



Waverly Community Group, Inc.

WAC Meeting Minutes for Thursday, October 26, 2006; 7-8:30pm

Turning Point Gymnasium at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Jane Clark, Sue Foster, Harold Hagen, Cate Meyer, John Ostheimer, Barb Staples, Karl Zeller, Bob Zimdahl. (9/13 WAC members present)

Community resident: Nancy Wallace

Absent: Jud Brown, Andy Hatch, Ron Splittgerber, George Wallace.

Secretary's Report: The 08-31 and 09-07 minutes were accepted as submitted. Edits were requested by Jane of the 09-30 minutes which will be posted after corrections are made.

Treasurer's Report: Sue distributed a summary of the cash expenses (\$64.07) and the donations received (\$33.00) from the Full Membership Meeting. Some of the unreported costs were donated by WAC members, and the mailing costs have not been received. The treasury balance stands at \$272.07 at this time.

Old Business

1. Geniphyre Ponce-Pore has been sent the preliminary survey results and has been added to one of the program notification email lists. (Ms. Ponce-Pore is a consultant to the Larimer County Workforce office and is investigating "how making a living on smaller acreages might become viable." WAC minutes, 03-30-06)

Bob asked what she can do for us, since we have included county requested questions in our survey.

Nancy responded that the task force is currently in an information collection phase and she is unsure when it will end or the outcome. The Planning Commission has seen some presentations from the Rural Enterprise Task Force.

Bob asked that we contact them for a place on the task force stakeholders group and a chance to attend their meetings. Helen will do this.

2. Removal of impediments to success of WCG

A. County Commissioner Kathay Rennels. **Nancy** Wallace, as a member of the Planning Commission, meets with the County Commissioners once a month. She asked the county commissioners to respond more positively to emails and interviews when the topic of the Waverly Community Group surfaces. She mentioned that Kathay Rennels has said that whenever the county gets ready to work on a Waverly Area Plan that any resident-generated plan will not be an acceptable substitute, and that the county will want to do their own plan. The Red Feather Lakes and Laporte plans were supported by the county as is the upcoming Northwest Area Plan.

The Waverly area has the best zoning, limited water, but no public sewer. All developments will be either CDs with the County Engineering Department or RLUPs with Jim Reidhead. The county cannot see why or how we would want to change this structure. Both the CD and the RLUP plans have conservation components, and the county feels there are limited other issues to consider.

The purpose of an area plan would be to have a structure in which to fit new development.

Jane noted that Kathay had formerly mentioned that the great quantity of complaints from RFL and Laporte probably generated need, and, without great problems, we may be unable to “grease the wheel.”

Karl asked if anyone knew the number of farm chunks available for development. He later proposed that we generate an area plan and then try to get 250 signatures to ratify it.

B. County Commissioner Kathay Rennels. **Jane** talked to Kathay Rennels about vocal individuals who might have personal grievances with individuals on the WAC, and Kathay acknowledged there were a few unhappy vocal people. Jane noted that there were also nearly 70 happy people who responded to the recent survey.

C. NLCA. **Helen** reported on NLCA (Northern Larimer County Alliance) resistance to the WCG from conversations with Peggy Arevalos, co-chair of the NLCA. The WCG has failed to recognize the important work the NLCA has done with regard to the Truck Bypass and CWD Incinerator in particular. The brochures and website omit any mention of NLCA’s role in important issues it promotes. It was agreed that this was a misunderstanding, and that while the two groups have different focuses, there will be times when they have the same response to issues that threaten rural values that both groups hold dear. All agreed it is important for both groups to work together and that NLCA does a wonderful job of researching issues that threaten the area.

A motion was made, seconded and passed to acknowledge the NLCA past efforts in these issues. **Jane** said she would modify the brochures and email the WAC with the changes for review.

D. Wellington. **Jane** mentioned that state laws govern Wellington’s annexation of additional land.

Nancy said that at this time Wellington’s urban growth area extends west to NCR 9 but they have no county agreement, and she has been unable to get any response from Wellington with regard to planning input.

Then there was some discussion about the WCG boundaries being topographical, not the old school district boundaries..

Jane thought that Wellington’s interest in extending their declared west urban growth area boundary to NCR 13 was because the town’s water tanks and water treatment plants were on the west side of NCR 13. She noted that in past discussions Wellington had been receptive to joint oversight of the WCG area between NCR 11 and NCR 13 north of ECR 66E. Additional discussion needs to be had with Wellington about the water tank, joint oversight, and a community separator.

John mentioned the need for clarification and he accepted nomination to be the current investigator in this matter. A possible contact is John Slutsky of the Wellington Community Development Group. John will catch up on the issues with Jane.

Harold noted that Larry Noel, Mayor of Wellington should be a good contact person for any Wellington communication.

E. **Bob** talked to Fort Collins City Council member Ben Manvel about potential Bypass issues. The council thought that the Bypass Rescinding Initiative would not pass because of constituent misreading of the issue. Even if it did pass, actual efforts for another bypass would be 5-10 years out.

New Business

1. **Orientation of new members.** WAC meetings are the LAST Thursday of the month at 7pm at the Waverly School. There will be no meeting in December. Occasionally special meetings will be called. WAC notifications are by email. **[The decision of terms for the new WAC members was forgotten and will be on the November agenda.]**

Website information – Minutes of past meetings are posted to the website after they are approved at the following meeting. Occasionally things have been lost from the website, so if you think something is missing, please email Helen so the item can be reposted.

