

# The Littleton Examiner

A News Magazine for the People of Littleton

July 2006



## They're at it AGAIN

### City Council & Planning Commission Focus Exclusively on "New Urbanism"

By Jack Randall

The city council and planning commission have decided, in their collective majority opinions, that Littleton needs a change. It needs to grow and generate more tax money for the council to spend.

To allow for that growth, Littleton's current Comprehensive Plan must be changed.

As a result of this decision, they have created CAC, Citizens Advisory Committee, to "advise" the planning commission what changes are necessary. The current plan, written in 1981 and updated regularly, is not good enough for the deep thinkers of today.

The city staff says, "The intent of the update is to focus on citywide land use and economic development issues."

To that end, a 23 member committee, CAC, has been created and set in motion to develop COMPLAN 2030 – their vision of what Littleton should become by 2030.

One of the first things they did was hire a professional to present a concept called "New Urbanism" to the CAC and at the public meetings (four of them so far).

They did not hire any other professional to present any alternate plan for Littleton by 2030, and the Planning Commission, planning staff and most of City Council seem satisfied with this one sided presentation.

Key elements of the proposal now coming down the tracks are "mixed use" and high density.

Littleton covers 14 square miles and is home to about 42,000 people. It is virtually landlocked and cannot easily expand the borders. The Denver Regional Council of

Governments, DRCOG, has projected that Littleton will grow to be home to 60,000 people in the near future.

**...the city won't cover more land, but there will be about 150% of today's population!**

Think about that – the city won't cover more land, but there will be about 150% of today's population!

Is that what we really want?

It seems that the real intent of the "update" of the Comprehensive Plan is to increase the amount of taxes available for the city council and city manager.

*continued on back page*

*The Littleton Examiner*  
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The Littleton Examiner is a news magazine that publishes topics of interest to the people of Littleton, Colorado with an emphasis on city government. It is distributed by direct mail to residents of Littleton and archived on our website.

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 Stories of Littleton by Alice, a local writer who loves our city.

**Citizen Minutes**  
 Minutes of city council meetings written by local citizens. Offers more detail about city council meetings than what city council themselves provide.

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**NEW!**

▶▶ **Interactive Articles**

So that we can continue to bring you complete Citizen Minutes, feature more articles and information about Littleton and encourage your input we have added an interactive component to The Littleton Examiner.

The Citizen Minutes you see printed here may be an excerpt of the minutes. At the end of each excerpt you will see a web link which will take you to the complete unedited version of the Citizen Minutes. You can submit your comments online about the minutes. Please check it out. When you see this symbol ▶▶ there is more online.



Regular Council Meeting

April 4, 2006

Recorded by Carol Brzeczek

Because there are official minutes of this meeting I will not provide a complete set of minutes. What I have recorded is what we deem to be the highlights. As usual, our comments are in italicized print.

◆ ◆ ◆

The most important agenda item for the evening was the topic of sewer rates and tap fees. The chamber was full. The City started the discussion with Charlie Blosten, Public Services Director, giving a short history of the sewage treatment plant.

Prior to 1947 the sewage was treated by several settling ponds. A real treatment plant opened in 1947 and served Littleton until the 1970s. The Clean Water Act of 1972 required treatment of sewage to higher standards. With the extensive growth of Littleton and the new treatment requirements, Littleton and Englewood were faced with needing new facilities. It was determined by both cities to build the Littleton Englewood Wastewater Treatment Plant (LEWWTP) in April 1977.

This facility currently can treat 33.6 million gallons per day and complies with all permit requirements.

Blosten made it perfectly clear that the current users in the City are not subsidizing the expansion of the LEWWTP. "Your sewer charges are not subsidizing growth." Developers are paying for the capacity expansion at the sewer plant. He explained that the user fees would have to be increased to meet the future discharge requirements and the repairs and maintenance of the current facility.

He said that current users pay 50 cents per day for their wastewater treatment. He then compared our user rates and tap fees with Highlands Ranch and Englewood.

	User Rate	Tap Fee
Littleton	184. <sup>13</sup>	1,342. <sup>00</sup>
Englewood	179. <sup>12</sup>	1,412. <sup>50</sup>
Highlands Ranch	287. <sup>94</sup>	960. <sup>00</sup>

He explained that sewer costs were going down based on the audited figures to operate the facility. In 2000 the cost was \$7,426,051 compared to 2005's cost of \$10,768,201. (What Blosten did not use in his figures was the number of users in 2000 and 2005.)

He told us that everybody pays the same for the treatment of their sewage – in 2005 it would be \$184.13. (Blosten continues to ignore that the inside city users paid more than the outside users last year based on an error in the calculation. Remember, we were told we were paying the 12% increase on treatment, just the same as the outside users, but they calculated a 19% increase on treatment for the inside city users.)

Blosten's presentation ended, Councilman Clark asked what percentage of the plant's operation was Littleton's and Englewood's.

Stu Fonda, Director of Utilities in Englewood, responded – 45%/55% up to a 48%/52% split. He said that the flow has decreased since 2001 due to the water table dropping along the Platte River.

Clark asked Fonda to explain why the costs have increased 30% while flows have gone down 25% during the same time. Fonda said that most costs are fixed and the flow component has little to do with the cost of treating sewage.

Costs include the separation of the solid from water, the digestion of sewage and the hauling to the farm and spreading those solids. There is no economy of scale – flows don't change the cost much.

Clark asked Fonda to explain why the costs have increased 30% while flows have gone down 25% during the same time.

Clark asked Jim Harmon, Littleton Finance Director, to explain the difference in the figures presented by Blosten and what we actually pay to Englewood for the operation of the plant.

Harmon explained that figures are based on the audited financials and that the numbers on the sewage treatment are generated by the LEWWTP. There are also things that get capitalized that could account for the \$200,000.00 difference.

Clark addressed Blosten and asked if he knew how much the Roxborough District charged customers for their water and sewer tap fee. Blosten said that he didn't know and Clark told him that it was \$27,000.

Clark stated that the sewer fund received income from tap fees, user fees and interest income. If expenses are more than what tap fees are bringing in where does the revenue come from to satisfy the expenses? Rick Giardina, Red Oak Consultant, responded. In the event of any given year, to the extent that we do not generate enough revenue to cover expenses, the difference is made up of accumulated funds the reserve has compiled over the years.

