



Waverly Community Group, Inc.

WAC Meeting Minutes for Thursday, July 26, 2007; 7-8:30pm

Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Sue Foster, Jane Clark, Barb Staples, Bob Zimdahl. (5/11 AC members present, No quorum)

Community resident: Vicky Splittgerber, Elizabeth and Frank Amigo, Lawrence and Renee Bosch.

Absent: Andy Hatch, Cate Meyer, John Ostheimer, Ron Splittgerber, George Wallace, and Karl Zeller.

**Special Program:**

Geniphyr Ponce-Pore, of the Economic Development Pilot Project, and Karen Madson, of the LC Planning Dept, presented the following information based on meetings with community groups (about which we were unaware of) and our 2006 Waverly survey.

Karen Madson.

The following are code changes to the Larimer County Land Use Code (LCLUC):

1. Home occupations. Newly adopted 3-4 months ago are these changes.
  - A. In an older home the occupation can now be in a detached structure. A new detached structure requires a minor review, public hearing and review by the LCC.
  - B. Bed and Breakfasts used to be limited to O-Open zoning and are now allowed in any agricultural zone. A minor review is required for 6 or fewer guests, and a full review for more than 6 guests (no change to these reviews). The intent for the 6 or fewer guests was low neighborhood impact
  - C. Agri-tourism was not allowed in the past (hay rides, spinning, birding, picnicking) BUT ARE NOW ALLOWED under accessory ag uses. Ag tourism is defined as:
    1. Temporary, less than or equal to 4 months (ex. Corn maze)
    2. Greater than or equal to 4 months with less than 20 vehicle trips. Requires a minor special review. (A single family residence is calculated to produce 20 vehicle trips per day.)
    3. Greater than 20 vehicle trips requires a full special hearing involving the Planning Commission & LCC hearing because of the greater potential for neighborhood impact.
  - D. Produce stand – only for limited sale of processed produce (salsa, etc.) or produce grown on site.
2. Building size – there are various allowable building sizes, parking and set back limitations depending on whether your parcel is less than or greater than or equal to 35 acres.
3. New code language is written with the intent to be user friendly.
4. The purpose of the new requirements is to support agriculture but at the same time preserve or enhance the neighborhood. Businesses are reviewed for their impact to the existing neighborhood.

These new requirements were developed with input from the Larimer County Commissioners, the Ag Board, and other staff personnel.

When asked about the potential for approval of home repair business operations in the context of an existing farmstead with many existing old outbuildings the response was that the welding/ repair business investigations are still on the back burner and have not yet been seen as a priority for investigation.

Geniphyr Ponce-Pore reviewed the new requirements for directional signage to be placed in the public right of way [see the brochure when the electronic version is available]. Geniphyr also reviewed the "Rural Enterprise Resources" handouts.

Then the discussion turned to wind generation. A variance is required for any tower higher than 40'. The state has a presentation on wind power that we might be able to access. [I have emailed Geniphyr about information on the Wind Power presentation.]

Several handouts were provided. "Accessory Agricultural Uses" was written by Karen and better defined home occupations (specifically value-added ag processing, agri-tourism, farmstead accessory dwellings, and farm stands. "Home Occupations, Section 4.3.10.B, LCLUC" summarized Use by Right, Minor Special Review requirements and included forms and other requirements.

"Rural Enterprise Resource Sheet" and "Directional Signage in Rural Larimer County" were reviewed by Geniphyr Ponce-Pore. Directional Signage is for businesses having public access and meeting eligibility requirements and fee criteria.

The media release for the ACRE Program (Advancing Colorado's Renewable Energy) pertained to grant funding for energy related projects in research (max \$50,000) and feasibility studies (max \$25,000) and later project (development) participation (max \$100,000).

We completed feedback documents regarding these presentations, and electronic versions of the handouts have been requested.

## **General Business Meeting**

Secretary's Report: The 07-28 minutes were accepted with corrections. These will be posted to the website.

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

## **Old business (May)**

### **1. Old Updates**

A. **Kathay Rennels June Breakfast.** Not much of interest. There is an RTA meeting tonight which should be in the news tomorrow.

### **2. Draft Area Plan Reports.**

Bob noted his recent color 8 ½ x 11 map showing the Agricultural areas. This is the map to be added at the end of the area plan and principally shows the urban growth areas of the various nearby cities in the north front range.

By mistake version 4 of the Area Plan was not the circulated version. Bob will send that version to Ron for conversion to Microsoft Word for redistribution. The only changes were that most of the typos and grammar was corrected AND Jane had suggested an additional part about a Waverly-Wellington community separator.

Except for Helen, most people had not yet gotten comments back from their reviewers. WAC members are requested to forward their reviewer comments to Bob ASAP.

Helen reported that one of her reviewers pushed for incorporation and another thought most of the informational material was already familiar to the County Commissioners and other County Officials and should be omitted but that a summary sheet should be added. Bob said our chief audience was the Waverly Constituency and that the summary sheet would be directed at the County Commissioners.

### **New Business**

1. Planning for the Pro-Con Glade Reservoir Meeting. We do not know when this meeting will be held, but it will be some time after the EIS is published. Mark wanted to know who he would be speaking with, and we don't know. It will probably be the representative (Nicole Seltzer?) who publically speaks on behalf of the Glade Reservoir Project.
2. Helen asked that Andy Hatch be removed from the WAC rolls to which the group had little interest. Removal of Andy would not drop our quorum requirement, and his term is up in September.
3. The Full Membership Meeting is scheduled for Saturday, October 20<sup>th</sup> at 9am. Sue will schedule the gymnasium with Turning Point.  
The final Waverly Area Plan will be available at that meeting as well as a petition.

The meeting was adjourned at 8:30.

Respectfully submitted,

Helen Boggs, Secretary