



Waverly Community Group, Inc.

WAC Meeting Minutes for Thursday, September 27, 2007; 7-8:30pm

Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Sue Foster, Cate Meyer, John Ostheimer, Ron Splittgerber, Barb Staples, George Wallace, Karl Zeller, and Bob Zimdahl.
(9/11 AC members present)

Absent: Jane Clark, Andy Hatch.

General Business Meeting

Secretary's Report: The 08-30 minutes were accepted as emailed. 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 September Breakfast.** Sue attended and has emailed the report.

B. Randy Eubanks Monthly meeting. No attendees

C. Randy Eubanks Tour. This will be held at 3pm, October 5th at Jane's house.

D. **Wellington Growth boundaries.** Monday evening, September 24th Ron and John met with Larry Lorentzen at his office in Town Hall. Trying not to predispose the conversation they tried to get annexation information.

1. There is a map on the townofwellington (probably .org) website. Go to the bottom menu and tag #3, the comprehensive Master Plan, and then go to page 42-43 for the map of Wellington's proposed growth area. The yellow area is the current town boundary with the anticipated 5-year growth boundary to be at 66 and 9. Projected growth areas and areas of influence are shown in other colors.

2. Immediate plans. Wellington Reservoir #3 at NW corner of 66 and 11 holds the town water tanks and is critical. They are not interested in allowing development near the water tanks which might jeopardize this water source

3. The airport is being considered north of 70 between 9 and 11 with a diagonal airstrip running SE to NW.

4. **Johns impressions:**

a. Development is not imminent west of 11 within our lifetime. He noted the natural aesthetic of the N-S ridge at 11.

b. It will be easy to track what they're doing.

c. We shouldn't be worrying about their quick movements but should work to get an area plan while maintaining open communications with Wellington.

Ron's impressions:

- a. There was no animosity from Wellington.
 - b. Larry Lorentzen mentioned Wellington was working on an IGA with Larimer County
 - c. on the above-noted website map, the blue originally ran all the way out to NCR 11, but was moved East to better accommodate Waverly.
 - d. Wellington will be concentrating on northern developments rather than going west.
 - e. Wellington chose not to participate in the Glade Reservoir project because of the extreme costs, but are interested in Seaworth's project because of the water advantages.
5. Conclusions. We should show up at their Town Meetings (every 2 weeks) to be kept informed.

E. **Seaworth Annexation** part of Wellington Town Board Meeting. Don Lefler, Seaworth's planner, described the project as "smart growth". The water proposal is to use Seaworth's newly treated water as well augmentation water, and is not meant for immediate potable consumption. The proposed project includes 35 Seaworth acres south of CR 70 and 50 acres north of CR 70. The desire is to zone the new area "Commercial-Industrial." There seems to be no state statute to prevent this proposed flagpole annexation. All the Town Board except Nelson spoke against this annexation although no decision was made, and the topic was tabled until the next meeting (October 9th). There was not much discussion about the proposed airport.

Mike Blehm had mentioned that the Wellington Growth Plan is in conflict with this proposed annexation.

Bob mentioned the letter he sent to representatives Bacon and Kefalis about the legality of the flagpole annexation. Then there was mention of Ft. Collins' flagpole annexation of the Budweiser land. Cate will ask a couple of land attorneys. Although cities and towns have the power to annex, only the city and town residents can vote on those annexations.

Gladys Russell is circulating a petition

2. **Draft Area Plan Report** . George handed out the following introduction, and various recommendations were made and will be incorporated to a new versioni.

George's handout: **Introduction to the Draft Waverly Area Plan**

Land Use in Larimer County is guided by the County Master Plan and Land Use Code. Decisions regarding land use plans, zoning, development proposals, special reviews etc. are made by both the Planning Commission and the Board of County Commissioners. Their decisions are based on the Master Plan, Code, state guidelines and follow due process.

