

Waverly Follow-Up Survey

Hello! As you may know, Larimer County has designated Waverly as a Community Influence Area (map attached) and has recognized the Waverly Advisory Committee (WAC) of the Waverly Community Group (WCG) as an advisory body. The WCG now has approved by-laws as well as elected quadrant and at-large representatives serving on the WAC (roster attached). The County now asks the Advisory Committee for input about proposed developments and other issues affecting the community.

The Waverly Advisory Committee is in the process of laying the groundwork for a Waverly Sub-Area Plan that would enable us to address a number of issues and make it more likely that we can maintain our rural character and quality of life in the community. To do this, we need your thoughts about a variety of issues that affect Waverly’s future. Your ideas will help to guide the planning process and add to our shared knowledge about the community. This survey is being distributed by mailing and will help us gather reliable information which reflects community-wide views. Please mail your survey back by June 30th. Results will be compiled and analyzed using standardized procedures, and reported back to the community.

Your help is appreciated and your answers will remain anonymous.

1) The **following issues have been raised** during past meetings and by a previous survey that was used with a smaller sample of 175 Waverly residents in the summer of 2001.

Using a scale of: **1** not important, **2** somewhat important, **3** important, **4** very important, indicate what level of importance you would assign to each of these issues.

- A. ___ Truck By Pass
- B. ___ Annexation threats from Wellington, Ft. Collins and LaPorte
- C. ___ Maintaining Waverly’s Rural Character
- D. ___ Helping Waverly landowners understand the options for all types of development
- E. ___ Roads and Transportation Plans
- F. ___ Land Use Code – constraints and incentives regarding rural enterprises,
- G. ___ Maintaining open space, natural areas, wildlife, open space funding
- H. ___ Glade Reservoir and 287 relocation
- I. ___ Minimizing the loss of ag land and water and maintaining the health of irrigation laterals and wells
- J. ___ Need for a public place – community center in Waverly
- K. ___ Measures to slow traffic on various County roads
- L. ___ High speed internet connections
- M. ___ Information about wildlife, noxious weeds, native vegetation, minimizing water consumption, irrigation ditch rights

2) Are there **other issues or opportunities** that are important to you that you would like to see the WAC address during the planning process or otherwise be aware of. Please list these issues or opportunities and assign the priority value listed above in #1.

3) Commissioner Kathay Rennels recently attended a Waverly Advisory Committee meeting (March 30, 2006) and explained that the County is considering providing incentives that encourage **rural enterprises** and removing obstacles to rural businesses that might be in the land use code or building code etc. Please list any rural enterprises or value-added agricultural businesses that you are currently involved in or interested in pursuing in the future (sale of farm or ranch products, crafts, studios, repair shops, processing, rural services, tourism or other activities) that the county should keep in mind as this program develops.

4) How might such activities be encouraged or obstacles removed to allow some additional commercial activities while maintaining rural character?

5) Are there specific *areas* of, or *structures* in Waverly that you believe are of significant **historical or cultural importance** that the sub-area plan should include? Please identify.

6) Are there areas of Waverly that you believe contain significant **natural resource values** such as wildlife habitat, rock outcroppings, riparian or stream areas, wetlands, springs etc? Please identify. _____

7) Please identify any areas of Waverly that you believe have high **scenic values**?

8) Would you like to see Waverly have a **core area** or **community center**?
 _____yes _____no

If yes, how important would it be to have the following (the last two might require that a sub-area plan propose a change in zoning). Circle all that apply:

	Not important	Somewhat important	Important	Very important
Community center	1	2	3	4
Store	1	2	3	4
Restaurant	1	2	3	4

What other types of commercial development would you like to see in Waverly?

9) What kind of community events would you be interested in attending if offered?

Questions 10-12, please circle the best answer.

10) How important to you is it to see Open Space funds used to create some **community open space** area with public access in Waverly?

1 not important, 2 somewhat important, 3 important, 4 very important,

11) How important to you is it to see Open Space funds used to create open space in Waverly even if it doesn't have public access (example: maintaining working family farms and ranches, wildlife habitat, or scenic and natural areas)?

1 not important, 2 somewhat important, 3 important, 4 very important,

12) How important are community separators areas that would keep Waverly from growing together with Wellington, Laporte, or Fort Collins.

1 not important, 2 somewhat important, 3 important, 4 very important,

13) Is the **current zoning** (O Open, 1 residential unit per 10 acres) satisfactory ___yes ___no. If no, what change would you like to see? _____

14) It is possible to form a **rural conservation district** in order to generate revenue for community improvements, land conservation, land banking, small grants to individuals etc. Would you be willing to support such a **concept** (details to be developed) which would likely require a very small increase in the mill levy (property tax) or other funding mechanism? ___yes ___no ___possibly, need more information

Information to help us understand more about Waverly residents and activities

1) How long you have lived in Waverly:_____

2) What drew you to Waverly:_____

3) Did any of your family attend school in Waverly? ___yes, ___no

4) Approximate age of home:_____

5) Are you engaged in any of the following types of agricultural production or activity?
Check all that apply

___horses ___cattle ___sheep/llamas ___crops ___hay ___4H projects

___Specialty crops or products Other:_____

6) Water: Do you irrigate ___yes ___no If yes,# of acres irrigated _____

What is the source of your irrigation water: ____ditch, ____irrigation well

Name of ditch or lateral_____

- 7) Do you have a domestic well ____yes, ____no
- 8) Are you engaged in a home occupation or business? ____Yes____No ____Sometimes
- 9) Age group: ____20-35 ____36-50 ____51-65 ____66+
- 10) Employment status (indicate number of adults): ____fully employed(in/out of home)
____part-time employed____seeking employment____retired

Larimer County Staff, at work on a rural economic activity initiative, asked us to include the following questions:

1) If it were allowed by county regulations, would you consider starting a business in your home or on your property? (Circle the best answer)

Yes, absolutely

Yes, depending on other factors

Maybe

Not now, maybe later

No

2) Are you aware of what businesses you can have today under the county's home occupation regulations? (Circle the best answer)

Yes

No

3) What role do you think the county should play in the area of any rural enterprise development that might take place in Waverly? (Circle all answers with which you agree)

The county should:

- Provide active support and assistance on an on-going basis, including training and education on options for rural enterprises.
- Provide active support and assistance just to help us get started.
- Not actively get involved, but provide information and help us connect to others who provide assistance, training and resources.
- Revisit the regulations that would affect rural enterprise
- Nothing, this is not an appropriate role for the county
- I don't know yet

**Please return your completed survey by June 30, 2006. Thank you.
There will be a Waverly General Community Meeting on
September 30, 2006 to present and discuss the results of this
survey (with some other fun things planned!) . . .**

Mark your calendar!