Clark stated that according to Giardina's report, at the end of 10 years it is projected to be a \$27 million difference – where does that money come from?

Giardina said that there is \$15 million in the reserve today and that projections used in the report are based on the best information we have today. In any given year we will generate more or less than what is required. The fact is the reserve balance will pay the difference.

continued next page



Continued  
Regular Council Meeting  
April 4, 2006

Clark reminded Giardina that of the \$15 million in the reserve, \$8 million comes from borrowed funds for the plant expansion and has to be spent on plant expansion. Giardina said that the City is under no obligation to assess a tap fee. Tap fees are a secondary source of revenue and tap fees are not guaranteed – they only occur to the extent that growth occurs.

If growth does not occur then there is only one other revenue source – user fees. However, tap fees proposed will be sufficient when the final tap fee is sold but to fund growth related costs every year there is no such guarantee.

Councilperson Conklin asked Giardina to explain how rates are determined.

Giardina explained that it is a “specialty” – a process to ensure financial stability. The primary source of revenue is the user charge. As a community grows and needs to expand it will look for other revenue sources – in this case tap fees, which are not a guaranteed revenue stream. Methods used in Littleton are consistent with industry standards and guidelines and have met the legal parameters.

... the last tap won't be paid off until 2063, according to Giardina's studies, and between now and 2063 the difference is being made up by the current users.

Clark asked to go back to a chart showing the calculated tap fee, based on how many units connect in the 20-year life span of the loan. If tap fees don't come in there

will not be enough revenue in the 20 years to cover the expansion costs. No one knows the future and the revenue prediction before us tonight show that the last tap won't be paid off until 2063, according to Giardina's studies, and between now and 2063 the difference is being made up by the current users.

Giardina said that Clark was “entirely correct.”

Mayor Jim Taylor asked if there was another illustration and Giardina said, “There is not.”

Giardina said based on information provided and recent history about growth rate the tap plan is good for 2006.

In 2006 user charges are not subsidizing growth and that reserves will be used to meet the costs of the project. In the late 80's and early 90's Littleton had significant growth and tap fee revenue was generated and interest on that revenue was used to subsidize user charges.

Now, the 2006 rates do not fully cover costs of service. Over time we will begin to approach cost per service. When you reach the trigger mechanism you need to start design and construction of a new plant. If you don't have the money you have to borrow and use tap fees to pay the debt service.

If you have lots of growth you have more revenue than is needed, but if it doesn't come.... unfortunately, we are not projecting that type of growth for this community. I can't tell you if it will be 60, 15, or 25 years for enough development to cover the costs involved with the expansion.

We cannot just arbitrarily implement a large tap fee because we need to meet the debt. Users have to cover the shortfall and future tap fees will be used to pay the current users back. There is “clearly some risk in this.” But absent these fees we know for certain that 100% would be paid for by user charges.

## Users have to cover the shortfall and future tap fees will be used to pay the current users back.

Councilperson Cronenberger asked what portion of the project is for expansion for new customers and what is the rest?

Kirk Petrik, Project Engineer from Brown & Caldwell explained that there were three parts of the project.

1. Regulatory - \$32,200,000.00 mandated requirements
2. Infrastructure - \$23,000,000.00 improvements
3. Capital - \$58,000,000.00 expansion

Littleton's share of the expansion was \$29,000,000.00. He said that they had considered the separation of the mandated and improvements from the expansion but thought it would be more economical to wrap it all into one project. It wasn't a good decision, as they haven't had a cost savings.

Conklin addressed the compliance portion of the project saying that the removal of the nitrates and the disinfection numbers were more stringent than what the old permit allowed. She asked what would happen if we ignored the mandate.

David Robbins, attorney for the LEWWTP, cited the \$37,500 per day fine for noncompliance, the disservice the citizens for not complying.

When asked about the suit, Robbins said that Littleton was not sued but their permit was challenged and the Court agreed that the permit was appropriate for Littleton.

Councilman John Ostermiller asked Dennis Stowe, LEWWTP Manager, to explain the 1991 1A Project that cost \$26 million. Stowe said it was part of the long-range plan of the late 80's.

*continued next page*

The old plant was too antiquated and beyond service and had to be replaced. The 1A project expanded the plant but the capacity was reduced to 32 million gallons per day.

Ostermiller asked about the 1B expansion that added 4.3 mgpd in 1997 that cost \$17 million and did that include environmental upgrades to the infrastructure? Stowe said that \$5 to \$6 million was for the plant increased capacity cost and the rest was for odor control and equipment replacement.

Cronenberger asked Larry Muggler, DRCOG, to explain the “triggers” that prompted the beginning of the design and construction for greater capacity and what choices did the City have? Muggler explained that DRCOG’s role was to oversee plants statewide to ensure they are meeting federal and state guidelines and requirements.

There are two trigger points.

1. When 80% of the plant’s capacity is met, plans need to be in place.
2. When 95% of the plant’s capacity is met, it needs to be under construction.

If these conditions are met and there are no plans, then a moratorium on tap fees is put into place. Generally, when one condition is met, you have to look at where you think you will be and work backwards for a construction start.

Cronenberger asked when we hit the 80%. Muggler said in 2000 and 2001. Taylor said that we hit 80% in 1998 and exceeded the 95% mark for 22 days in 1999.

Conklin asked about the connection of Roxborough Park to Littleton’s interceptor line. Muggler told her that the state likes consolidation of facilities and that larger facilities operate more efficiently. Roxborough was asked to evaluate a consolidation option and it was a reasonable option for them. DRCOG approved the request.

*(Pay special attention to this next section because it is very important, not just for the content, but because Clark has offered this as an amendment to the proposed minutes and he has been told that his amendment will not be accepted at the Tuesday, May 2, 2006 meeting.)*

Clark said, “A little clarification on the 95%, or I should say let’s be a little more precise. The actual regulation is that when they reach 95% they either have to start construction or stop issuing building permits.

Muggler: “Right.”

Clark, “And the 95% is measured on a 30-day average.”

Muggler: “Correct.”

Clark: “And we never reached the 95% on a 30 day average.”

Muggler: “Okay.”

Clark: “And the flows have been going down since the high point in 1999 to reach a high of what according to you .... reached a high of 31.7 mgpd maximum monthly average is actually.