Sub-area plans may be developed and adopted as part of the County Master Plan and serve to provide community-specific goals and information to guide the land use decision process in a specified part of the County. LaPorte has a sub-area plan and Redfeather Lakes is completing their sub-area plan. The county provided assistance to both communities as they went through the planning process. As sub-area plans are developed there are a variety of opportunities for public involvement. Drafts are reviewed, improved and reviewed again. They go to the Board of County Commissioners, then they are sent to the Planning Commission for final hearings and possible adoption. Once a sub-area plan is adopted as an element of the County Master Plan, land use decisions in that community's planning area or "area of influence" will take their guidance from existing Master Plan, Land Use Code and the Sub-area plan.

Waverly does not yet have a sub-area plan as the County has not had the time and resources to do a Red Feather Plan and a Waverly plan at the same time. We expect that the County Planning staff will be assigned to guide us through a full planning process in the near future.

In the meantime, Waverly Community Group Members have worked on this preliminary draft of a Waverly Plan which we hope will inform and expedite the official planning process once it begins. We followed a template similar to other sub-area plans and incorporated information garnered from a survey of Waverly residents done last year (2006-2007) as well as input from previous community meetings. Once the county begins to work with us in earnest, we will be able to add considerable information, maps statistics and utilize the public process to confirm, refine, or modify the ideas that are found herein.

For now, this document should be seen for what it is – a preliminary draft, a living, evolving document to be used for discussion and later as a source of some of the content for an official sub-area plan for Waverly. We will appreciate your careful reading and ideas for ways to improve it.

Bob will still write an abstract/ executive summary for the Area Plan after the FMMtg.

New Business

1. Planning for the October 20th Full Membership Meeting.

A. Because George, Bob, and Helen will be unavailable for the 10-20 FMM, George moved to change the meeting date from 10-20 to 11-3. This was seconded and passed. SO the **FMM is now on Saturday, November 3rd at 9am.**

B. **Agenda:** November 3rd October 20th Full Membership Meeting

Setup: Nametags, handouts, displays, coffee & ?, plea for email addresses

9:00-9:15

- A. Introductions Facilitator - Cate
- B. Opening Remarks
- C. Agenda Review

9:15-9:45 Information Sharing

A. What we've done, 2006-2007 (survey completion report, highlights of the Waverly Area Plan, Security bulletin, Developable area report?, other?

B. Future Issues affecting WCG

- 1. Road Related: Paving of Owl Canyon Corridor, alignment to be finalized by 04-09 (per CC mtg 04-02-07), changes at 15 & 70
AND
- 2, Implications of 287 relocation per Glade Reservoir project

9:45-10:00 Feedback: questions, clarifications. Etc from membership

10:15-10:45 Breakout groups to discuss Area Plan Commentary Points

10:45-11:00 WAC nominations and elections. for the following positions:

Quadrant 2 Representative, 1-year, through 09-08
Quadrant 3 Representative (Karl Zeller), 3-year, through 09-10
At-Large (Sue Foster), 3-year, through 09-10
At-Large (Andy Hatch), 3-year, through 09-10

Sue has been expressing disinterest in running for a second term so canvass your constituents and come up with some names before the meeting.

11:00-12:00 Neighborly visiting/ dessert

Cleanup

FMM Exhibits and handouts (make about 10 of each, except for agenda)

Agenda

Draft Area Plan w/ George's revised introduction.

New area map showing Greyhawk Knolls being part of Quad. #3

Notes of County Commissioner meeting 04-02-07 deciding to pave the Owl Canyon Corridor

Small Pasture handout

Small Acreage Seminar notes

George's Irrigation statement

Rural Enterprise Handouts?

Questions and comment sheet

- C. Notification card. Sue passed out a copy of last year's card which Bob edited for our current information. Ron will circulate the card to WAC and get it mailed in a timely manner.
- D. Handouts – see those noted above under Exhibits & Handouts.
- E. Posters – none were mentioned.
- F. Food: Coffee will be provided (we still need someone to provide the coffee), and constituents will be asked to bring cookies to share.
- G. Setup & Cleanup – not yet assigned. Volunteers besides Sue?
- H. Other? See list of duties WAC members have volunteered for.

2. Planning for the Pro-Con Glade Reservoir Meeting. Tabled, but Bob has heard that the EIS was most likely going to appear in December or January of 2008.

The meeting was adjourned at 8:30.

Respectfully submitted,

Helen Boggs, Secretary