City of Louisville
COLORADO ▪ SINCE 1878

City Council

September 1, 2026
Packet Addendum # 1

From:	Diana Langley
To:	Christopher Leh; Barbara Hamlington; Judi Kern; Caleb Dickinson; Deb Fahey; Josh Cooperman; Dietrich Hoefner
Cc:	Executive Leadership Team; Kathleen Kelly (Email)
Subject:	Council Agenda Questions 9/1/26
Date:	Tuesday, September 1, 2026 9:51:36 AM
Attachments:	image001.png Louisville Solid Waste 2025-2026 Year in Review.pdf image003.png image002.png 1501_Empire_ZVL REVISED 7.29.2026.pdf image004.png image005.png image006.png RE Question on agenda item 5.F. Sell Real Estate at 1501 Empire Road and the easterly portion of 1303 Empire Road..msg

Good morning Council,

Please find below questions and answers regarding items on tomorrow night's agenda.

Item 5B: Resolution No. 78, Series 2026 — A Resolution Adopting an Updated Policy Regarding Payments for Cleanup and/or Restoration Expenses Resulting from Sewer Backups or Water Meter Failures

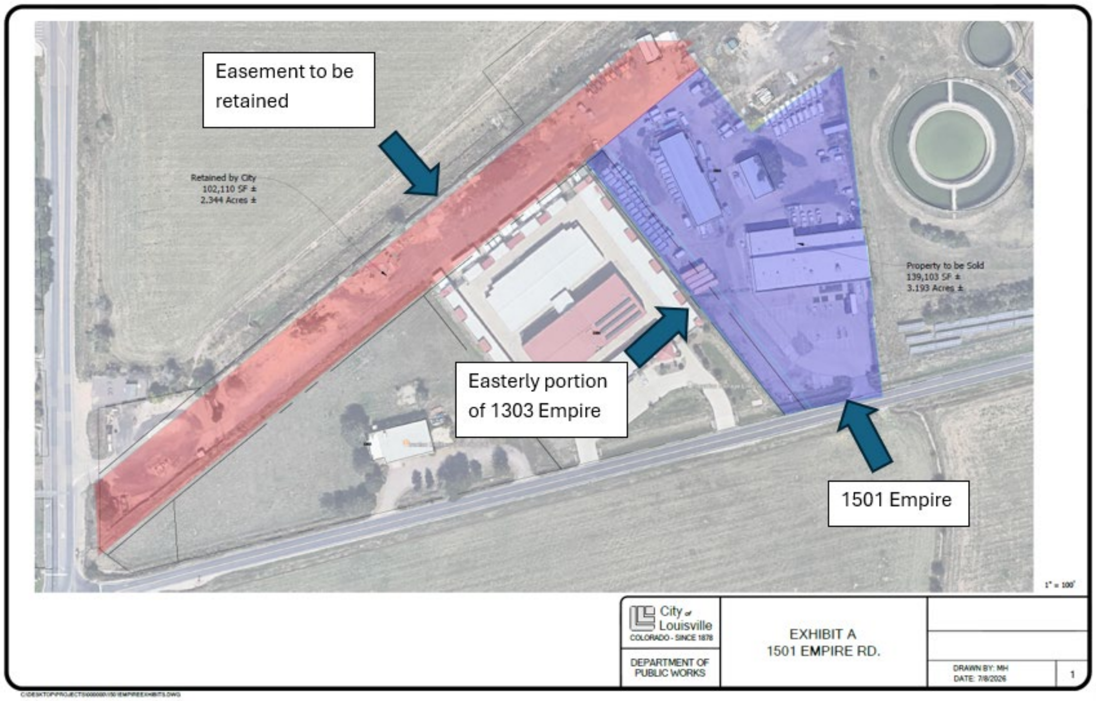
- **Question:** What are the motivations for making these changes now?
  - **Answer (Mindy Olkjer):** A sewer backup event occurred in November 2025 impacting a Louisville business. Although the City had no legal liability for damages in that case, cleanup and restoration costs for the business were substantial. That event prompted a review of the current policy, which establishes eligibility for reimbursement only for residential property owners. Staff recognizes that commercial property owners should also be eligible since there is potential in the future that businesses may also experience impacts from sewer backups.

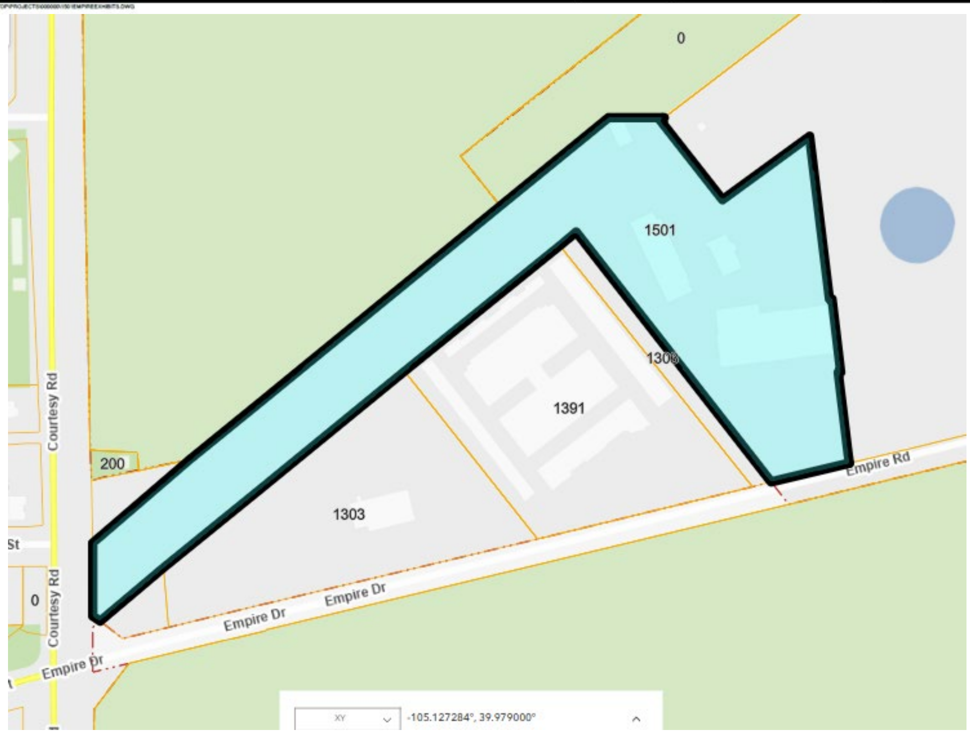
Item 5C: Resolution No. 79, Series 2026 — Resolution Establishing Refuse, Recyclables and Compostables Collection and Disposal Fees Effective September 1, 2026, for the City of Louisville, Colorado