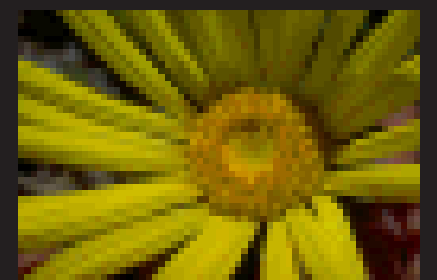
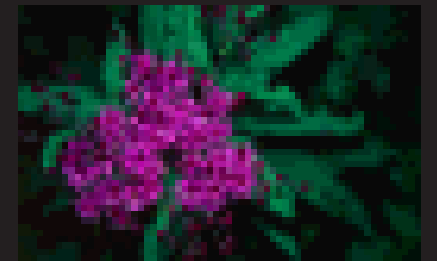
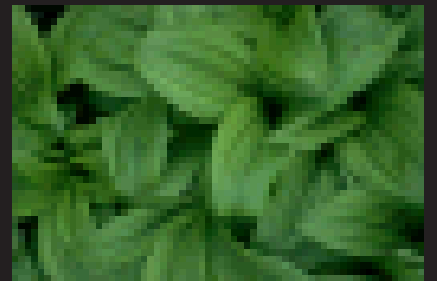
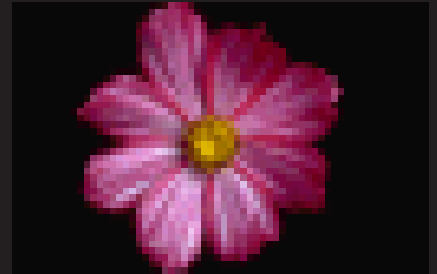
Flows have been going down since then. The 95% figure would be 34.4 mgpd so we were 3mgpd off of that. In 2000 we went down to 28.5mgpd, 2001 stayed at 28, we are now flowing about 22.4 mgpd so the trend from the high point in 1999 has actually been down.

We didn’t start construction until 2004. So we were no where close to the 95% at the point we started construction. Is that correct?

Muggler: “I believe so.” ▶▶

Continue reading online at:  
[www.LittletonExaminer.com](http://www.LittletonExaminer.com)

Please go online and finish reading these Citizen Minutes and share your comments with us. What do you think about the sewer tap fees?



**Enjoy Summer  
in Littleton!**



## Citizen Minutes

### Regular Council Meeting

May 2, 2006

Recorded by Carol Brzeczek

*This was a very interesting meeting. Here's some background first. At the April 4, 2006 regular meeting the sewer rates were increased. The minutes of that meeting, as submitted by Julie Bower, were amended in the April 18<sup>th</sup> meeting. John Ostermiller amended his monologue and inserted language he did not speak and he changed the meaning of a couple of sentences by replacing language he used with language he didn't use. Doug Clark added an exchange he and Pat Cronenberger had with Muggler in which, in part; Muggler agreed with Clark that Littleton never reached the trigger mechanisms for the plant expansion.*

*It was decided, at the April 18<sup>th</sup> meeting that there were too many amendments to the April 4<sup>th</sup> minutes that they would postpone the approval of those changes until the May 2<sup>nd</sup> meeting.*

#### Minutes

Right after the Pledge the approval of the minutes began. Clark began by asking Jim Taylor about the email he had received from Taylor saying that a majority of the council members would not be supporting his amendments to the April 4<sup>th</sup> meeting. I am including the original language and Clark's changes so you can see what was at issue.

#### Original Language

"Council Member Clark said the actual regulation required at 95% capacity, construction had to be started or building permits could not be issued. During a 30-day average, the plant never reached 95% and flows had continued to decline. The plant reached 31.7 million gallons per day and it had been going down since. The 95% figure would be 34.4 million gallons per day and the plant had never been close to the 95% when construction began."

#### Amended language:

"Council Member Cronenberger asked when was the 80% capacity reached? Mr. Muggler thought it was 2000 or 2001."

"Council Member Clark wanted to be more precise regarding the 95% regulation. The actual regulation was that when the plant reached 95%, it had to either start construction or stop issuing building permits.

Mr. Muggler said that was right.

Council Member Clark said the 95% was measured on a 30-day average.

Mr. Muggler said that was correct.

Council Member Clark said the plant never reached the 95% limit on the 30-day average.

Mr. Muggler said okay.

Council Member Clark said flows had been going down since the high point in 1999 of 31.7 million gallons per day and had been going down since then. The 95% figure was 34.4 million gallons so we were 3 million gallons per day off of the 95% figure. We were now flowing 22.4 million gallons per day. The trend from the high pint of 1999 had actually been going down. We did not start construction until 2004 and we were nowhere close to the 95% at the point we started construction. Was that correct?

Mr. Muggler believed so."

Cronenberger wanted to approve the minutes for the April 18<sup>th</sup> meeting first saying that she would accept the minutes if language beginning with "Council Member Cronenberger" was stricken from that point on. This would remove the Clark changes; leaving Ostermiller's changes intact. (*More on Ostermiller's changes later.*)

Clark thought they should go through the changes one by one.

Taylor wanted to approve the minutes of the 4<sup>th</sup> first. He said that the objection to Clark's amendment was that it was written more as a dialog rather than a synopsis. Clark told Taylor he was trying to understand the objection to his amendment. Who was objecting? Was there a meeting to decide this? Was the objection just to the format or the content?

Taylor told him it was Conklin, Cronenberger and Kast who had called him with the objection and because they had called him individually.

**Clark said he thought they were trying to leave out portions of the meeting that embarrassed them.**

Kast told Clark that when it gets into a transcript form she is not comfortable approving the minutes because she wasn't at the meeting and there are nuances in how things are said. Cronenberger asked if staff could help them. What kind of a motion do you need and I will gladly make it.

Larry Berkowitz, city attorney, told council that there was a consensus to hold the changes over to this meeting. So if you don't want to make the changes, just move to approve them as presented.

Clark said that the minutes of April 18<sup>th</sup> are accurate and that what is approved on April 18<sup>th</sup> has nothing to do with April 4<sup>th</sup>.

*continued next page*

Taylor moved that the April 4<sup>th</sup> minutes be approved as presented. Clark said he thought they were trying to leave out portions of the meeting that embarrassed them. Cronenberger told Clark “he just didn’t get it.”