Additional Information and Definitions

Waverly Community Influence Area: Recognized by Larimer County Commissioners on February 8, 2005 as area within which issues of a County or special district nature would affect the residents would be shared with an advisory committee for communication with Waverly residents. The Waverly Advisory Committee is elected by the residents of Waverly and act as a liaison between Larimer County and residents. See attached community map for Waverly Community Group area and quadrant boundaries.

Elected and appointed members of the Waverly Advisory Committee (WAC):

Name	Phone	Address	Email
Quad Representatives			
Q1 Helen Boggs (3 yr)	568-9738	11809 NCR 17 / 80524	hwboggs@aol.com
Q2 Jud Brown (3 yr)	568-9327	703 ECR 68	redcanoe53@msn.com
Q3 Karl Zeller (2 yr)	484-2808	1575 ECR. 66 / 80549	kzeller@lamar.colostate.edu
Q4 George Wallace (1 yr)	568-7676	1826 WCR 66 / 80524	georgew@warnercnr.colostate.edu
At-Large Representatives			
Q3 Jane Clark (1 yr)	568-9818	417 ECR 66E / 80524	jrc@frii.com
Q1 Sue Foster (2 yr)	568-7768	10315 NCR 14 / 80524	lolasuefoster@yahoo.com
Q3 Andy Hatch (2yr)	568-1192	624 E.C.R. 66E / 80524	a_l_hatch@yahoo.com
Q4 Cate Meyer (3 yr)	568-7545	2618 W.C.R. 66 / 80524	ranchmelba@yahoo.com
Q3 Deanna Rice (1 yr)	568-7545	200 Indian Ridge Rd. / 80524	drice19906@yahoo.com
Q1 Jack Sipes (2 yr)	568-3687	400 WCR 66E / 80524	sipjck@aol.com
Q4 Ron Splittgerber (1 yr)	568-4200	1584 WCR 64 / 80524	ron@research.colostate.edu
Q4 Amy Wagner (3 yr)	493-5451	419 Grayhawk Rd. / 80524	wagneraj@larimer.org
Q2 Bob Zimdahl (1 yr)	568-7325	1010 ECR 68 / 80524	r.zimdahl@colostate.edu

(05-06)

Please contact any of the representatives listed for further information and tell them if you would like to work on one of several WAC sub-committees or help with special events.

This page may be removed and used as a reference before returning the survey.

Useful Definitions

Community Separator – An area between incorporated towns or cities that keeps them from growing together. A variety of techniques are utilized (easements, transferable development rights, open space acquisitions, intergovernmental agreements etc.) to compensate landowners and to preclude the possibility of annexation.

Sub-Area Plan – A plan developed for an identifiable community in unincorporated Larimer County in order to help residents in that geographic area address specific issues of concern, achieve desired future conditions, and/or maintain community character. The sub-area plan, once adopted, becomes part of the County Master Plan and helps to guide the decisions of County Officials, boards, and commissions.

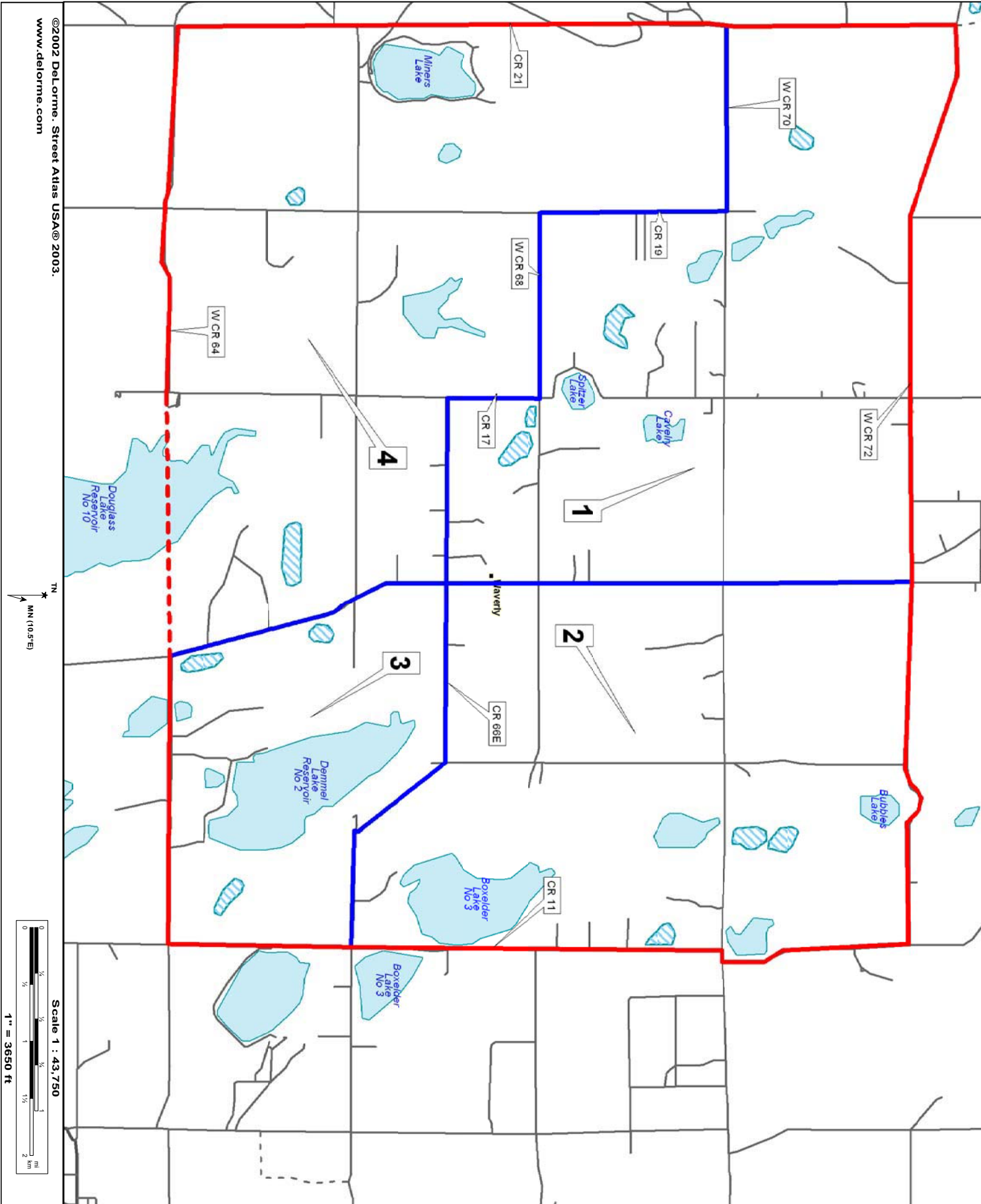
Value Added Agriculture – Agriculture that adds activities such as on-farm processing, direct sales, new crops, new revenue-generating activities or services (recreational opportunities, meeting or conference facilities, retreats) educational programs, or in any way modifies historical land based activity to allow producers to become more diversified and economically viable.

