



Waverly Community Group, Inc.  
WAC Meeting Minutes for Thursday, July 31, 2008, 7-8:30pm  
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Jane Clark, Jan Kroeger, Kathy Monty, George Wallace, and Bob Zimdahl. (6/11 WAC members present)

Absent: Sue Foster, John Ostheimer, Ron Splittgerber, Barb Staples, and Karl Zeller

Special guest: Tom McMillan and Roger Hoffman. Roger Hoffmann spoke for a short time about his views and aspirations to be a new County Commissioner. He is running for Glen Gibson's position.

7:15 – call to order and Introductions

Secretary's Report: The May minutes were accepted as emailed.

Treasurer's Report: none

### Old Business

#### 1. Meetings of interest

- A. There was no EIS communication.
- B. Kathay Rennels May T-Bar meeting - NO ATTENDEES.
- C. Eubanks May monthly meeting - NO ATTENDEES.
- D. Wellington June & July Town Board meetings, Wellington Growth Plan status. No

unreported meeting attendances. The next town board meeting is in August. Jane, Kathy and George are planning to attend this meeting.

We need to go to the County Commissioners and get them to respect our NCR 11 boundary rather than Wellington's request to extend to NCR 13.

2. Area Plan – Helen expressed a concern in getting the document edited for grammar and spelling. Since Sue had earlier volunteered her services for this purpose, George promised to email the document to Sue within two weeks of this meeting for editing.

The group is planning to have the Full Membership vote on Area Plan acceptance at the Full Membership Meeting.

Then we need to get on the County Commissioners Work Session Agenda and request formal adoption.

### New Business

1. Tornado Cleanup. Helen reported that there were only a few who responded, either to help cleanup or needing cleanup help. After going around and surveying the community hardest hit on May 31<sup>st</sup> it seems that the needs of those with weather-related problems had mostly been cared for by the immediate neighbors, so there does not seem to be a need to make up a database for these events. Look out for the neighbors on your street.

Jane reported on an email letter from Sam Mamet, Executive Director of the Colorado Municipal League. The letters follows:

**From:** Sam Mamet [mailto:smamet@cml.org]

**Sent:** Monday, June 30, 2008 1:52 PM

**To:** jrc@frii.com

*Cc: steve.johnson.senate@state.co.us*  
*Subject: A belated response to your inquiry*

*Jane-Please do accept my apologies for a very tardy response to your June 17 inquiry. I am just catching up to things from the past 2 weeks. I am sorry. As to your excellent inquiry. Here are a variety of responses. I thought by placing them in writing, it might add to greater clarity.*

- 1. A protection of lifestyle—This is the basic driver of your concern. That your current land use and growth patterns not be overly disturbed and your agricultural, and I suspect ranching, lifestyle not be up-ended. For starters, and please correct me if I happen to be wrong, I thought that Larimer County had adopted as part of its land use policy a right to farm ordinance, which is clearly authorized in state law. In fact, I thought that the state law was modeled after a local policy first developed by then County Commissioner Disney. This is intended to provide you and your neighbors and fellow landowners with some of the protections you desire. I also thought that Larimer County had also adopted something a “code of the west” which is a novel land use approach first developed by Montrose County on the West Slope outlining the dos and don’ts of rural living.*
- 2. County land use policies—I think what you want to accomplish can be done so with simple modifications by the County already. You indicated that you are designated as a “community influence area” and this is good. This gives you a formal foot in the door to comment on and become involved with any and all county land use decisions which concern the Waverly area. I agree that it does not give you autonomy, but it is an important tool to help you influence county land use policies. I am, however, not sure if I agree with you about this not being able to protect you as a “community” because it gives you a legal right to object and comment on county decisions and this is quite important. It seems to me that one thing you ought to investigate is perhaps amendments to the county master plan as they may pertain to agricultural and ranching uses. Strengthening that document could well help you against further urban growth.*
- 3. Representation—Do not minimize your voice and influence. I do not know which Commissioner represents you, but surely you have or indeed ought to have regularly scheduled meetings with your Commissioner(s) to discuss issues of concern in the land use area. Similarly, you ought to advocate for some rural representation on the planning commission, if that does not exist already.*
- 4. GMAs—The county can indeed help you and Wellington co-exist, if that is a problem. It seems to me that in any agreement which is struck between the Town and the County, you ought to request that the County consider your concerns. I would be surprised if they could not do this on your behalf and that Wellington wouldn’t respect that.*
- 5. Other land protections—Have you thought about conservation easements or fee simple property purchases from willing landowners to protect your area from urban level growth with a common buffer.*
- 6. Municipal incorporation—While difficult, an option does now exist and it is called municipal incorporation. This is complex and you need the appropriate tax base, but this is indeed an option.*

*I feel that your idea on a “village” type of subdivision could be done now under e4xisting county land use and zoning laws. And the reasons I set forth above I think do give you some of those tools to get to where you would like to be headed. I think attempting to address this in the legislature may well backfire, even guided by the steady hand of Sen. Johnson! Land use is a very tricky issue and once you accomplish what you want, you still have to go back to the county to implement what you desire.*

*Anyway, my analysis is worth about you’ve paid for it, good luck...*

**Sam Mamet**

**Executive Director**

*Colorado Municipal League*

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Jane recommends that we ask for amendments to strengthen CMP with regard to rural ranching, farming and other issues.

3. Full Membership

Meeting. The time is set for 10am till noon. Sue will double check with the school on the gymnasium availability. Ron was nominated to come up with the agenda and program.

There was a group desire to promote local businesses at the Full Membership Meeting by encouraging them to bring cards and brochures about the products and services they provide. A committee was formed of Jane, Tom, Kathy, and Helen to flesh out the names of these individuals so personal invitations could be developed and sent them.

4. A motion was passed to suggest an Education and Social Committee for production of an Annual Fair and other programs. Come to the August meeting with program ideas.

5. Bob brought a notice that western slope peaches and pears will be available for order.

The meeting was adjourned around 8:21pm.

Respectfully submitted,

Helen Boggs, Secretary