Motion was passed 5-2 with Mulvey and Clark voting no.

Cronenberger moved that they amend the April 18<sup>th</sup> minutes excluding the changes beginning with “Council member Cronenberger” and strike everything after that. Conklin seconded.

Kast, Conklin, Taylor and Cronenberger all objected to the dialog nature of Clark’s amendment, yet, as pointed out by Clark, in the minutes of the April 18<sup>th</sup> meeting on page 7 it states, “Mr. Taylor asked what was the difference between a PDO and a PD in the area north of Main Street?”

“Ms. Roberts said....” Clark wanted to know why that language was not objectionable.

Conklin said, “Life is short. Let’s just vote.”

The motion passed 5-2 with Mulvey and Clark voting no.

The rest of the meeting was minutia. ☒



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# Western Welcome Week

## Community Tradition and Celebration

Western Welcome Week is an annual community celebration in Littleton. It began in 1928 and has been held every year since. Western Welcome Week includes over 40 events benefiting dozens of local civic and charitable organizations.

**This year the 78th annual celebration begins on Thursday, August 10, 2006 and continues for 11 days, through Sunday, August 20, 2006.**

Festival Day, which includes the Children's Parade, the Grand Parade and the 47th annual Arts & Crafts Fair, will be Saturday, August 19, 2006.

Western Welcome Week, Inc. is a not for profit 501(c)(4) organization, dedicated to carrying on the tradition of greater Littleton—yesterday, today and tomorrow—with the annual Western Welcome Week celebration.

Volunteerism and support from the business community make Western Welcome Week a success year after year. Nurturing community spirit, bringing the community together by involving many residents and businesses, creating an opportunity for fundraising, support for service clubs and charities, and providing eleven days of fun and entertainment for Littleton area businesses and residents are the goals of Western Welcome Week.

Western Welcome Week, Inc. is a member of the Colorado Festivals and Events Association, representing community festivals, ethnic celebrations, music festivals, arts festivals, sporting events, historical celebrations, venues, chambers of commerce, parks and recreation districts, county fairs, rodeos, event vendors and more throughout Colorado.

For a calendar listing of events and an opportunity to volunteer please see [www.westernwelcomeweek.com](http://www.westernwelcomeweek.com). ☒



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# Other Readings



## Citizen Minutes

### Study Session

May 9, 2006

Recorded by Carol Brzeczek

*The Littleton Independent* ran a series of articles that covered the demographics of Littleton – a well-written series by a tested reporter.

Their coverage of Littleton City Council meetings is excellent – read those articles in conjunction with *The Littleton Examiner's* Citizen's Minutes.

The official minutes of Littleton City Council Regular Meetings are posted at [www.littletongov.org/council/agenmin.asp](http://www.littletongov.org/council/agenmin.asp), these are prepared by the City Clerk and are approved by City Council.

The city of Littleton does NOT post either the agenda or the minutes of the regular work study sessions – only our Citizen Minutes of those meetings are available.

### Citizen Forums Scheduled

Arrive with your questions and leave with the answers! Citizen Forums are scheduled for residents of Districts I, III and IV this summer and fall. Following a brief presentation highlighting topical issues in the community, citizens are invited to ask questions on any topic with answers provided by the city council and staff.

#### 2006 Citizen Forum Schedule

**July 25** — District III, hosted by Council Member Tom Mulvey  
**September 26** — District I, hosted by Mayor Jim Taylor  
**October 24** — District IV, hosted by Mayor Pro Tem Rebecca Kast

All meetings begin at 7 p.m. and are held in the Council Chamber at the Littleton Center, 2255 West Berry Avenue. Invitations for each district meeting will be mailed to all residents of that district. For further information, call 303-795-3720.

There were three items on the agenda.

#### 1. Tri Cities River Corridor Project

Susan Beckman, Arapahoe County Commissioner, gave a presentation to council about the possibility of Littleton joining with Englewood and Sheridan to acquire open space along the Platte River. All three cities are facing redevelopment and high density and it is not going to stop. Now is the time to get this project underway. Sheridan and Englewood are on board. The County is willing to take on the role of facilitator. She thinks the state would be generous with grant money if the three cities were working together.

Shannon Carter said that there had been a number of plans and studies but the question is how do we implement? With the tri-cities together, along with South Suburban, talent and finances can be leveraged. Not only are they talking about the open space but protecting the water quality and the trail development. There are other organizations that are willing to participate.

The discussion focused on the acquisition of private land for public use. Littleton doesn't have that much to purchase – Englewood has more obstacles.

There is an advisory board that is only 2 years old that will identify grants and opportunities to develop the river corridor.

Dave Lorenz, from South Suburban, said the time is now and he was pleased to hear the conversation and thought it should have a high priority. He said not to worry about higher density but to worry about the design and form. He said money isn't an issue. There's plenty of money in the Conservation Trust Fund and based on growth rate and lottery funds there could be \$67 million available in the next five years with matching grant money from the Colorado Great Outdoors.

Jim Taylor said he would like to represent the council on this project.

Cronenberger wanted to know about how they would go about the project – would we be delineating certain parcels of land? She was told that they would look at an existing plan for each jurisdiction and identify 10 to 15 properties that they know they could acquire that would significantly contribute to the vision, 10-15 properties that they would like to have but have a secondary priority. They have done this before and have been very successful.

There was a discussion about the future of the Chatfield Reservoir – the capacity will be increased by 100%, which will increase the water flow on the Platte River. There will be enough flow to promote fly-fishing and boating. There is a need for more east-west access on pathways too.

There was no opposition to the idea at this time.

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## 2. Permit Parking in Residential Areas

Currently there is only one place in Littleton where parking by permit only is allowed and that is around Heritage High School.

There have been a number of complaints from various areas in Littleton where the homeowners are unable to park in front of their own homes because other citizens are parking their vehicles before catching light rail, or walking across Broadway to their jobs at the auto dealerships, or students parking around Littleton High School. The city staff was asking for direction.

Cronenberger wanted to know why the city had been hesitant on parking permits in the past. Management and enforcement have been the obstacles.

Charlie Blosten told council that this is a problem that will continue although time takes care of some problems. However, light rail has been here for six years and it is time to look at the problem citywide. There are times when a non-residential use has a negative impact on residents.