Waverly Community Group (WCG) Website

The website, <http://waverlycommunity.org> has a variety of information including: WAC by-laws, meeting minutes & agenda, area map, historical information, Options for Landowners wishing to develop, and other interesting and useful information.

Mailing Instructions

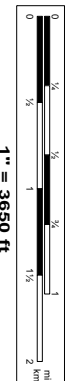
Please refold this survey so that the return label is visible, tape ends, and affix first class postage. We thank you for your time and effort. This page may be removed and used as a reference before returning the survey.



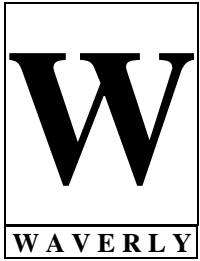
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Scale 1 : 43,750



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MIN (00.5°E)



Important Waverly Survey Info - Please Open!

Waverly Community Group
11809 NCR 17
Ft. Collins CO 80524

Helen Boggs, Secretary
Waverly Advisory Committee
11809 NCR 17
Fort Collins, CO 80524

2006 Waverly Community Group Survey Results

Responses were received from 72 households out of nearly 400 surveys sent. The 18% response rate is a good rate of return for a mailed survey. Not everyone answered all questions. One survey was received after the 2nd return deadline extension and was ruled to be too late to be tabulated.

Question #1: *The following issues have been raised both during past meetings and from a previous survey that was used with a smaller sample of 175 Waverly residents in 2001. Using a scale of 1=not important, 2=somewhat important, 3=important, and 4= very important, indicate what level of importance you would assign to each issue.*

Results are summarized in tabular form. Mean scores reflect the scale of importance. Thus a score of 3.4 for example, falls almost half way between important and very important. Issues are listed in order of priority.

Issue	Mean score	Standard Deviation	Median/ mode Scores	% noting important or very important
Maintaining Waverly's Rural Character. <i>Very Important</i>	3.56	.687	4 / 4	92 %
Truck Bypass through Waverly. <i>Very Important</i>	3.56	.810	4 / 4	89 %
Minimizing the loss of ag land and water, maintain healthy irrigation and well systems. <i>Important</i>	3.40	.813	4 / 4	88 %
Annexation threats from Wellington, Ft. Collins and Laporte. <i>Important</i>	3.37	.989	4 / 4	83 %
Maintaining open space, natural areas, funding for same. <i>Important</i>	3.16	.942	3 / 4	74 %
Glade reservoir and Hwy 287 relocation. <i>Important</i>	3.05	.983	3 / 4	70 %
Road and transportation planning. <i>Important</i>	2.99	.886	3 / 3	72 %
Constraints and incentives for rural enterprise in County Land Use Code. <i>Important</i>	2.96	.885	3 / 3	68 %
Helping Waverly landowners understand development options. <i>Somewhat Important</i>	2.69	.851	3 / 2	56 %
Information about wildlife, noxious weeds, native vegetation, minimizing water consumption, irrigation ditch rights. <i>Somewhat Important</i>	2.54	.833	3 / 3	52 %
Measures to slow traffic on County roads. <i>Somewhat Important</i>	2.46	1.006	2 / 2	47%
Need for a public place or community center in Waverly. <i>Somewhat Important</i>	2.00	.845	2 / 2	24%
Getting high speed internet connections. <i>Somewhat Important</i>	1.89	.971	2/1	21 %

All issues were seen as at least somewhat important. There were no issues on which the community was polarized although several items had higher standard deviations indicating a wider range of opinion for those items. The bar graphs in **Appendix A** provide a visual representation of this. See **Appendix L** for definitions of the statistical terms used.

Question #2: *Are there other issues or opportunities that are important to you?* The following categories emerged: A) Some (9) expanded on the concern about traffic, the bypass, driving speed, paving, cycling lanes, and road maintenance encroachment on property lines; B) Some (4) were concerned about lot sizes, lot/ housing costs, and subdividing of parcels; C) a fair number of respondents (9) were concerned with how the land use code or a sub-area plan would address the following: criteria to keep land rural, control growth, deal with impacts to irrigation infrastructure, influence business/ ag enterprises, animal uses, noise, light, and visual pollution sources. Others (4) pointed out the importance of having a variety of Waverly community resources and activities such as a rural school, a community festival, a cottage industry or ag related enterprise. Still others (8) highlighted, in general, the importance of farming, agriculture, open space, the qualities of rural life, and the freedom of open country living without having to conform to city laws and regulations. A complete list of the identified issues and opportunities appears in **Appendix B**.

Question #3: When asked about what *rural enterprises* respondents *were involved in or were interested in pursuing*, most comments (18) described traditional farm/ ranch business activities such as raising and selling various types of livestock, crops/ produce, and ag-related products (beef, hay, goats, eggs, etc). A fair number of respondents (5) identified specialty ag-related products and services such as bees, lavender, grapes, and tack repair. Ag-related tourism, farm/ ranch tours, consulting, horse training, bed & breakfast, farm education/ demonstrations, as well as general community services (computer, office services, hair salon, bicycle/ other repair shops) were mentioned (13). Artwork and craft-related businesses were repeatedly mentioned as current or future pursuits by 8 respondents. A complete list of the current rural activities or future pursuits from question 3 is found in **Appendix C**.

Question #4: When asked *how might such activities be encouraged or obstacles removed while maintaining rural character*, a number of respondents (11) identified the need to A) study successful models from other areas of the US, B) either clarify, modify, and develop zoning / building rules OR keep them the same in order to maintain the rural character of the area, and C) design tax incentives and regulation parameters to better define the scope of additional commercial an/ or ag-related activities. Several respondents (3) stated they did not want expanded commercial activity, either because other nearby communities have or could have those commercial activities, or because they believed such activities would significantly alter the rural nature of the area which attracted them to live here. Others responding (3) stated they had concerns about how new businesses might increase visitation and traffic (gravel and paved roadway limitations, as well as computer internet and water resource limitations). A complete list of responses to questions 4 is found in **Appendix D**.