- **Question:** Why are the composting and recycling rates increasing? Historically, isn't it just the Base Trash Collection Charge that has increased as a means to incentivize composting and recycling?
  - **Answer (Kurt Kowar):** There has been an escalator on all pricing since 2009, not just to the base trash collection charge. To incentivize composting and recycling, the cost for the 65- and 95-gallon trash bins is 2x and 3x, respectively, the cost of the 35 gallon bin.
- **Question:** Can staff please forward Republic's Year End Review?
  - **Answer (Kurt Kowar):** Please find the 2025-2026 Year in Review attached that covers the period of September 1, 2025 – June 30, 2026.

Item 5F: Resolution No. 82, Series 2026 — A Resolution Approving a Purchase Contract to Buy and Sell Real Estate at 1501 Empire Road and the easterly portion of 1303 Empire Road

- **Question:** Could staff provide a map showing the two properties, the easement, and the likely subdivision lines?
  - **Answer (Diana Langley):** Below is a conceptual map showing 1501 Empire Road and the easterly portion of 1303 Empire Road.
- **Question:** Would the subdivision change the property's zoning in any way?
  - **Answer (Rob Zuccaro):** The properties are currently zoned Industrial (I). Attached is a Zoning Verification letter for the property. The subdivision would not change the zoning.
- **Question:** Is staff going to address the questions submitted by Tamar Krantz?
  - **Answer (Diana Langley):** Yes. Please see the attached email that includes staff's responses.





Item 8A:

- **Question:** What happens when a fund's working capital falls below the 15% minimum reserve? The financial forecast shared as part of the Weekly Update for the Golf Fund showed the working capital falling below the minimum reserve.
  - **Answer (Ryder Bailey):** Financial Policy 2.7 – "In the event reserves are **used** resulting in working capital balance **below the 15% minimum**, a plan will be developed by the City Manager to replenish the reserves as quickly as reasonably possible and will be presented as part of a long-term financial plan." Should we fall below, we'd need to act urgently; obviously, modeling below the 15% reserve is problematic and indicative of a future problem, but the policy speaks to actually falling below. For tomorrow, specifically for the golf fund, I'll present the latest model, which stays above 15% throughout, but I can also speak to the "what ifs" if we fall below.

Item 8C: Resolution No. 72, Series 2026 - A Resolution Approving the Centennial 8 Replat B to Facilitate a Minor Subdivision to Combine 1006 Honeysuckle Lane and 1008 Honeysuckle Lane

- **Question:** What precedent exists for such a lot consolidation? While the applicant has supplied tentative plans for the property post consolidation, what structures would hypothetically be permitted to be constructed post consolidation?

- **Answer (Rob Zuccaro):**
  - In 2023, the City approved a replat to consolidate two lots in the Enclave Subdivision on West Pine Court. These two lots were also Marshall Fire impacted properties.
  - If the Honeysuckle Lane lot consolidation replat is approved, under current zoning, one single-family home and one accessory dwelling unit is allowed on the combined lot. This includes a lot coverage maximum of 3,000 sq. ft. and an additional 500 sq. ft. beyond the maximum if an ADU is built. Therefore, the zoning would allow a new home to be built or an expansion to the existing home up to the 3,000 sq. ft. lot coverage maximum, or 3,500 sq. ft. if an ADU is constructed.

- **Question:** If Council is not supportive of this merger, what would be potential reasons for denial?
  - **Answer (Rob Zuccaro):** A potential section in the Subdivision Code that could address this is the purpose statement highlighted below. If Council thinks a lot this large is not consistent with the intended character of the neighborhood, this could be used as a reason for denial. This would be the largest lot in the PUD, but the PUD does not have maximum lot sizes, so it is difficult to say it is out of compliance with the zoning.

Sec. 16.04.020. - Purpose.