It was stated that South Park residents are really impacted. Students don't mind walking to catch light rail downtown and when RTD starts charging for parking it will get worse.

There was a discussion about how the program works in the HHS area.

Ostermiller was concerned that with the increased areas of permit only parking the enforcement would not be available and citizens would expect it to be.

Cronenberger said she thought it was no different than the animal control officer – if the animal control officer is not on duty then a patrol officer is sent when available. Why would this be any different?

Craig Faessler, Traffic Engineer, told them that the 2-hour permit would be more difficult to enforce.

Cronenberger told them that she had attended a conference on parking and there is a high cost associated with parking. When you go to a permit no one parks there anymore; then there is empty space where someone could park. Some neighborhoods are selling permits for their neighborhoods with the funds going to the HOAs. She was interested in other solutions and suggested that the citizens requesting the permits get with the HHS citizens and see what creative options they could come up with.

Kast wanted to move forward with an ordinance now.

There was a discussion on how you determine how much of the neighborhood you include in the area, who gets a say so and what happens when you disallow parking in one area and the cars just move to another.

Taylor thought that neighborhoods would expect enforcement if they went to permit only parking and it would be a waste of resources for trained police to enforce parking.

Conklin wants a long-term solution and that is why she likes Cronenberger's plan. It is worthwhile to get the citizens involved in the discussion before writing the ordinance. The ordinance could identify some ways to deal with the problem.

Kast wanted a broader ordinance and is looking for a quicker fix. We either allow permit only parking or we don't. The people in South Park have been waiting for a long time.

Clark thought the real problem was the inadequate parking in the cases cited and that problem should be addressed and fixed where it can be fixed.

Kast said they let it happen at HHS and we need to let it happen again. Council was asked if it would be helpful to see sample ordinances from other cities. Cronenberger said, "No, I don't want to read a bunch of ordinances" we either decide for or against permit only parking.

Ostermiller, again, wanted to know who was going to enforce it. If we do something we have to enforce it.

Cronenberger said we need to get ahead of this because RTD will be charging for parking in the near future.

## 3. Street Maintenance on Private Streets In Littleton

Coventry has asked the city to make street repairs on their private streets and charge them accordingly. Currently the city does the street sweeping and does provide law enforcement for those communities. The sweeping is not time consuming and an easy task.

The council was provided a list of all the private streets in Littleton and the discussion focused on what would happen if everyone asked for the same service as Coventry.

Blosten told the council that he would be in a deep hole – his crews would not be able to keep up. To make the long story short, council decided that it would be alright if the areas with private streets wanted to "piggy back" on contract bids that the city has and that they be allowed to do so as long as the city was not billed for the service.

That way those HOAs etc. could benefit by our low negotiated rate. However, the city was not in a position to do any R&M using the city's staff on those same streets.

There was a vote with Kast, Clark, Mulvey and Cronenberger voting No to providing R&M to private streets in Littleton. ❌

### Letters to the Community

Please submit your letters to the community by emailing them to: [letters@littletonexaminer.com](mailto:letters@littletonexaminer.com)

or mail them to:  
Littleton Examiner  
PO Box 777  
Littleton, CO 80160-0777



## Citizen Minutes

### CAC Meeting

May 10, 2006

Recorded by Carol Brzeczek

*This was brainstorming meeting. Here are some of the more relevant comments.*

The meeting opened with the public comment. Tom Kristopiet addressed the group telling them that he was around in 1959 through 1976 and participated in the Complan. He said that the plan did not mean very much.

He told them that their current process was just like the old process and they will get what they got before. He thought they needed a new process and a fresh look. The issue is revitalization, renewal and rejuvenation.

Dave Randall told CAC that he had warned them at their first meeting that they would be rushed down the road of “new urbanism” and it is happening.

### What is the CAC?

At the January 10, 2006 study session the Planning Commission formed the Citizens Advisory Committee. (CAC).

“Members of the CAC will be responsible for helping to identify and represent the interests of the City’s stakeholder groups; helping to keep the community informed and involved in the planning process; keeping the members of the CAC informed about the community’s perspectives; and engaging in ongoing, thoughtful, respectful, and thorough discussion about key issues, a vision for the City, and goals, recommendations, and an implementation program for addressing those issues and achieving the vision.”

Randall attended the Littleton Leadership Retreat where the three speakers were all from the “new urbanism” bandwagon and that this group needs to broaden their approach and look at other kinds of projects.

#### CAC Reports

Jean - We need to dig deeper about what the citizen’s love about Littleton.

Greg – They need to love where Littleton is going and we need to get the word out.

Emily – Wanted to know if they should be advertising what they are doing to those that do not live in Littleton so they can find out what appeals to those that don’t want to come to Littleton.

Jean – People who have been here a long time like it the way it is.

### We need to dig deeper about what the citizen’s love about Littleton

Ray – The Complan needs to look at the future not the status quo.

Emily – We need to ask those that may want to move here why they aren’t moving here.

Greg – Need to identify how many languages we need to communicate our message.

#### Littleton Leadership Retreat

Ray – Magnificent. Glad to see younger people and of the 99 participants there was only 1 that believed the experience was negative. Yes, they did talk about “new urbanism” – it’s here. We have to free up housing for those that don’t want yards.

Rick – The words “new urbanism” weren’t used at the Retreat that much. He thought Chris Gibbon’s presentation on Economics 101 was fantastic. “We have a real threat” on our borders and he named Sheridan.

Stephanie – She was asked to serve on the CAC and felt overwhelmed initially. But, after the Retreat she feels much more qualified to serve on the CAC.

Rick – The technology that showed what the current streets in Littleton could look like was a great tool.

Sonia – It was clearer to her what a city can and can’t do.

Steve – We have to be advocates of good things that are happening in Littleton. The naysayers know how to apply pressure and the happy citizens do not show up at council meetings.

Cindy – We need to form an educational element to show how good density can look and feel.

Bob – Was impressed with the wave of comprehension and understanding that swept through the attendees.

Steve – Wanted to know if the vacant properties presentation given at the Retreat would be made to the CAC. He now understands where the opportunities are in Littleton. ►►

Go to [www.LittletonExaminer.com](http://www.LittletonExaminer.com) to read the rest of the minutes.