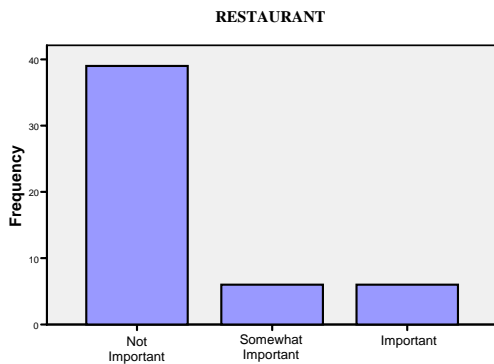
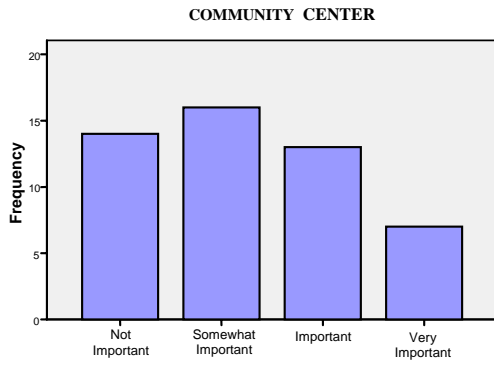
Question #5: When asked what places or structures respondents considered to have *historical or cultural importance*, a large majority (36) answering this question placed historic school sites and buildings such as the Waverly and Moesner Schools at the top of the list. Early or unique ranch and farm houses, gas stations, stage stops, church, and railroad features rounded out the list of structures of historical or cultural importance (9). More natural areas of significance included Miner's Lake, the area near WCR 72 & NCR 21, and older stands of trees, irrigation ditches, waterways, and natural wetland/ riparian habitats in general (7). A complete list of valued historical or cultural locations mentioned can be found in **Appendix E**.

Question #6: When asked *are there areas of Waverly that you believe contain significant natural resource values*, most respondents (19) identified watercourses, streams, riparian areas, and wetlands. Specifically mentioned were the stream and upper #10 ditch arroyo crossing ECR 68 and ECR 66E behind Zanders and through Lanhams to Demmel Lake, the pond behind McMillan's off of NCR 17, the slough that feeds NPIC Reservoir #3 containing a Blue Heron Rookery (Section 13), and the Dry Creek Reservoir, corridor and wetlands. All wildlife areas, nesting sites, tree groves, and wooded areas were also of importance such as the Hagan, Zimdahl and Heckendorf properties and the Owl Canyon area. Open land tracts mentioned were the two school sections and the state lands around Douglas Reservoir (3). One respondent believed that these natural areas should be surveyed and identified on topo maps while another thought these areas should be maintained by individual landowners and not involve the community. The complete list of valued natural resources can be found in **Appendix F**.

Question #7: When asked to identify areas in Waverly with *high scenic value*, a number (14) of respondents highlighted unobstructed scenic views of the mountains and the foothills, as well as farms and the general rural scenery and pastoral qualities such as where farmed fields meet pastured land and unfarmed areas, or more natural prairies. Others (4) referred to water features such as lakes, reservoirs, and wildlife and waterfowl areas as having high scenic value. Seven specific locations were mentioned and can be found in **Appendix G**.

Question # 8a: The first part of this question asked respondents whether they would *like to see Waverly have a community center*. The 62 residents who responded to this question were somewhat divided on the value of having a community core with 27 (44%) answering no, 32 (52%) saying yes, and 3 respondents saying maybe or suggesting that the school be used somehow.

The second half of question 8a was more specific and *asked how important would it be to have the following: 1) community center, 2) store and/ or 3) restaurant*. These would all require a change in zoning. Results are summarized in the following bar charts which show that a community center, while not wholeheartedly supported, is seen as more important (72% thought it was somewhat, important or very important) than either a store or restaurant (where 67% thought neither the store nor 76% thought the restaurant were important). The complete list of comments regarding the core area amenities (community center, store, or restaurant) can be found in **Appendix H**.



Question #8b: When asked what *other types of commercial development you might like to see in Waverly*, most answering (38) stated that they saw little or no need for commercial development and some (4) stated directly that they wished to preserve the Waverly area as it is. A few others (3) wanted to see the sale of farm and ranch products, home based businesses, and an ice cream/ hot dog place within easy reach by walking or riding a bike. The complete list of desired commercial development can be found in **Appendix H**.

Question #9: When asked *what kind of community events would you be interested in attending if offered*, a large proportion of those responding (26) identified celebration events and gatherings such as picnics, fairs, rodeos, equestrian events, barbeques, and holiday parties. Other respondents (11) mentioned community volunteer meetings and projects, educational tours, programs, and exercise classes. Finally (11) others mentioned a desire for creative and recreational pursuits involving the arts, music, crafts, or sports. The complete list of desirable community events can be found in **Appendix I**.

Questions # 10 - 12: Community residents were asked three questions regarding the use of open space funds.

10) *How important to you is it to see Open Space funds used to create **community open space** area with public access in Waverly?*

11) *How important is it to you to see Open Space funds used to create open space in Waverly even if it doesn't have public access (example: maintaining working family farms and ranches, wildlife habitat, or scenic & natural areas,*

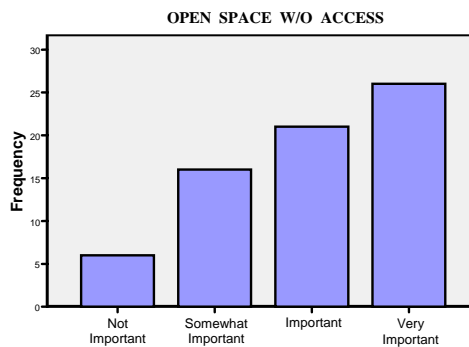
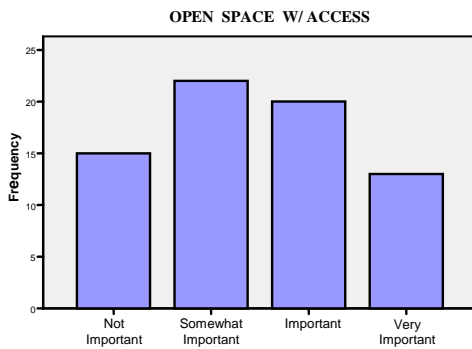
12) How important are community separator[s] areas that would keep Waverly from growing together with Wellington, Ft. Collins or Laporte?