The regulations in this title are designed and enacted in accordance with the authority granted to the city including, but not limited to, subdivision authority granted in C.R.S. § 31-23-201 et seq. and the land use authority granted in C.R.S. § 29-20-101 et seq., the "Local Government Land Use Control Enabling Act of 1974," for the following purposes:

A. To promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city;
B. To provide for the proper arrangement of streets in relation to existing or planned streets and to the comprehensive plan;
C. To provide for adequate and convenient open spaces for motor vehicle, pedestrian and bicycle traffic, utilities, access of firefighting apparatus, civil defense, recreation, and sites for schools, educational facilities, and related structures;
D. To promote orderly growth and to provide for the harmonious development of the city in accordance with its comprehensive plan;
E. To provide for adequate light, air and privacy and to secure safety from fire, flood and other danger;
F. To avoid congestion of population and to provide for the proper distribution of population and supportive land uses;
G. To ensure that public facilities and services are available and will have sufficient capacity to serve the development;
H. To protect the character and the social and economic stability of all parts of the city;
I. To conserve and enhance the value of land throughout the city and the value of buildings and improvements upon the land;
J. To minimize the conflicts among the uses of land and buildings placed on the land;
K. To provide for the safe and efficient circulation of traffic throughout the city, the avoidance of congestion in the streets and highways and along pedestrian and bikeways;
L. To provide reasonable standards in order to further the orderly layout of land and to ensure proper legal descriptions and monumenting of subdivided land;

For the Comp Plan, there are some potential supporting policies.

Goal LU 3. Diversify Louisville's Housing Stock

Strategies

LU 3.1. Update zoning standards to support development of smaller homes, townhomes, duplexes, apartments, condominiums, and senior housing in more places.

LU 3.2. Support family-friendly housing for households with children, including multiple bedrooms, nearby parks and schools, and safe access to transportation.

LU 3.3. Require or encourage a mix of housing types, sizes, and price points within larger residential or mixed-use projects to foster inclusive, mixed-income communities.

Goal LU 1. Increase Residential Development Opportunities

Strategies

LU 1.1. Prioritize the use of vacant and underutilized land for new housing, particularly in areas with access to transit, services, and existing infrastructure.

LU 1.2. Encourage context-sensitive infill housing in appropriate locations to efficiently use land and expand the variety of available homes.

LU 1.3. Support the redevelopment of underperforming or aging commercial properties into residential or mixed-use projects where compatible with surrounding development.

LU 1.4. Streamline the development review and approval process for projects that advance adopted housing goals, including those that expand affordability or diversify housing types.

LU 1.5. Support housing types and locations that advance social equity by expanding access to affordable, accessible, and diverse homes for households with a range of needs and incomes.

LU 1.6. Leverage new residential development to increase economic vitality and vibrancy in areas with underutilized or long-term vacant commercial land.

LU 1.7. Monitor residential development activity and infrastructure capacity to ensure that housing production and service levels remain aligned with adopted service standards, fiscal sustainability, and the community's quality-of-life expectations, and adjust implementation tools as necessary.

LU 1.8. City Council should periodically review the Comprehensive Plan, development regulations, and related implementation measures to ensure that residential development is occurring in a managed and incremental manner consistent with Louisville's Vision and Core Values and to implement the Louisville Housing Plan's identified housing needs of approximately 2,483 units over 20 years.

Please let me know if you have any additional questions.

Diana Langley *(she/her)*
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LouisvilleCO.gov

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CITY OF LOUISVILLE, COLORADO · PUBLIC WORKS

Residential Solid Waste, Recycling & Compost 2025–2026 Year in Review

The second contract year under the City's single-hauler agreement with Republic Services — what Louisville threw away, what it diverted, how the service performed, and what residents paid.

Reporting period September 1, 2025 – June 30, 2026 (10 of 12 contract months reported)
Households served 5,520 trash accounts as of June 2026
Hauler Republic Services — 5-year annually renewable contract awarded June 18, 2024
Prepared August 2026, from Republic Services month-end reports
Prepared by Kurt Kowar, Public Works

The year in ten numbers

Ten reported months, September 2025 through June 2026, compared against the same ten months of the first contract year.

43.2%
Waste diverted from landfill
vs. 43.9% prior year

4,464
Total tons collected
down 5.3% from 4,715

2,537
Tons landfilled
109 fewer tons than prior year

175
Missed collections
19 per month across 5,520 homes

89.6%
Average EV fleet uptime
contract minimum is 70%

100%
Electric collection fleet
4 of 4 trucks since June 2025

1,803
Calls to Republic
1,771 answered

41 sec
Worst monthly answer time
contract standard: 2:00

$23.24
Monthly bill, 35-gal service
incl. $2.35 admin fee

WHAT CHANGED THIS YEAR

Tonnage fell across the board. Louisville set out 250 fewer tons of material than in the comparable prior-year period — less trash, less recycling, and notably less compost. Total tonnage has now fallen in each of the last five calendar years, from 6,664 tons in 2020 to 5,594 in 2025.

Diversion held roughly flat at 43.2%, down 0.7 points. Because compost fell faster than trash, the diversion rate slipped slightly even as the absolute tonnage sent to landfill dropped by 109 tons.

The fleet went fully electric. All four Louisville collection trucks have been battery-electric since June 2025, charged with 100% renewable energy. Uptime averaged 89.6% and never fell below the 70% contract floor, so the full $4.96 monthly EV premium was earned in every month of the year.