Find out what the CAC had to say about tax incentives, scrape offs and Section 8 housing.

Also read the draft of their Vision Statement for Littleton. Is it YOUR vision too? Share your comments online too.

# FreedomScore 2006



## Citizen America Star-Spangled Celebration of Independence

by Fred Holden, author of Total Power Of One  
Offered by American Business Education Alliance, 303-421-7619

Does the 4th of July begin your star-spangled celebration of freedom? Some people fly their flag while they unfurl patriotism; others say the Pledge of Allegiance. This can begin a personal freedom quest to:

- Commemorate America’s Founders, founding principles and history.
- Rediscover America’s freedom documents.
- Renew appreciation for this great Experiment in Freedom this year.
- Celebrate “**FreedomScore2006**,” 20 days of freedom starting on Independence Day.

As you celebrate the 4th of July don’t assume that America’s founding was inevitable, even easy, or that freedom is free. Instead during **FreedomScore2006**, set aside a few minutes each day to remember, reflect and renew. **FreedomScore2006** begins on the 4th of July and lasts 20 days. Start with a look back to our country’s beginnings, its flag and birth certificate, the Declaration of Independence. Here’s how to celebrate those precious 20 days of **FreedomScore2006**:

### Day 1 - [July 4]

Say and think about the Pledge of Allegiance: “And to the Republic for which it stands.” Why a Republic? What makes it different? Why does the Constitution guarantee “to every State in this Union a Republican Form of Government” (Art. IV, Section 4), yet not once mention the common and popular word “democracy”?

### Day 2 - [July 5]

Read and reflect on the Declaration of Independence, which gives the values, beliefs and philosophies of the Founders. This “intent of law” put into words what the Founders of the English Continental Colonies knew, thought and felt about their country, America, and her deteriorating relationship with the Mother Country, England. To sign the document was to commit treason against the Crown.

Do you know their punishment for high treason? It was to be hanged by the head until unconscious, then cut down and revived, disemboweled and beheaded, cut into quarters, then each quarter boiled in oil. The remains were scattered abroad so that the last resting-place of the offender would remain forever unnamed, unhonored and unknown.

### Days 3 through 9 - [July 6 - 12]

Study each of the seven sections of the U. S. Constitution and its brilliant separation of powers. Article I defined legislative powers of the government, House of Representatives and Senate, organization, functions and duties, and powers that the States did and did not have. Article II defines the executive branch and Presidency; Article III, the judicial branch and court system; Article IV, powers and limitations of the states; Article V, how to amend the Constitution; Article VI, supremacy and treaty powers; and Article VII, ratification of the Constitution.

### Days 10 through 19 - [July 13 - July 22]

Study the Bill of Rights, each one of the first 10 amendments to the Constitution. Beginning with the most important five first words, “Congress shall make no law,” the first amendment provides five

important freedoms— religion, speech, press, assembly and the right to petition government for redress of grievances. The second amendment provides for “the right of the people to keep and bear Arms,” that “shall not be infringed.” Check out amendments three through eight, then nine which says any rights not enumerated are still retained by the people, and ten, that any powers not delegated by the Constitution are reserved to the states or to the people.

### Day 20 - [July 23]

Review the Declaration of Independence, “America’s Birth Certificate.” Celebrate Freedom. Congratulations! You have completed your **FreedomScore2006** twenty-day quest, and can say you truly celebrated **July 4th**, America’s birthday called Independence Day. ☒

.....  
Fred Holden is determined to bring to America’s people, America’s freedom documents—Declaration of Independence, U.S. Constitution and its incredibly important Bill of rights. He is Jefferson County deputy treasurer for financial analysis and communications, and author of the 608-page hardcover book *TOTAL Power of ONE in America: Discover What You Need to Know, Why and How to be a More Powerful Person and Citizen*, available from Denver’s Tattered Cover Book Store, 303-322-7727 or 1-800-833-9327.

Fred and wife Dottie have lived in Arvada over 34 years where they raised their three daughters—Lori, Sheri and Tami, and have six grandchildren—Jake, twins Ben and Ross, Tasmyn, Ronan and Dominic.



**Planning Commission  
Retreat**

*Arvada Center*

*for the Performing Arts*

June 3, 2006

Recorded by Carol Brzeczek

*I arrived shortly after 9am and the group was boarding the Omnibus for a field trip of Arvada. This report picks up when they returned.*



Kent Bagley ran the meeting and asked for comments from everyone about their field trip. Yolanda sited the similar challenges that Arvada faces even though they are a much larger community. Arvada has had the opportunity to “pre plan” to make it possible to live near the rail system. Arvada still has a challenge since the rail system is on the southern end of town and the people have to get there.

## By 2030 will more people be willing to use mass transit?

Don wondered if, by 2030, more people will be willing to use mass transit – will mass transit increase in value incrementally?

Someone stated that Park & Ride sites need to be located no closer than 1/8 mile from the station – there is a need for better space for pedestrians to walk through.

Mark was impressed with Arvada being light rail ready. He was also impressed with the wide sidewalks and seating for walkers along Olde Wadsworth.

Brad mentioned their Complan process – Arvada has focused on areas of change as they went through the process. Brad said that you have to listen to the input

from the public but then they (Planning Commission) had to get down to the hard work of decision-making.

We have to make sure the public’s and our ideas are not imposed. The question was how do we do that – and they discussed the need to meet with Rotary, Kiwanis, and So. Sub Board to educate them.

Jerry wasn’t impressed. He wanted to know where the heart of the town was. He noted that they were trying to attract residents but from what he saw they were trying to attract the lower and mid income residents. He thought that in 10 to 15 years the housing they saw would be undesirable.

Don said that density is fine but it can be done incorrectly. Whatever is done needs to still be good housing in 15 to 20 years otherwise it will be like Powers.

Someone said (I think Kent or Mark) that density is not the problem – design is the problem. It was recommended that people read “Life and Death of Great American Cities” – just because it is dense does not mean that it is bad.

Mark thought the architecture they saw was abysmal saying that foliage can’t hide bad architecture.

Someone asked how they control the design and the response was through the Design Review Standards.

Jerry said that more units, is more density, is more crimes, and more problems in certain areas – when commercial and density are linked the result is more crime. He understood that Belmar is experiencing more crime.

