



Waverly Community Group
Meeting Minutes for Thursday, November 17, 2005; 7:00pm
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Bob Zimdahl, Helen Boggs, Lou Kinzli, George Wallace, Jane Clark, Sue Foster, Jan Scott, Ron Splittgerber, and Amy Wagner. Community resident Nancy Wallace.
Absent: Andy Hatch, Jack Sipes, Karl Zeller.

A meeting quorum was obtained at 7:05 and Bob Zimdahl, Chair, called the meeting to order.
Requested approval of minutes of October 20, 2005 meeting. (Minutes having been provided via e-mail to committee members); no corrections noted. Minutes approved.

Sue Foster gave treasurer's report of \$136.00 balance with no outstanding expenses.

Introductions were completed all around; there was no old business.

Agenda items

1. **December meeting.** Traditionally there has been no December meeting, and the group decided to uphold that tradition. The next regular meeting will be Thursday, January 26 at 7pm at Turning Point.

2. **Representative Vacancy.** Alta Burns has submitted her resignation, effective immediately, for her At Large 3-year representative position. She lives in quad 4.

Bob Zimdahl noted from the ByLaws that any replacements resulting from vacancies would be made of nominations from the WAC. Suggestions of potential nominees were Jay Altman and Barb Lytle. WAC members listed below will make the initial contacts to determine interest. If you think of additional names of people who might be interested in serving in Alta's position, please forward them to Helen Boggs.

- a. George Wallace will contact Jay Altman, then
- b. Sue Foster will contact Barb Lytle.

3. **The Rural Land Use Process (RLUP) and the Waverly Community Group.** Bob Zimdahl visited at length with Jim Reidhead, head, about the RLUP process. He gave a brief summary. **Bob** wants the group to respond positively to review requests from RLUP and the County Planning departments. He suggests determining a community vision (what do we want the group to accomplish in the next year, 3 yrs, and 5 yrs).

4. **Appropriate responses to requests from the RLUP or the County Planning Departments.** **Jan** Scott reiterated Kathay Rennel's prior suggestion that the WCC find and promote specific galvanizing issues which community at large will support (such as speed limits, stop signs, etc). **Jane** Clark expressed interest in developing a 5-10 question survey which would provide both qualitative and quantitative measures which would be coordinated by the quad representatives. **George** Wallace mentioned that he has materials on several recipes for getting groups started, and he wants to see the group respond to the referrals they are sent. **Nancy** Wallace mentioned how negative comments can have a positive outcome by bringing to the forefront issues which previously might not have been considered.

Jane Clark mentioned the likelihood that we would not get any additional RLUP referrals before the next meeting.

Bob Zimdahl thought we could canvass for items about which there might be strong feelings such as housing architecture, minimizing white vinyl fencing, night lighting. Traffic is not a land use issue, however location of access roads might be.

It was decided that the group would call additional meeting(s?) if RLUP referrals were received before the next regular meeting in January. Specific group response for that referral would be discussed at that time.

Jane Clark asked Lou Kinzli how he thought developers viewed the WAC response.

Lou Kinzli responded that the RLUP neighborhood meeting is helpful and that the WCG is a way to continue communication.

Jan Scott requested an update of the Lemke 200 acre project. There was some discussion about a proposed golf course on adjacent parcels. Call Lou Kinzli for more information if you have specific concerns about this development.

George Wallace mentioned the book *Rural Environment Planning for Sustainable Communities* by Frederick Sargent as a possible resource for developing a community survey. He would like the WAC to become familiar with the different zoning and planning requirements and special animal habitats. **He will provide the group with various maps which present much of this information at the next meeting.**

Bob Zimdahl stated we need to establish criteria to identify various sites of concern such as cultural, historical, wildlife sites and possibly establish a place to collect old pictures.

5. Future Vision. What do we expect to accomplish in the next year, 3 years, and 5 years.

Bob Zimdahl mentioned the objective of beginning to define what we want in order to provide a proactive plan or template to use with area planning responses.

Nancy Wallace gave the Redfeather Lakes example that they don't want the area to change or develop big homes. However they may later have to deal with water and septic issues.

- a. Identify special resources/ locales, etc of the WCG area
- b. Develop a 3-5 year plan
- c. Learn more about the community
- d. Support developers with good projects and make suggestions of others
- e. Provide options for landowners

Bob asked Lou Kinzli to work up a handout of suitable Options for Landowners which might include tax credit as well as conservation easement options (among others). This document would be something we could post on the website. It seems that George Wallace has a map showing the location of various parcels which had utilized the various conservation and other easements.

Bob Zimdahl stated his vision and purpose of the WCG.

1. Review what we know about the community and add to that database
2. Start thinking about developing a plan
3. The WCG would serve an educational function for members
4. The WCG would provide reliable advice to groups by responding to requests

It was decided that the quad representatives should build the database by contacting their quadrant constituents. They will need to get with Ron Splittgerber to get their quadrant member list off his main database and individually contact members in their quad. This is meant to be an informal introductory contact which might gather member email addresses as well as two or three of the member main community concerns. Keep a record of the new information so it can be entered in to the main database. This task should be done by the next meeting in January.

There was some discussion of the database and an interest in mailing a future questionnaire in order to verify residents and addresses. **Amy** Wagner is working with **Ron** Splittgerber to provide a new database sorted along quad lines.

George Wallace will provide a paraphrased Land Use Plan and email it to WAC members.

Sue Foster noted that Turning Point is presenting *A Christmas Carol* on December 11th; see school posters for times. They are also interested in community service projects if you happen to think of any.

At the next meeting we will

1. Appoint the seat vacated by Alta Burns
2. Review the resource maps to be provided by George Wallace
3. Review pertinent information tabulated by constituent discussions

The meeting was adjourned at 8:30.

Respectfully submitted,

Helen Boggs, Secretary