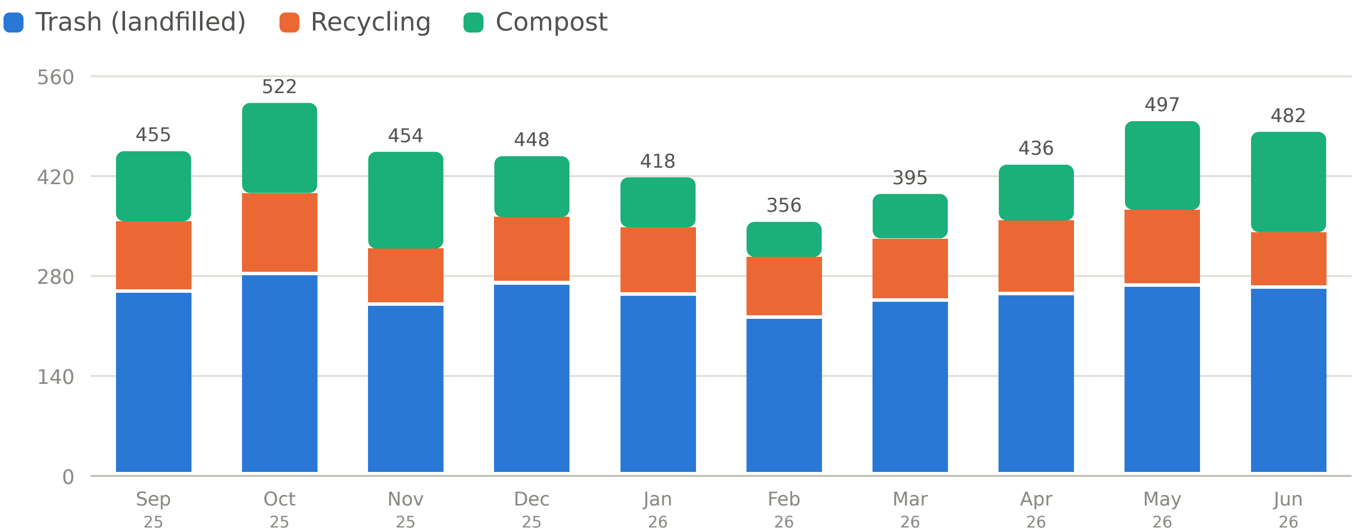
Service reliability was steady but not flawless: 175 missed collections and 136 reports of material left behind over nine reported months.

A note on October 2025

The federal government shutdown meant the U.S. Bureau of Labor Statistics never published an October 2025 Consumer Price Index. That gap affects the contract's rate escalator, discussed on page 8. It does not affect any operating data in this report.

Where Louisville's waste went

Every ton Republic Services collected in Louisville, by month and by stream. Numbers above each bar are total tons collected.



MONTHLY DETAIL — TONS

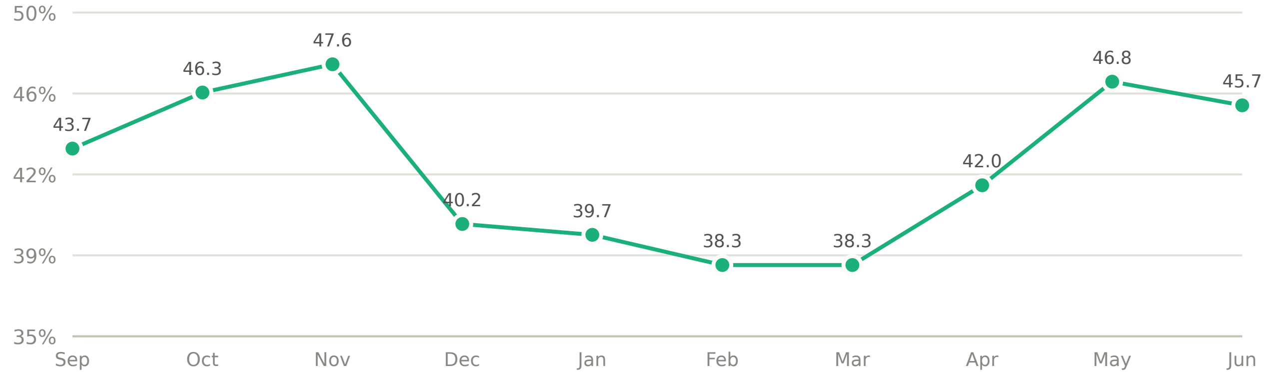
MONTH	TRASH	RECYCLING	COMPOST	TOTAL	DIVERTED
Sep 2025	256.02	100.72	98.06	454.80	43.7%
Oct 2025	280.66	115.72	126.10	522.48	46.3%
Nov 2025	238.21	80.55	135.47	454.23	47.6%
Dec 2025	267.82	94.78	85.52	448.12	40.2%
Jan 2026	252.12	96.43	69.80	418.35	39.7%
Feb 2026	219.47	87.32	49.13	355.92	38.3%
Mar 2026	243.75	89.01	62.22	394.98	38.3%
Apr 2026	252.86	105.22	78.06	436.14	42.0%
May 2026	264.42	108.29	124.30	497.01	46.8%
Jun 2026	261.98	79.55	140.57	482.10	45.7%
Sep 2025 – Jun 2026	**2,537.31**	**957.59**	**969.23**	**4,464.13**	**43.16%**
Sep 2024 – Jun 2025	**2,645.88**	**1,005.96**	**1,062.69**	**4,714.53**	**43.88%**

Source: Republic Services "Louisville Tonnages Sept 2019 through Aug 2029" and monthly disposal reports. Diversion is calculated as (recycling + compost) ÷ total tons. One 0.65-ton recycling load was rejected for contamination in May 2026 and is counted as trash. Seasonal leaf-and-branch cleanups (14.97 tons in October 2025, 6.23 tons in May 2026) were 100% diverted and are reported separately by Republic; they are not included in the table above.