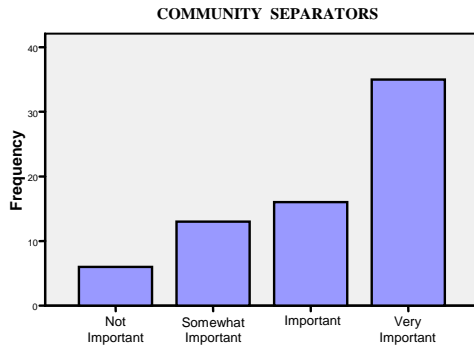
Response statistics to questions 10-12 are listed below:

Open Space Questions	mean	Standard deviation
Community open space with public access <i>Somewhat Important</i>	2.44	1.03
Community open space to protect ag & natural areas without public access <i>Important</i>	2.97	.99
Community separators <i>Important</i>	3.14	1.01

Scale: 1 = not important, 2 = somewhat important, 3 = important, 4 = very important

Respondents were generally in favor of maintaining open space in Waverly. They assigned the most importance to maintaining areas that provided community separation from Wellington, Ft. Collins, or Laporte (73% responded that this was an Important or Very Important use of open space). Respondents were a little less enthusiastic with regard to using *open space funding* to maintain other open space. They viewed open space purchases that protected agricultural uses or natural areas but which did not have public access as less important (68% responded this was an Important or Very Important use of *open space funding*), but more important than in acquiring open space that would have public access (only 47% responded that this was an Important or Very Important use of *open space funding*). To summarize opinion on *open space funding*, community residents are more supportive of private land conservation (easements etc.) than land conservation offering public access. The bar graphs below and the standard deviation scores in the chart above indicate the range of opinion on these issues.





Question # 13: Respondents were asked A. *is the **current zoning** (O Open or I residential unit/10 acres) satisfactory?* And then B. *If not, what change would you like to see?*

For the first part of this item, 53 (or 87%) responded that they supported the current O-Open zoning while 8 (13%) said that they did not. Many respondents added comments in the open-ended portion indicating high interest in the issue of zoning and lot size (13). Comments ranged from favoring clustered lots (3), reducing clustered lot size (3), reiterating support for the current zoning (3), opposition to clustered lots (2), to suggested down zoning that would standardize lot size with the 35 acre state law (3). Some thought that more knowledge on options or a more creative approach to zoning that would preserve larger amounts of ag land relative to residential planning was needed (3). In general, comments favored larger rather than lower minimum lot sizes. The complete list of comments regarding current zoning can be found in **Appendix J**.

Question # 14: After the Rural Conservation District concept was briefly described (as generating revenue for community improvements, land conservation, land banking, small grants to individuals etc.), respondents were asked *if they would be willing to support such a concept ...which would likely require a very small increase in the mill levy... or other funding mechanism?* Responses found 18 people (25%) who would support the concept, 16 who would not (23%), and 37 (52%) said possibly, but that they needed more information. This seems to leave this option open for discussion, and denotes the importance of providing information about the concept during a planning process.

Socio-Demographic Information The last portion of the survey asked residents to provide information about themselves and their activities.

Profile of the Waverly Resident. The average respondent tended to be over 50 years of age, fully employed, has lived in Waverly more than 10 years, was attracted by Waverly’s small population and rural lifestyle, the ability to pursue rural or agricultural activities, and the quiet and privacy it affords. This “average resident” lives in a house that is more than 15 years old on between 10-35 acres. Over 50% of respondents irrigate a portion of that acreage from one of more than 15 lateral ditches named or from one of 15 wells. This general profile can be broken down into more specific information listed below. The complete list of comments regarding what drew residents to the Waverly area can be found in **Appendix K**.

Age of Respondents:

20 – 35 years of age = 1
36 – 50 years of age = 21
51 – 65 years of age = 29
> 65 years of age = 19

Length of residence

01 – 10 years = 27
11 – 20 years = 20
21 – 30 years = 10
> 31 years = 6 with the longest residency being 74 years!

Age of Home Owned by Respondents:

01 – 05 years = 11
06 – 10 years = 4
11 – 20 years = 15
21 – 30 years = 21
> 30 years = 11

Domestic Wells: 14 respondents had domestic wells while 50 said they did not

Attendance at Waverly School:

In a separate item, only 10 said that a family member had attended Waverly School while 59 said that they had not.

Engaged in a home occupation:

Yes = 19
No = 28
Sometimes = 20

Frequencies for Employment/Retirement Status

Fully employed = 64
Employed Part Time = 7
Retired = 22
Seeking employment = 2

The total number for individual employment status exceeds the number of households responding because respondents were asked to note totals for all adults in the household.

Agricultural Activities of Waverly Residents:

Active Irrigators. More than half of those responding (26) indicated that they irrigated a portion of their land from one of the ditches/laterals listed below. 19 irrigators used existing irrigation wells.

Ditches mentioned by respondents include: Markham, Softwater, Grey, Lower # 1, Upper #1, Railroad, N. Poudre Main, #3 South, Boxelder, Miners Lake Lateral, Waverly Lateral, Dry Creek (Gilmore Ditch).

Acreage Irrigated:

02 – 5 acres = 10

06 – 10 acres = 8

11 – 35 acres = 11

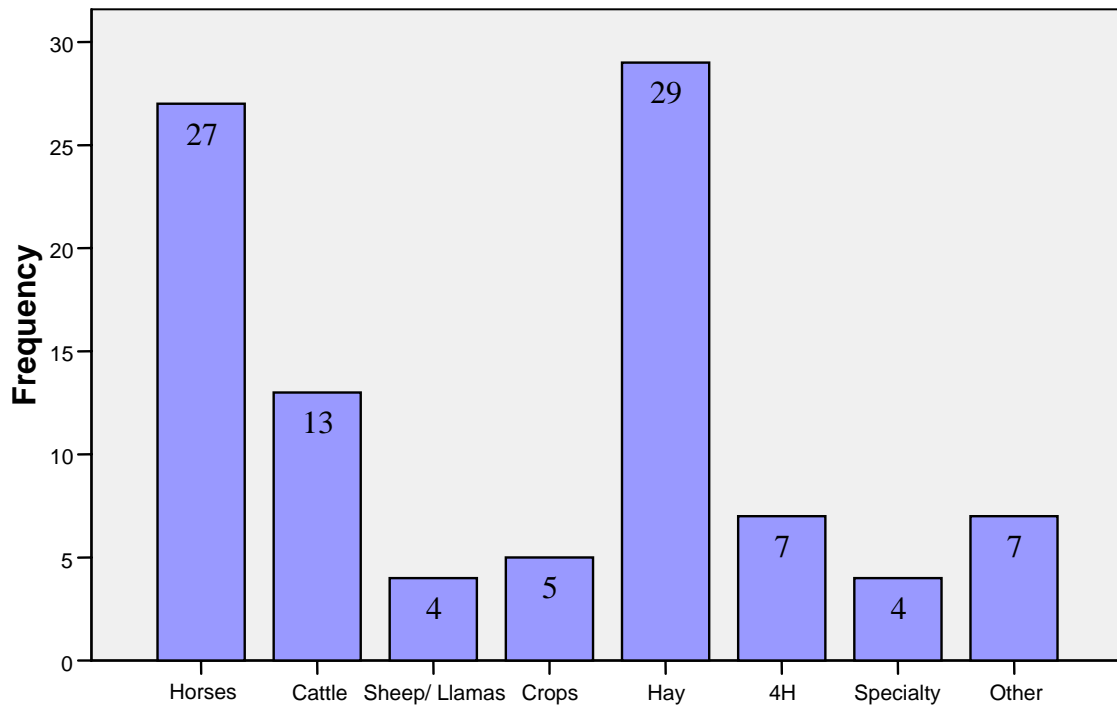
> 35 acres = 7

Respondents irrigate from 2 – 210 acre parcels and collectively irrigate a total of over 1600 acres among the 38 irrigators.

Waverly Agricultural Products

When asked to indicate the type of agricultural activities they were engaged in, hay production and the raising of horses and cattle were most frequently selected. A complete list of the current rural activities or future pursuits from question 3 is found in the **Appendix B**.

AGRICULTURAL PRODUCTS

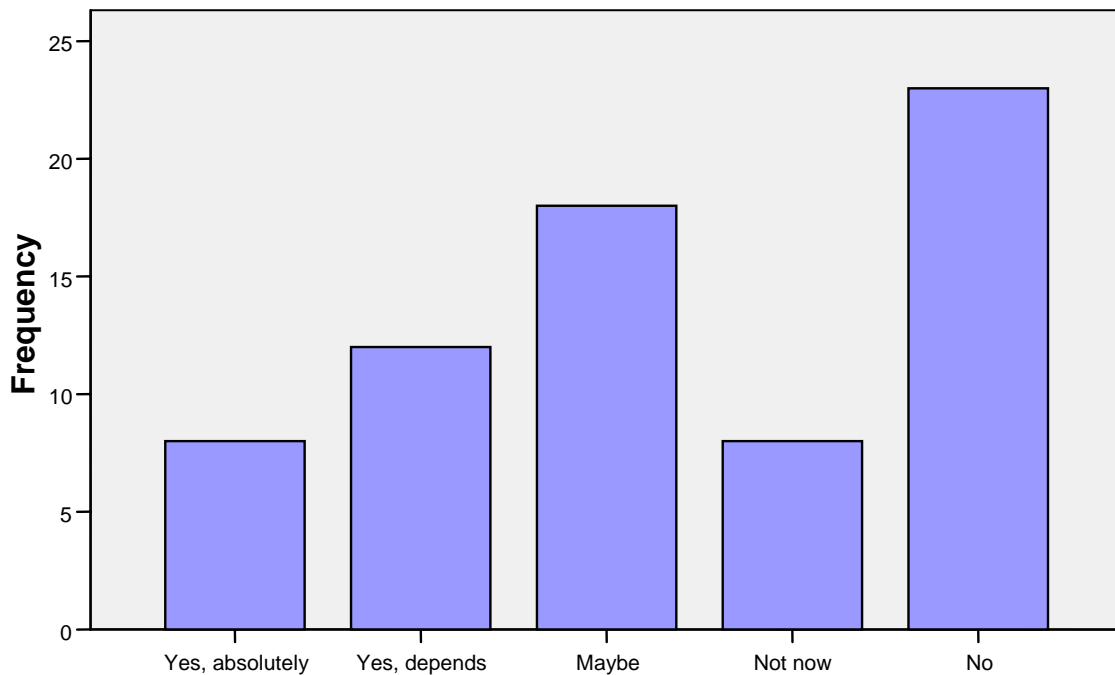


Questions added by Larimer County

Question # 1 *If it were allowed by county regulations, would you consider starting a business in your home or on your property?*

	Frequency	Valid %
Yes, absolutely	8	12
Yes, depending on other factors	12	18
Maybe	18	26
Not now, maybe later	8	12
No	23	33

STARTING A HOME BUSINESS



It appears that two thirds of respondents are open to pursuing new rural enterprises but many need more information.

Question # 2 *Are you aware of what businesses you can have today under the county's home occupation regulations?*

Yes = 14

No = 50

This appears to be an area where education and information by both the County and the WCG are needed – as indicated by the table showing frequency responses for question #3.

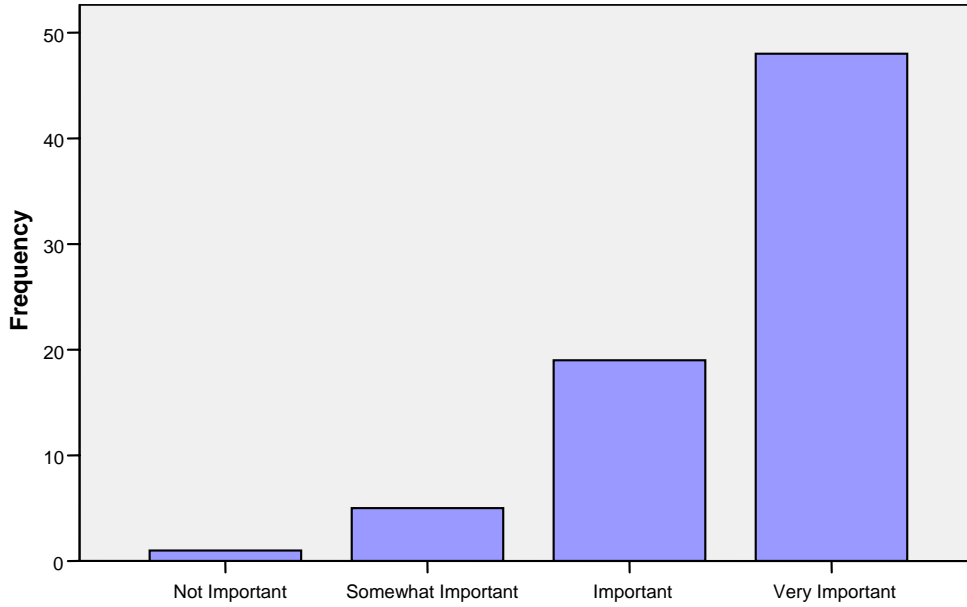
Question # 3 *What role do you think the county should play in the area of any rural enterprise development that might take place in Waverly? The County should:*

