



Waverly Community Group, Inc.  
WAC Meeting Minutes for Thursday, May 31, 2007; 7-8:30pm  
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Sue Foster, Jane Clark, John Ostheimer, Ron Splittgerber, Bob Zimdahl. (6/11 AC members present)

Community resident: Nancy Wallace and Vicky Splittgerber.

Absent: Andy Hatch, Cate Meyer, Barb Staples, George Wallace, and Karl Zeller.

A quorum (of 6) was obtained at 7:15.

Secretary's Report: The 04-26 minutes were accepted as presented. These will be posted to the website.

Treasurer's Report: Sue reported that the balance is still \$273.07.

#### **Old business**

##### 1. Old Updates

**A. Kathay Rennels May Breakfast.** Bob attended and the talk was strictly about roads. Bob reiterated the county commissioners final acceptance at having Owl Canyon Corridor paved due to the great costs associated with maintaining it as a gravel road. The exact alignment for this route was not yet finalized. Sue suggested attending Commissioner Karen Wagner's Breakfast in Laporte since Kathay Rennels June breakfast has been cancelled.

**Karen Wagner's Breakfast in Laporte: Wednesday, June 6 at 8am.**

**B. Glade Reservoir Position Paper.** The EIS is now looking like it will not be available before July, if then. The proposed Pro-Con Forum we were planning for June has been postponed until the Full Membership Meeting in September. Jane had some reservations about putting forth a position paper, but at this time the paper is merely background information until that time, after the Pro-Con forum, when we actually put it forth as a community position. It was also noted that we don't want to include all the letters to the editor about this issue. Jane will check with Brian Werner to determine the time frame for comments after the EIS is made public.

**C. Discussions with Wellington on their Growth Boundaries.** Ron and John. No progress. Tabled until June meeting.

**D. Future of non-adjudicated water rights, changing nature of water law.** No progress. Tabled until June meeting. Ron has plans to meet with Harold Hagen in June.

**E. Final results of the Visioning Exercise.** Cate didn't make it to the meeting due to retirement celebrations. She missed the wonderful chocolate candies Jane

brought, and we celebrated for her. We await Cate's synthesized Mission Statement. Please email it to all WAC members when complete.  
[The closing date for entries was May 31<sup>st</sup>, so if you are late with your submittal, check with Cate first to see if she can accommodate you.]

### **New Business**

1. Planning for the Pro-Con Glade Reservoir Meeting. See Item 1B above.
2. There seemed to be little interest among those present on the question of scheduling additional community information programs this summer. Helen mentioned that Geniphyr Ponce-Pore had requested some presentation time for July.  
[Unfortunately her schedule will not accommodate moving that presentation time up to June.]  
Jane mentioned that the Legacy Land trust would like to make a presentation to the WAC (and interested others) about landowner conservation programs touching on tax credits, federal tax benefits, etc. The group thought this would make a good November or other winter program. A reminder needs to be made in the fall.
3. Bob investigated the **Opportunities for Secondary Housing** with Jim Reidhead before Jim was recently hospitalized. In speaking with Matt Lafferty Bob acquired a list of (3) criteria which could meet the needs of a secondary housing unit.
  - A. Farmstead. If 40 or more contiguous acres are owned, a plan can be presented to subdivide into a primary and alternate dwelling. These (2) sites must have separate sites and utilities.
  - B. Accessory Living Area. If 40 or more acres are owned, a second residential unit may be added, either attached to or incorporated within the original single family dwelling. This secondary living area cannot be rented or leased and its resident must be an immediate family member. Must be approved by the County Commissioners.
  - C. Extended Family Dwelling. Detached accessory living area. The County Commissioners can approve a temporary separate living area with (1) utility installation for a manufactured home for a 3-year period.  
See Bob for additional information.
4. **New Membership.** John talked to Tyler Garrison who is interested in the WAC but too busy at this time. Helen talked to Tom Maher, Greyhawk Knolls HOA Pres, about getting additional representation from them. Jane mentioned that Carol Story was interested and would attend our next meeting.
5. **Annual Waverly Alumni Community Reunion.** To be held July 14<sup>th</sup> at the Laporte Presbyterian Church on Hwy 287. See Sue Foster for more information.
6. **Waverly Area Plan, Draft.** Bob asked that WAC members please review this document he has been formulating and provide suggestions for additional material, edits, etc. So far only (3) persons have offered review comments.
7. Helen will be unable to attend the June meeting, and Vicky Splittgerber graciously volunteered to take and distribute the minutes.

The meeting was adjourned at 8:15.

Respectfully submitted,

Helen Boggs, Secretary