03 · DIVERSION TREND

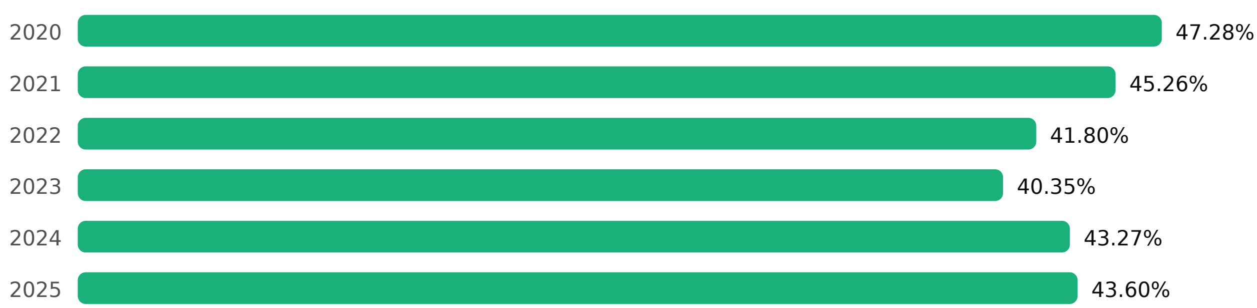
Diversion is seasonal — and slowly drifting

MONTHLY DIVERSION RATE, SEPT 2025 – JUNE 2026



Diversion peaks in spring and fall with yard waste and drops in mid-winter, when compost volumes fall by more than half. The February–March floor of 38.3% and the November peak of 47.6% are a nine-point swing driven almost entirely by compost.

ANNUAL DIVERSION RATE, CALENDAR YEARS 2020 – 2025



Diversion peaked at 47.3% in 2020 — the first full year of the program, and a year when people were home — fell to 40.4% by 2023, and has recovered to about 43.6%. Total tonnage has fallen every year since 2021, from 6,519 tons to 5,594.

Worth noting

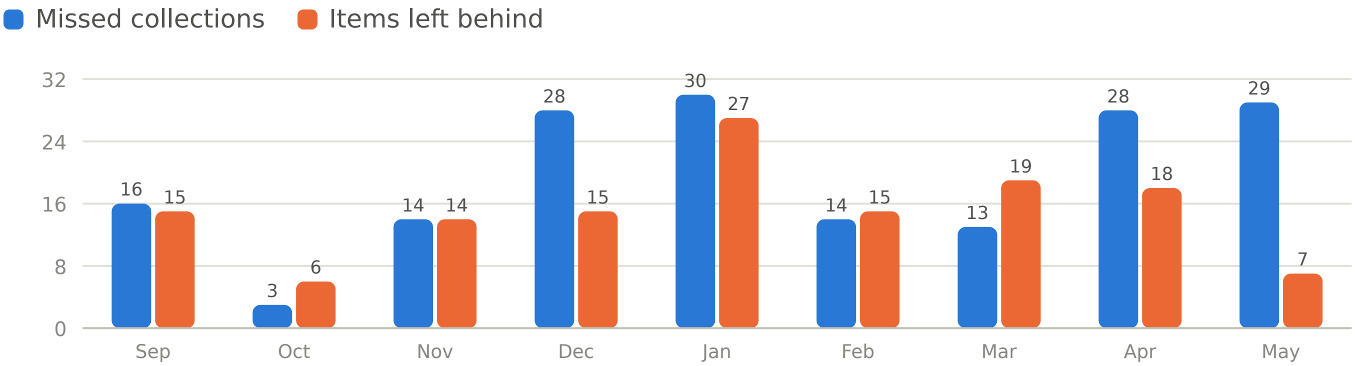
Louisville landfilled 109 fewer tons this year than last. Even with diversion percentage flat, less material was buried — because residents are simply generating less waste per household.

Data quality flag

Republic's own "City of Louisville Diversion 2026" workbook reports a May 2026 diversion rate of −18.1% and a year-to-date rate of −22.8%. Those are spreadsheet formula errors caused by the contaminated-load row, not real figures. The correct values are 46.8% for May and 42.2% for January–June 2026. Staff should ask Republic to correct the workbook.

How reliably the carts got emptied

Across nine reported months, Republic recorded **175 missed collections** and **136 reports of material left behind** — an average of 19 misses per month against roughly 5,520 households, or about one third of one percent of households in any given month.



September 2025 – May 2026. June 2026 service counts had not been reported when this summary was prepared.

REPORTED ISSUES BY MONTH

MONTH	MISSED	LEFT BEHIND	TOTAL
Sep 2025	16	15	31
Oct 2025	3	6	9
Nov 2025	14	14	28
Dec 2025	28	15	43
Jan 2026	30	27	57
Feb 2026	14	15	29
Mar 2026	13	19	32
Apr 2026	28	18	46
May 2026	29	7	36
Nine months	**175**	**136**	**311**

CONTRACT STANDARDS

Missed collections resolved within **1 business day**, excluding late set-outs, blocked carts, and excessive contamination. Other complaints within **2 business days**. Bulky-item requests answered within 2 business days and collected within 1 calendar week.

BULKY ITEMS & CARTS

Republic fulfilled **453 bulky-item requests** over the same nine months, about 50 a month; each household gets one free large-item pickup per quarter. Republic also handled **818 cart deliveries, removals, and exchanges** from September 2025 through June 2026.

A reporting correction worth making

Republic's monthly "Summary of Service Issues/Concerns" adds fulfilled bulky-item requests to genuine service failures in its Grand Total, which reads 764 for the nine months. Separating the two, the actual service-failure count is 311; the other 453 are requests Republic completed as intended. Staff should ask Republic to split these lines in future reports.