Kent talked about economic segregation – if you want the police and teachers to have places to live in Littleton then we have to have affordable housing for them.

Yolanda questioned whether it was a matter of density or income – lower income areas won’t have the amenities that a higher income area would have.

The “tools” impressed Kent that Arvada has taken advantage of to accomplish their goals. They are:

- Urban redevelopment planning
- Tax incremental financing
- Eminent domain

It was noticed that both Littleton and Arvada have a river running through it, but the Platte was better than Clear Creek.

Mark said that density doesn’t have to create more crime – there is a book called *Defensible Spaces* that he recommends. (Apparently it talks about how to design spaces where human eyes can see all the spaces – no dark corners.)

Don asked if we do a good job are we going to have high-income people drive out the low-income group?

Kent said that Elitch’s has done a very good job of mixing the low income with the high-income housing and that Littleton is not likely to replicate it but he thought it was a good example. He has been there 5 or 6 times.

Mark thought it would be a good idea to look at the crime rate for Elitch’s.

Kent then talked a little about the RTD parking, the future charging of customers to use the parking and that Boulder had to pay for their parking structures with tax dollars. ➤

Go to [www.LittletonExaminer.com](http://www.LittletonExaminer.com) to read the rest of the minutes.

# Meetings of Interest in Littleton

**Littleton City Council holds the formal televised meetings** on the **first and third Tuesday of each month at 7:00 p.m.** in the Council Chambers of the Littleton Center. You can watch these meetings live on Channel 8. The agenda and minutes of each of these meetings are posted on the city's web site.

City Council also meets on the **second and fourth Tuesday of each month** in what is termed a **“Work/Study Session.”** These meetings are open to the public and are far more interesting as this where the decisions are formed. *Neither the agenda nor the minutes of these important meetings are posted on the website nor are they televised. But you can attend.*

The **Business/Industry Affairs Advisory Committee** meets the **third Friday of every month at 8 a.m.** This is a high powered group.

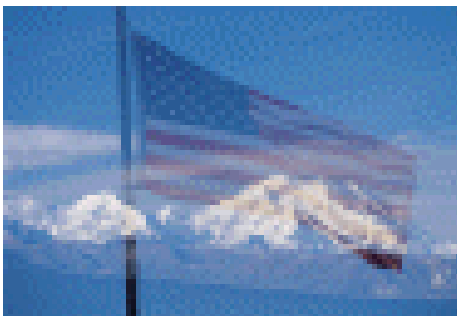
The **Historical Preservation Board** meets the third Monday of each month at 7:00 p.m. Their agenda and minutes are posted on the web.

The **Housing Authority** meets the **first Thursday of each month, 6:30 p.m.,** at 5844 S. Datura St.

The **Planning Commission** meets the **second and fourth Monday** of each month at 7 p.m. Their agenda and minutes are posted on the web.

All boards and commission meetings are open to the public and formal dress is not required. You will be allowed to speak during a period of public comments. These groups are where most of the City Council Members spent their time learning the craft of public service. If you are interested in the subject matter, you should attend.

Littleton has several boards and commissions consisting of appointed citizen volunteers. More details at <http://www.littletongov.org/boards/default.asp>



I pledge allegiance  
to the flag, of the  
United States of America,

And to the Republic  
for which it stands,

One Nation under God,  
Indivisible,

with Liberty and Justice  
for all.

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Littleton, CO 80165

303-795-3700

[www.littletongov.org](http://www.littletongov.org)

# 7 Citizen Success Secrets

by Fred Holden, Author of *Total Power Of One*

**I** Get your personal house in order. Stay strong against physical, mental, emotional and economic adversity. Keep your family resourceful and self-reliant. Be hearty in mind, body, spirit, and finances. Get and stay out of debt. Earn, save, spend and invest wisely. Be more responsible, independent, confident.

**I** GET INVOLVED at two levels, local and national. Don't "Only Vote"—to vote every two, four or six years, then withdraw and do nothing until the next election. In-between elections "is where the action is," when your efforts really make a powerful difference.



**I** Locally, pick your passion, choose your commitment, find what "trips your trigger," and **TAKE ACTION**. For example, offer yourself as a teaching resource to a nearby school, with the theme "success is getting up one more time than you fall down." Talk about your "falling downs," getting back up, and serve both students and teachers—and you.

**I** Nationally, make and keep Congress accountable. Our massive nearly nine trillion dollars public debt's interest has grown to a shameful and damaging \$1 billion a day. With today's prosperity it is time to *truly cut government size, power, spending, taxing, debt and debt interest.*

**O** "Adopt" a public official. Take an elected or appointed official to coffee or lunch to offer cares, concerns and information, even appreciation. At town meetings, public forums, school board and city council meetings, **BE THERE** with your good ideas.

**n** Express concerns by letter to newspaper editors and public officials. Make it a short "3-by-3": Three paragraphs, three sentences each. Use the four-part "What Formula": 1) What? —state what's wrong, 2) So what? —tell why it's important, 3) Now what? —your good idea or opinion, 4) What's next? —make copies and share generously with others.

**O** End letters smartly, to public officials with your opinion, eg, "government is too big," or "taxes are too high"; but to newspapers with a question, "Is government too big?" or "Are taxes are too high?" That helps people think.

Learn, understand, articulate and support the American enterprise system, this priceless "experiment in freedom," in its eight major facets: Economic, business, political, financial, constitutional, governmental, moral, and citizenship. To bring America back, boost enterprise, reduce government.

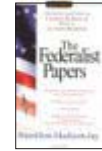
**Freedom is not free and freedom is not forever.** Freedom is a fragile, precious, priceless and perishable ingredient of life in America—and it is slowly deteriorating.

The way to keep freedom alive is to defend it, cherish it, strengthen and nourish it for ourselves and our posterity—kids and grandkids. ☒

## Recommended Reading

*The Making of America: The Substance and Meaning of the Constitution* by W. Cleon Skousen, 920 pages, hardback \$29.95. Background, phrase-by-phrase description and interpretation of the U.S. Constitution.

*Rediscovering the Ideas of Liberty*, edited by W. David Stedman and LaVaughn G. Lewis, 84 pages, paperback, \$15.00. Timely, relevant, colorful descriptions of U. S. Constitution and freedom documents.



