, & Open Space

Ember Brignull, Open Space Superintendent

Louisville Open Space Advisory Board (*via* Ember Brignull)

From: [Cathern Smith](#)
To: [Planning](#)
Cc: [City Council](#); [Diana Langley](#)
Subject: 95% Draft Comprehensive Plan
Date: Thursday, January 8, 2026 2:17:38 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 Chair Brauneis and Members of the Planning Commission:

I see a disconnect between the City's 95% Draft Comprehensive Plan and the values of the community in that the Comp Plan does not reflect residents' appreciation of the character of the community and its delightful small town feel. The people are the heart of any community and I believe they are looking for measured growth and continuation of the high level of services and amenities that Louisville provides. To me this means, adjusting the rate of growth to absorb traffic impacts, maintain access to the rec center and library, keep reasonably priced water, preserve open space's wildlife and solitude, and all of the rest of the social and physical infrastructure which makes Louisville such a great place to live.

In addition to reducing the rate of growth, I see a need to:

1. Bury the power lines. Excel Energy is right to proactively turn off power during high wind events. Louisville clearly needs a reliable source of power to keep the businesses and services we have (e.g., Avista Hospital) and to attract new ones. Climate change is making our fall and early winter season dryer and hotter. We need to adapt. The Comprehensive Plan should address this issue of economic resilience and public safety.
2. Adjust the rate of growth to match the capacity of emergency evacuation routes and expand evacuation routes as needed. Again, a public safety issue.
3. Make a serious commitment to affordable housing to preserve our community character.

Other Colorado communities with high rates of growth are now struggling with the cost of building the necessary infrastructure to sustain their communities. Let's plan more carefully so that we can maintain the existing high levels of service, address climate change, and preserve the livable character of Louisville.

Thanks for all that you do.
Best,

Cathern Smith

cc: Mayor Leh and Members of City Council
Diana Langley, City Manager

From: [tamar krantz](#)
To: [Planning](#)
Subject: Please ensure that new growth is affordable and sustainable through comp plan revisions
Date: Thursday, January 8, 2026 12:33:37 PM
Attachments: [image.png](#)

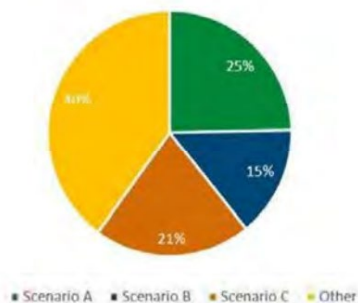
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Dear Planning Commissioners,

Welcome new commissioners. I appreciate your volunteer service to our town.

I hope that you will substantially reduce the growth envisioned. The current draft reflects the desires of only 15 percent of survey respondents rather than the desires of the majority who would like to see growth closer to what is envisioned in the housing plan. The "key understanding" on page 21 of the engagement summary shows that residents desire stronger measures for affordability, sustainability and maintaining small town character. If you disagree with the survey results, would you please follow up on this during the last public engagement window? See graph below that shows only 15 wanted the high growth scenario, scenario B.

Total Responses



Regarding the land use categories, thank you for changing the "flex" land use category to "mixed employment". The land use categories beginning on page 39 of the plan seem to be improved. I still worry that the visions for retail, plazas, open spaces, and trails won't be achieved if action plan items aren't added. Can you recommend that the language in the comp plan be strengthened to ensure that the updated commercial and industrial design guidelines require these elements?

I hope that you can also look closely at the strategies for sustainability and open space. The wording could be stronger. Could you recommend action items to implement these strategies?

Sincerely,

Tamar Krantz