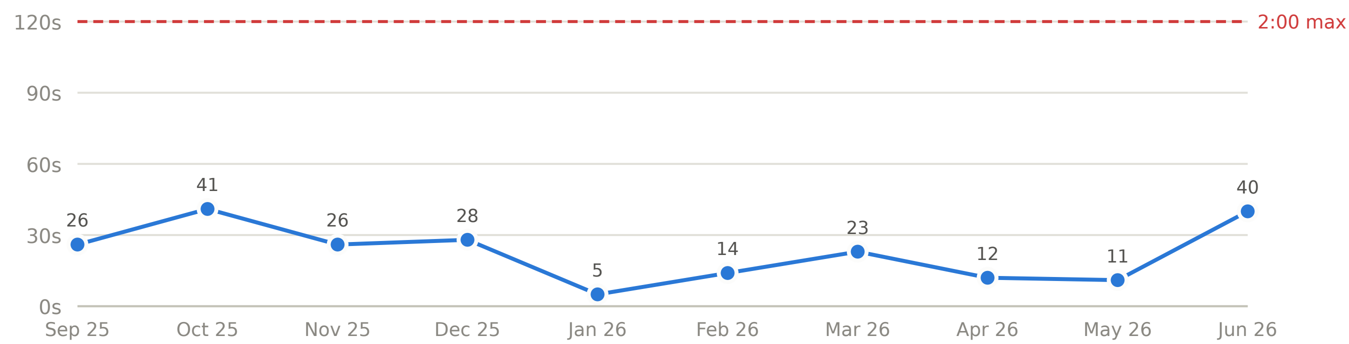
Getting a human on the phone

1,803
Calls offered
Sept 2025 – June 2026

1,771
Calls answered
98.2% of calls

1.77%
Abandonment rate
contract standard: under 1.00%

AVERAGE SPEED OF ANSWER, BY MONTH (SECONDS)



Republic answered the phone quickly all year. The contract sets a two-minute average hold-time standard; the worst month was 41 seconds and five months came in under 15 seconds. **MEETS STANDARD**

CALLS OFFERED AND ANSWER TIME

MONTH	CALLS	AVG ANSWER
Sep 25	173	26
Oct 25	155	41
Nov 25	163	26
Dec 25	248	28
Jan 26	213	5
Feb 26	137	14
Mar 26	154	23
Apr 26	163	12
May 26	191	11
Jun 26	206	40
Total / worst	**1,803**	**41 s**

WHERE THE STANDARD WAS MISSED

The contract requires an average abandonment rate **below one percent**. Louisville's calls came in at **1.77%** across the year — 32 callers hung up before reaching an agent.

Two months drove almost all of it: **December 2025** (9 abandoned of 248 calls, 3.6%) and **June 2026** (10 of 206, 4.9%). Only three of the ten months — February, March, and April 2026 — came in under one percent on their own.

Recommended follow-up
Ask Republic to explain the December and June abandonment spikes and what staffing change prevents a repeat.

Republic's April 2026 workbook reports 6.0% abandonment while also reporting 162 of 163 calls handled. Abandonment here is computed as calls offered minus calls handled.

An all-electric collection fleet, fully earned

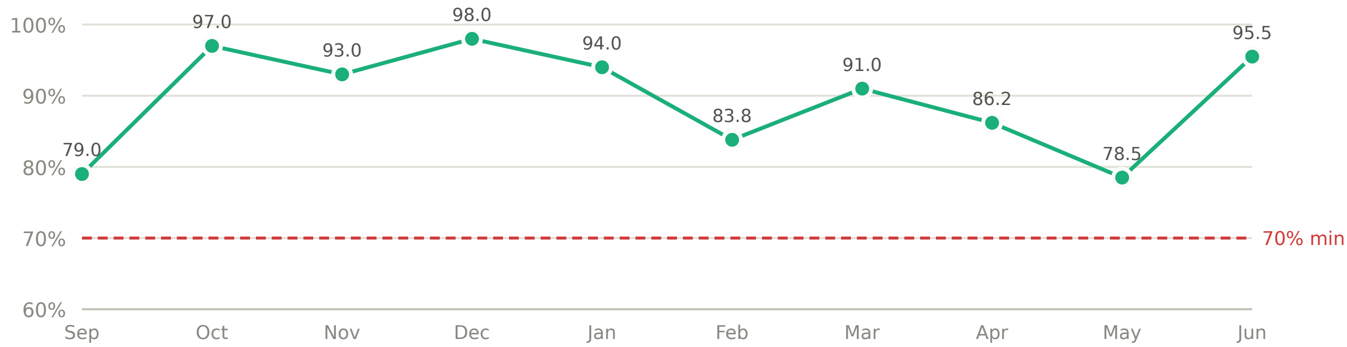
Louisville's curbside routes require four trucks running four days a week. Since June 2025 all four have been battery-electric, charged with 100% renewable energy purchased by Republic on the City's behalf.

4 of 4
Trucks electric
since June 2025

89.6%
Average uptime
70% contract minimum

$4.96
EV premium per home
per month, unchanged

MONTHLY EV UPTIME VS. THE 70% CONTRACT FLOOR



Uptime cleared the contract minimum in all ten reported months, so Republic billed — and earned — the full EV premium every month. **MEETS STANDARD**

HOW THE PREMIUM WORKS

The City pays **$1.24 per electric truck per month per home**, or $4.96 for four trucks, which includes $0.12 per home for renewable-energy purchase. If monthly EV uptime falls below 70%, Republic is not eligible for the full premium and the City receives a credit.

That mechanism has paid off before: between October 2024 and May 2025, when only three of four trucks were electric, residents received a standing 25% credit — rising to 39% in January 2025, when uptime fell to 51%.

THE SUPERIOR CAPACITY CREDIT

During contract negotiations the City secured a share of any surplus capacity on its electric trucks. When the Town of Superior contracted with Republic for EV collection effective April 1, 2025, Louisville's per-truck premium fell from **$1.31 to $1.21** and the total per-home premium from $5.36 to $4.96 — a permanent reduction that has now held for a full contract year.