*The Federalist Papers* by Publius—actually Alexander Hamilton, James Madison and John Jay, 590 pages, paperback \$7.99

paperback, \$24.95 hardback with better index, bigger print.

Public debate on adopting the U. S. Constitution and federal form of government, "the most important work in political science that has ever been written, or is likely ever to be written in the United States" (Introduction), 85 essays published October 27, 1787 to August 16, 1788.

*The Five Thousand Year Leap: The 28 Great Ideas That Are Changing the World*, by W. Cleon Skousen, 355 pages, hard cover \$19.95, paper \$14.95. Get all four books from the National Center for Constitutional Studies, 1-800-388-4512.

*TOTAL Power of ONE in America: Discover What You Need to Know, Why and How to be a More Powerful Citizen* by Fred Holden, 608 pages (Tattered Cover Book Store, Denver-303-322-7727; or send \$30 cash or money order to TOTAL POWER, Box 1900, Arvada, CO 80001). This citizen power manual is a mini-encyclopedia of American government, economics, business and politics, and effective citizenship.



## Citizen Minutes

### Regular City Council Meeting

June 6, 2006

Recorded by Carol Brzeczek

*These minutes have been done quickly but will give you the flavor of the meeting. I have not used quotations as I haven't received a recording of the meeting. I have represented the statements made accurately though.*



The meeting began with a hearing on the 2007 budget. Citizens addressed the council with what they thought should be funded. Predictable as it was, several of the usual suspects were in attendance asking for thoughtful consideration when it came to funding the library and museum.

The police building was mentioned, more hours for community development staff, more code enforcement, recommendation that council consider the CAC's result of their SWOT (Strengths, Weaknesses, Opportunities, and Threats) that were developed from their public CAC meetings.

It was brought up that Channel 8 could be used for more than just the regular meetings of council but the special meetings and the Planning Commission meetings. A couple of citizens that had attended the Littleton Leadership Retreat complemented the council for the quality of life in Littleton and mentioned some of the outcomes from the Retreat that would enhance the quality of life in Littleton in the future.

One citizen, Jim Saunders, went so far as to tell the council that as a result of the Littleton Leadership Retreat 100 people left knowing what it takes to make Littleton a vibrant, viable community and they are ready to embrace change; mentioning mixed use in housing and business. He said there were four conditions to facilitate successful development.

1. Citizen participation
2. Common vision
3. Strong and positive city council
4. Open, positive and progressive future development

He told council that their vision really counts.

The council voted to accept three new individuals to the various boards and commissions. Pretty run of the mill stuff until Doug Clark indicated he was voting No on the appointments because he thought qualified people were being passed over for unwarranted reasons. The example he gave was for the Liquor Authority. Seven people applied and all seven, according to Clark, were qualified. However, the council chose someone who did not ask to serve on the Liquor Authority but because of her age (young) and gender (female) she was appointed.

#### Council Members' Reports

The City was issued a check for \$784,652.54 from the Shareback program. (*Shareback program has something to do with open space – that's all I know about it. But, it was a chunk of money!*)

Amy Conklin is anxious to have study sessions on council finances, campaign finances, and debrucing.

Pat Cronenberger wants to have an article about the vicious dog ordinance in the Littleton Report.

She also criticized a council member for having a citizen attend the Avian Flu conference as a representative of "us." The council member did not have the authority to have someone represent us.

Conklin agreed saying there was no process and it was disappointing and then something about the democratic process. Ostermiller said he remembered that the individual was mentioned and that council said they wanted to evaluate the individual but they did not get that opportunity.

*At a previous meeting, Clark had suggested that they send a doctor to the Avian Flu Conference since none of them are professionals. His request fell on deaf ears – someone saying they would like to check out his choice. ▶▶*

Go to [www.LittletonExaminer.com](http://www.LittletonExaminer.com) to read the rest of the minutes.

In this meeting the Council also discussed more about the budget. You can also find out what Councilman Clark said about a CAC meeting that caused quite a stir amongst the Council members.

Remember that you can read these minutes there and make your own comments that will appear in the online version of The Littleton Examiner.

# Wal-Mart is coming! Wal-Mart is coming!

## *Or is it?*

Wal-Mart has applied to the city for a rezoning on a site for a proposed Super Wal-Mart. The approval (or disapproval) process will include public hearings before the Littleton Planning Commission and the Littleton City Council. At these meetings, you will be given an opportunity to speak or to have your written comments placed in the record for consideration.

As is to be expected, the proposal has generated opponents ([www.littletonagainstwalmart.com](http://www.littletonagainstwalmart.com)) and hopeful shoppers (less organized, but hopeful - and with cash and credit cards at the ready).



The Littleton Examiner's August issue will feature the proposal for rezoning and columns for and against. **We invite anyone interested to submit columns for publication.** The columns must be signed, include a contact phone number (for verification purposes) and not exceed 600 words.

Please email your column or Letter to the Community regarding Wal-Mart to [walmart@littletonexaminer.com](mailto:walmart@littletonexaminer.com) no later than July 15, 2006.

Do you want a Super Wal-Mart on Santa Fe or elsewhere in Littleton? Share your thoughts with your fellow Littleton residents. Submit your comments to The Littleton Examiner by July 15, 2006.

Send to:  
[walmart@littletonexaminer.com](mailto:walmart@littletonexaminer.com)

## How many new neighbors do YOU want?

*The "New Urbanism" Plan Will Allow 150% Population Growth (or more) for Littleton*

*Continued from front page*

The present Comprehensive Plan includes the language, "In Littleton's approach, planning is a process of preparing for those things which are likely to happen, and it seeks to bring about those things which the citizenry wish to happen."

The present plan includes eight community-wide goals. None of these goals are to increase the money available to the city government for new programs – none of them. None of these goals are to increase the population of our town to urban densities – none of them.

There are some really good people on the CAC, Planning Commission and City Council. Let them know how much you want taxes increased and how many more people you want living in Littleton.

Maybe we like Littleton basically as it is without a lot more people in apartments and a lot more traffic. ☒

Please visit  
[www.LittletonExaminer.com](http://www.LittletonExaminer.com) to share your thoughts on "New Urbanism" in Littleton.



**The Littleton Examiner**  
Post Office Box 777  
Littleton, CO 80160-0777