Provide active support and assistance on an on-going basis including training and education on options for rural enterprises	9
Provide active support and assistance just to help us get started	8
Not actively get involved, but provide information and help us connect to others who provide assistance, training and resources	29
Revisit the regulations that would affect rural enterprise	20
Nothing, this is not an appropriate role for the County	12
I don't know yet	16

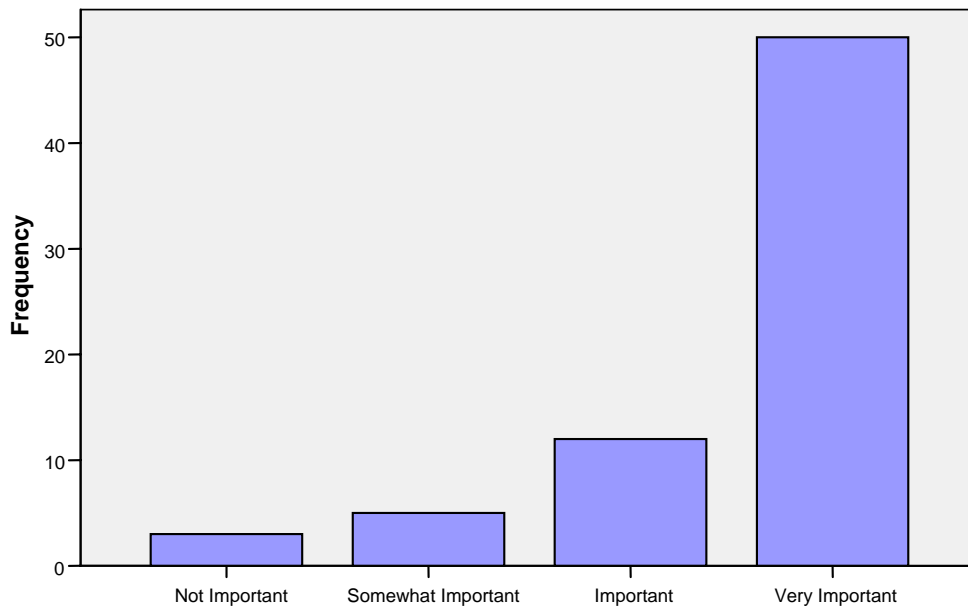
The complete list of comments regarding the county's role in supporting rural enterprise can be found in **Appendix K**.