Annual EV premium paid: 5,428 homes × $4.96 × 12 = **$323,075**

Not escalating
Republic has proposed holding the EV premium flat at $4.96 for 2026–27 rather than applying the 4.84% contract adjustment to it. That saves Louisville households about $2.88 per year each, or about $15,633 a year across the 5,428 homes billed the premium.

What residents paid, and what comes next

The contract adjusts prices once a year, on the September 1 anniversary, by the change in the Consumer Price Index for Water, Sewer and Trash collection services (series CUSR0000SEHG). For 2026–27 the City calculated that adjustment at **4.84%** and applied it to the base trash collection charge.

The method is the same every year: the rolling 12-month average of monthly year-over-year index changes, measured through May. It returns 4.83% for 2025 — exactly what Council adopted — and 4.84% for 2026. Republic proposed 4.75% with no derivation attached, and the City has asked for a corrected schedule.

MONTHLY BILL FOR STANDARD 35-GALLON SERVICE

COMPONENT	2024–25	2025–26	2026–27
Trash collection, one 30-gallon increment	$15.20	$15.93	$16.70
Electric vehicle premium, once per account	$5.36	$4.96	$4.96
City administrative fee	$2.35	$2.35	$2.35
Total monthly bill	**$22.91**	**$23.24**	**$24.01**
Year-over-year change	—	+1.44%	+3.31%

The hazardous-materials facility fee of $0.70 per month is billed with City water service.

A SCHEDULE THAT NOW MATCHES THE BILLS

The 2025 schedule priced 65- and 95-gallon service at two and three times a base that included the $4.96 electric vehicle premium, while pricing an extra 30-gallon refuse bin at $15.93, the trash charge alone. Both could not be right — and the bills turned out to follow the second basis, not the first.

Republic publishes Louisville's rates as $23.24, $39.18 and $55.11: the pass-through amounts, one premium per home. The 2026–27 schedule prices every 30-gallon trash increment at the base collection charge and applies the premium once per account, bringing the adopted schedule into line with what residents actually pay.

EFFECT BY CART SIZE

SERVICE	ACCTS	BILLED NOW	2026–27	CHANGE
35 Gallon	2,632	$23.24	$24.01	+3.3%
65 Gallon	2,120	$39.18	$40.71	+3.9%
95 Gallon	711	$55.11	$57.41	+4.2%

Incl. the $2.35 administrative fee. Cart counts from Republic's June 2026 house count. Per year: +$9.24, +$18.36, +$27.60.

No revenue effect

Because billing already followed the pass-through basis, conforming the schedule takes nothing from the Solid Waste Fund. Residential billings rise about $82,900 a year and payments to Republic about $83,200.

How this report was built

SOURCE DOCUMENTS

- Republic Services month-end report emails, August 2025 – June 2026 — eleven monthly packages containing tonnage, disposal tickets, diversion, house count, cart activity, call metrics, EV premium, and F2 service-issue detail.
- *Louisville Tonnages Sept 2019 through Aug 2029.xlsx* — the cumulative tonnage ledger, June 2026 version.
- *City of Louisville 2025 Summary.xlsx* and *2026 Summary.xlsx* — service issues, house count, cart changes.
- *Service__Louisville EV Premium_Final Rpt.xlsx*, June 2026 version — per-truck EV pricing, uptime, and premium eligibility.
- Republic Services price increase letter dated July 15, 2026 and *Lousivlle Rates 2026-2027 Exhibit A.xlsx*.
- Republic Services residential solid waste collection agreement, awarded June 18, 2024.
- U.S. Bureau of Labor Statistics series CUSR0000SEHG / CUUR0000SEHG, Water and sewer and trash collection services, U.S. city average, via the Federal Reserve Bank of St. Louis (FRED).

HOW FIGURES WERE CALCULATED

- **Contract year.** The contract anniversary is September 1. Comparisons use September–June for both years so the periods match; July and August 2026 had not been reported when this summary was prepared.
- **Diversion rate** = (recycling tons + compost tons) ÷ total tons collected. Contaminated loads rejected at the recycling facility are counted as trash.
- **Missed collections** = compost missed + recycling missed + solid waste missed + missed bulks; fulfilled bulky-item requests are excluded.
- **Call abandonment** = (calls offered − calls handled) ÷ calls offered, computed from Republic's own daily counts rather than its summary cells.
- **Rate calculations** apply the escalator to Republic's base 35-gallon collection charge, round to the cent, then derive 65-gallon and 95-gallon rates at two and three times the resulting base service rate.

ITEMS FLAGGED FOR FOLLOW-UP WITH REPUBLIC SERVICES

- Diversion workbook formula error producing negative diversion rates for May 2026 and year-to-date.
- Service-issue Grand Total combining fulfilled bulk requests with service failures.
- April 2026 call abandonment rate inconsistent with the same sheet's handled-call count.
- Call abandonment of 1.77% for the year against a contract standard of under 1.00%, concentrated in December 2025 and June 2026.
- The 2026–27 rate exhibit proposes 4.75% where the City's consistent methodology gives 4.84%, omits the cart-size-change fee that appeared in prior years, and hard-codes a weekly recycling/compost surcharge that contradicts its own formula.
- Written backup for the 4.75% index calculation, which the rate exhibit states but does not derive, and a reissued Exhibit A at 4.84%.

Prepared by Kurt Kowar, Public Works, City of Louisville, Colorado — August 2026. All operating figures are drawn directly from Republic Services reporting and have not been independently audited by the City. Where this report differs from a Republic summary figure, the difference is explained in the notes on the relevant page.