2. **Election of Officers.**

Chairman - Ron Splittgerber was nominated and elected in absentia. [He has since agreed to accept this post.] Others will fill in for Ron when he has to be out of town.

Secretary – Helen will remain in this post

Treasurer – Sue will remain in this post

3. **June Survey Completion.** Helen distributed copies of the final tallies of additional surveys received by the third survey response deadline. The group agreed that the last survey submitted would just be noted as received after the second extended deadline and not counted. (This survey was hand delivered and the constituent told to drop off because there was not enough time to mail it back in; then the constituent mailed it back.) The group agreed that Helen would give the additional non-numerical survey responses to **Jud** for updating and incorporating into the Results document. Helen would also get the numerical responses to **George** for updating on the statistical program and incorporating into the results document. Helen will add the additional verbatim comments to the report appendices. Then Helen will edit these two submittals [and ask Jane to do a final edit.]

After the various updates and edits are completed Helen will send the completed Survey Results to Geniphyre Ponce-Pore and Kathay Rennels. They will be also posted to the website.

4. **Speaking for the group.** Individuals who speak for the WCG need to be clear that the position they give is, without a doubt, the position of the group (WAC). Otherwise, you should be speaking only as an individual. There may also be times when an eloquent individual speaker/ writer can give greater credibility and exposure to the WCG by clearing the response/article with the WAC chairman and presenting it as a group response, rather than just as an individual.

5. **Group Direction.** Although highest in interest on the survey of WCG concerns, **Helen** made a plea to not make our rallying issue “Maintaining Rural Character” because we have no objective measure on that group of characteristics, many of which are 180 degrees opposite from each other. The majority of the issues listed in question #1 were either anti-issues or had poor community interest. Her reasons not to embrace “rural atmosphere” are listed below.

“Maintaining the rural atmosphere of the community” means what?

Being able to do with my land as I please

Freedom from Covenants and Homeowner’s Associations

Quiet. Being able to hear the wildlife, not the neighbor’s dirt bike or BB gun

Being able to hunt on my land

Having enough space for outbuildings and other room for activities

Having livestock and 4-H animals

Having as many and whatever animals I want to keep

Growing a big garden and/ orchard

Canning/ freezing produce, entering crops or handiwork in the Fair

Self reliance skills

Freedom from regulations

Keeping, training, and riding horses
 Being able to make a living from the land
 Being able to get my water when I need it
 Having the only controls on me be the land and the weather
 Being able to continue farming the way I always have
 Lack of government interference
 A large unobstructed expansive view of the mountains
 Keeping things natural
 A view of waterways or other natural features
 Views unobstructed by pollution
 A community without many neighbors
 Where you cannot see other houses
 Having a barn or storage building
 Having land: 2, 5, 10, 35, 70, 160, 300, 600 acres
 Preserving water sources and rights
 Preserved open space
 Having open space around me preserved by others
 Preserving animal and plant habitat
 Availability and use of conservation easements
 Darkness of the night sky
 Not having neighbors with an army of yard lights on all the time
 Getting the neighbor(s) to keep their dogs from running loose, avoidance of barking dogs
 Not being burdened by the neighbor's center pivot irrigator watering my driveway
 Roads which provide suitable access to relocate cattle/ other livestock
 Dirt roads which will not tolerate high speed traffic
 Small community schools
 Ease in raising a moneymaking crop
 Readily coming to your neighbor's help when needed
 Being self-sufficient and not asking for help
 Living with the majesty of wild animals
 Being able to eradicate varmints on personal property as needed
 Becoming skillful at coping with the incessant wind, poor precipitation, and changing weather
 Being able to entertain without fear of noise or parking problems from neighbors

Jane noted that a finite definition of land use could include local food production, avoidance of urban creep, perhaps nature changes and agricultural aggregate production matters. Basically this would be the promotion of the gentleman farmer, who has income from other sources and owns 5-10 acres.

John wanted to see a positive vision for Waverly, ambiguous though it might be. Group consensus seemed to be that, "Yes, the Group could come up with an ambiguous definition of rural atmosphere", and **Cate** volunteered to get with **George** and lead an exercise in determining such.

6. We did not get around to discussing the listed items mentioned at the FMM and will forward that to the November agenda.

7. **Harold** asked how many had a Coffin water decree. (No one did) The Coffin decrees resulted from a collective declaration of non-tributary water made by Judge Coffin in 1953 stating that the owner maintains dominion over the water until it enters a natural flowing source. This decree is now being challenged by the water court (?), and owners of such decrees are being asked to prove that their water is truly non-tributary.

Helen asked if Harold knew Joan Blehm and said she would get her phone number for him.

Respectfully submitted,

Helen Boggs, Secretary

For Future Reference (printed again)

Issues/ Questions which were raised at the 09-30-06 Full Membership Meeting:

1. What percentage of the WCG land is still available for development?
2. County restrictions which inhibit acquiring additional help for continuing rural enterprises (Hagen's trout farm closed). Investigate opportunities available to aging landowners to allow reduced restrictions on housing for hired help or other senior benefits.
3. Can the area be designated as an area with a minority population of seniors or those on a fixed income to acquire better community benefits?
4. Investigate other scenarios/ options for limiting threats to rural lifestyle.
5. Future of non-adjudicated water rights, changing nature of water law.
6. View maintenance needs to be a priority.
7. Pick one issue and go for it.