City of Louisville
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Community Development Department

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

July 29, 2026

RE: Zoning Verification for 1303 and 1501 Empire Road

To Whom it May Concern:

The above listed properties are zoned Industrial (I) and subject to the applicable regulations in Title 17 of the Louisville Municipal Code for such zone district and the City's Industrial Development Design Standards and Guidelines (IDDSG). Section 17.12.030 of the Louisville Municipal Code includes a list of allowed uses and uses that may be permitted by special review for the I zone district. Regarding outdoor uses and storage, the following are potentially applicable use categories for the I zone district, with any future application for such use subject to the IDDSG and the review processes for land use or building permit applications outlined in the Louisville Municipal Code, as may be amended:

- Use Group 43 – Permitted Use: Commercial/industrial uses, including but not limited to building contractors' equipment yards, transportation centers and services, warehouses, and small storage facilities.
- Use Group 28 – Special Review: Establishments for a wide variety of commercial uses, including but not limited to animal hospitals, public garages, carwashes, cleaning laundry plants, cold storage lockers, nursery stock production and sales, building material and equipment dealers and wholesaling services

The property is currently not platted, and additional development or expansion of the property will require approval of a Final Plat subject to the requirements of Title 16 of the Louisville Municipal Code.

There are currently no known outstanding zoning violations for this property. Please be advised that this letter does not represent a recent inspection of the property or a comprehensive review of all public records for the property.

Please let us know if you have further questions. we can be reached at planning@louisvilleco.gov or 303-335-4592.

Sincerely,

Robert D Zuccaro

Rob Zuccaro, AICP
Community Development Director

From:	tamar krantz
To:	Diana Langley; Rob Zuccaro; Genny Kline
Subject:	Re: Question on agenda item 5.F. "Sell Real Estate at 1501 Empire Road and the easterly portion of 1303 Empire Road."
Date:	Tuesday, September 1, 2026 11:07:45 AM
Attachments:	image001.png

Thank you so much for the reply and offering to answer additional questions.
I appreciate that you cleared up what I misunderstood. Can you please let me know the answers to these follow up questions in green?

Dear City Council Members and City Manager Langley,

Thanks for your work for our community.

I have questions about agenda item 5.F. "Sell Real Estate at 1501 Empire Road and the easterly portion of 1303 Empire Road."

According to our new comprehensive plan this area is designated "Public Use". What is the procedure for changing a Land Use designation that is shown in our newly adopted comprehensive plan? How will the new land use designation be determined?

The Comprehensive Plan shows 1501 Empire as *Integrated Development/Flex*, not *Public Facilities*. The Comprehensive Plan also notes that the *Placetypes shown on the Future Land Use Map are not intended to be rigid. They provide decision-making guidance and should be considered alongside other policies in this Plan to evaluate how development addresses a range of community priorities.*

While not required for development on this property, the procedure for an amendment to the Comprehensive Plan is outlined in LMC Chapter 17.64. An application for an amendment is reviewed at public hearings by the Planning Commission and City Council.

Thanks for helping me understand. So this is currently zoned "industrial" and the comp plan envisions it to be "integrated development/flex"?

I see that the city plans to sell the land to Ripple Creek Properties, LLC, 1127 Sherman St, Denver. Has the city discussed the future land use designation with the purchaser? According to the staff packet, "City Council will need to approve an ordinance authorizing the conveyance of the property, which will be presented to Council after the property has been subdivided and a new legal description has been created." Can you provide any more information about the subdivision process? Will the city bring a subdivision proposal to City Council or Ripple Creek Properties?

The City will be initiating the subdivision application for the property. We anticipate that the subdivision will be reviewed under the Minor Subdivision Procedures in LMC Sec. 16.12.110, which includes public hearings before the Planning Commission and City Council.

Thanks. What is the developer's intent for the property? For example do they plan another industrial use or to request to rezone to commercial or residential? What is the city's intent/purpose in subdividing the property?

I see that the December 2025 appraisal was $2.9M and that the purchase price is currently shown to be $3.5M. That sounds like a good deal for the city, but if the purchase is based on one zoning and the city is selling as a different zoning, would it make sense for the property be re-appraised?

The properties are currently zoned Industrial (I). The subdivision would not change the zoning.
What will the subdivision do, then? For example, will it be resold as smaller lots?

Is there an option to keep this property as open space when the lease to Avid is over? This is part of the rural buffer between Louisville and Lafayette. Alternatively, will the city consider using the sale money for purchase of open space property adjacent to Davidsion Mesa? Or has this money already been considered in the City Budget? I apologize if I have too many questions to understand if this is a reasonable suggestion.

Council provided direction to staff to obtain offers for the sale of the property. Regarding the use of the sale proceeds, staff will need to research how the property was originally purchased. For instance, if the wastewater or water enterprise funds were used to purchase the property, then staff would recommend that those funds be reimbursed. The money has not already been considered in the budget.

If it turns out that the funds don't have to be reimbursed, is Open Space a possible use?

On Tue, Sep 1, 2026 at 9:45 AM Diana Langley <dlangley@louisvilleco.gov> wrote:

Good morning Tamar,

Thank you for your questions on Item 5.F. Please see responses below in red. Please let me know if you have any additional questions.

Diana Langley *(she/her)*

City Manager

303.335.4530 (office)

720.762.7488 (cell)

dlangley@LouisvilleCO.gov

LouisvilleCO.gov

City of Louisville

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From: tamar krantz <tamarkrantz@gmail.com>
Sent: Friday, August 28, 2026 4:27 PM
To: City Council <Council@louisvilleco.gov>; Diana Langley <dlangley@louisvilleco.gov>
Subject: Question on agenda item 5.F. "Sell Real Estate at 1501 Empire Road and the easterly portion of 1303 Empire Road."

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Looking forward to hearing back from staff or learning the answers to these questions at your meeting Tuesday,

Thanks,

Tamar Krantz