**Appendix A:
Bar Charts for the Importance of Specific Issues, Question 1**

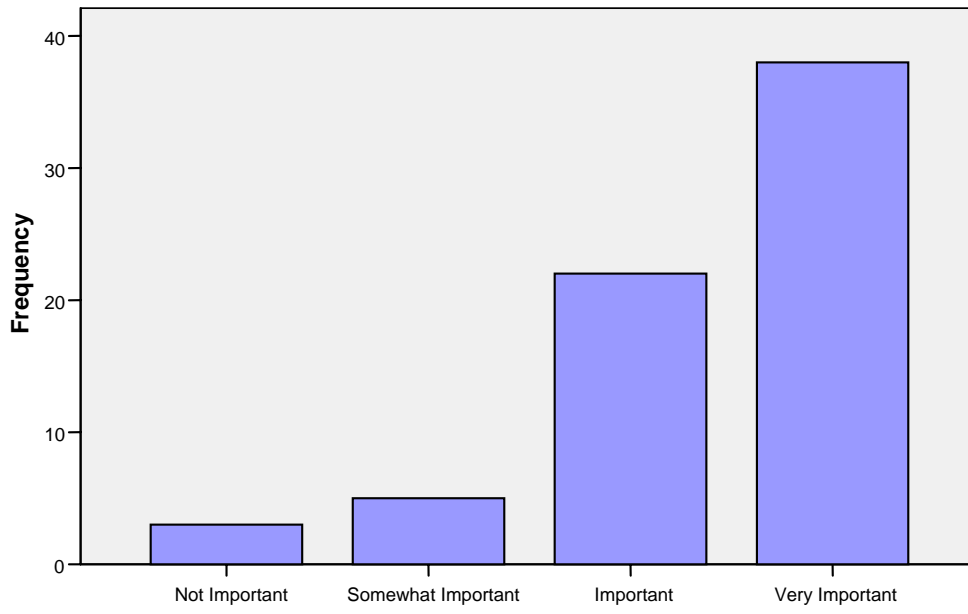
MAINTAINING RURAL CHARACTER



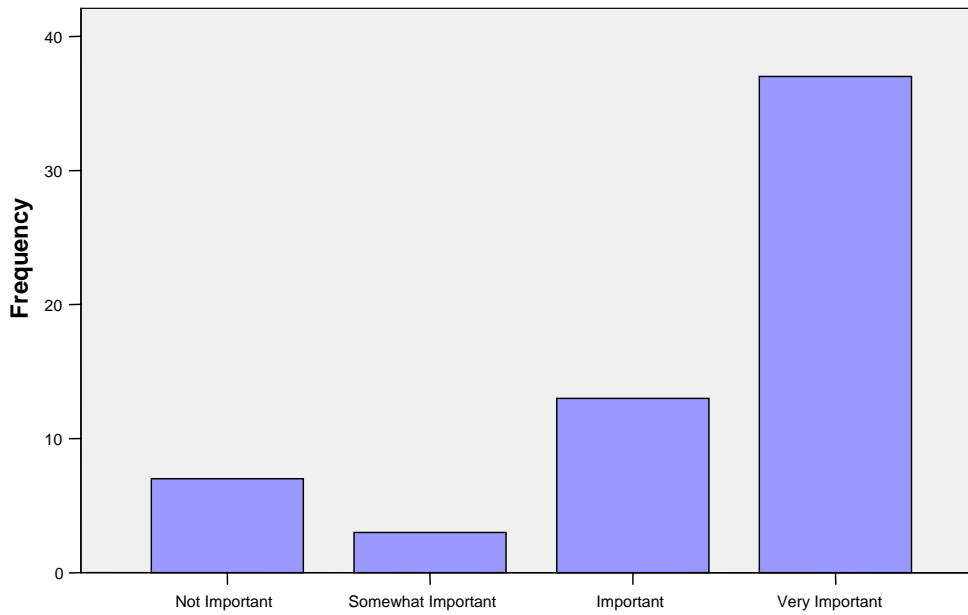
TRUCK BYPASS



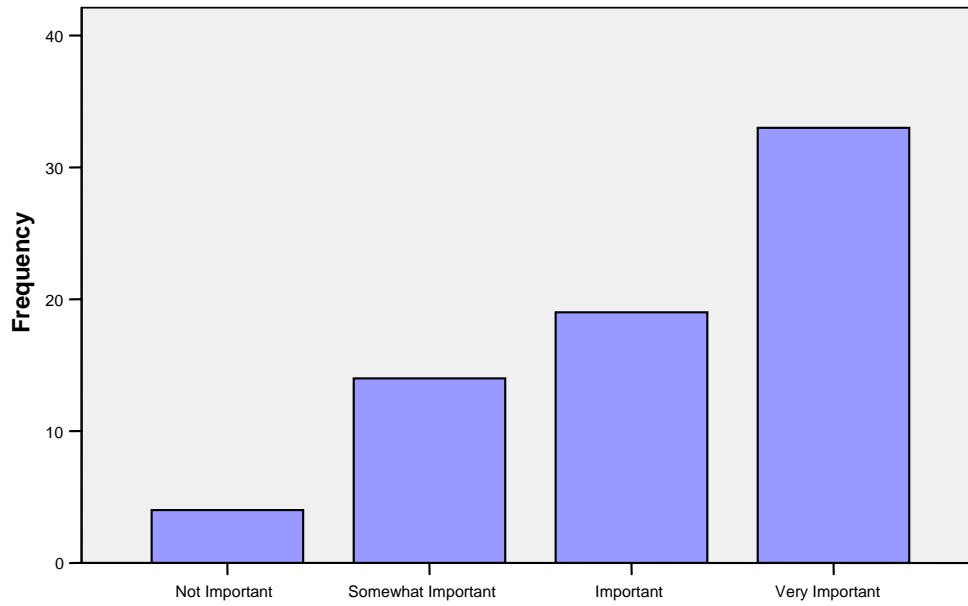
PROTECTING AG LAND & WATER



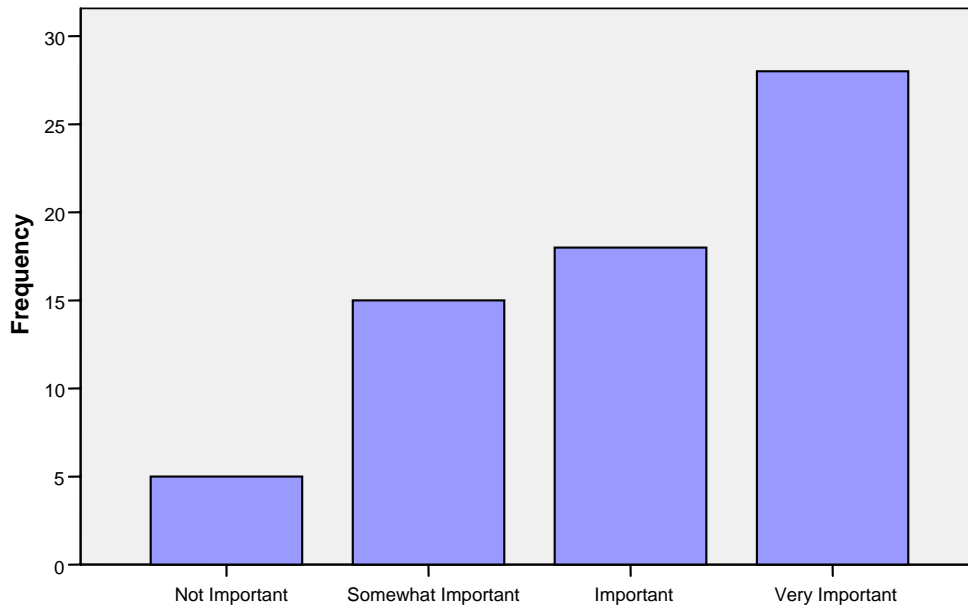
ANNEXATION THREATS



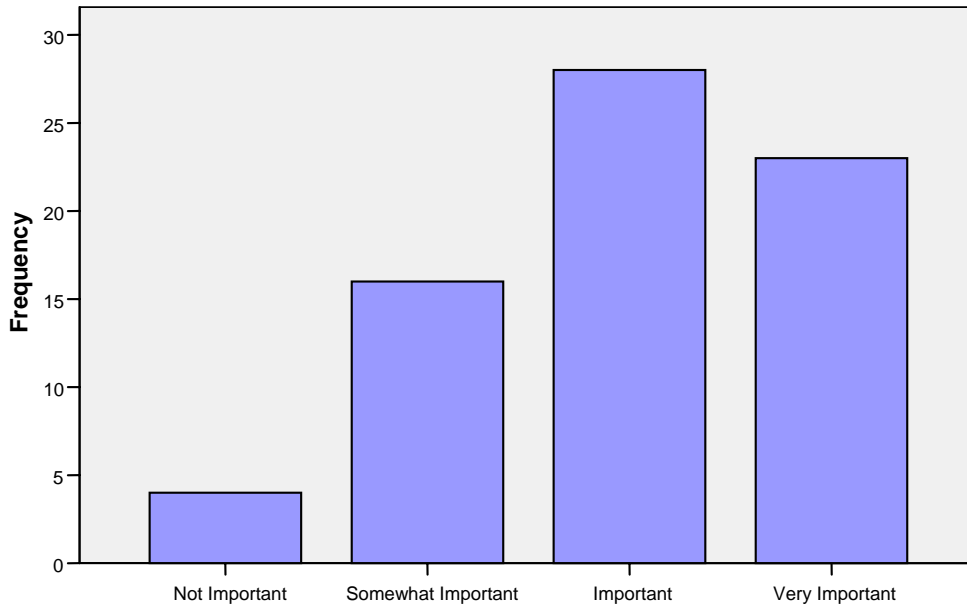
MAINTAINING OPEN SPACE & NATURAL AREAS



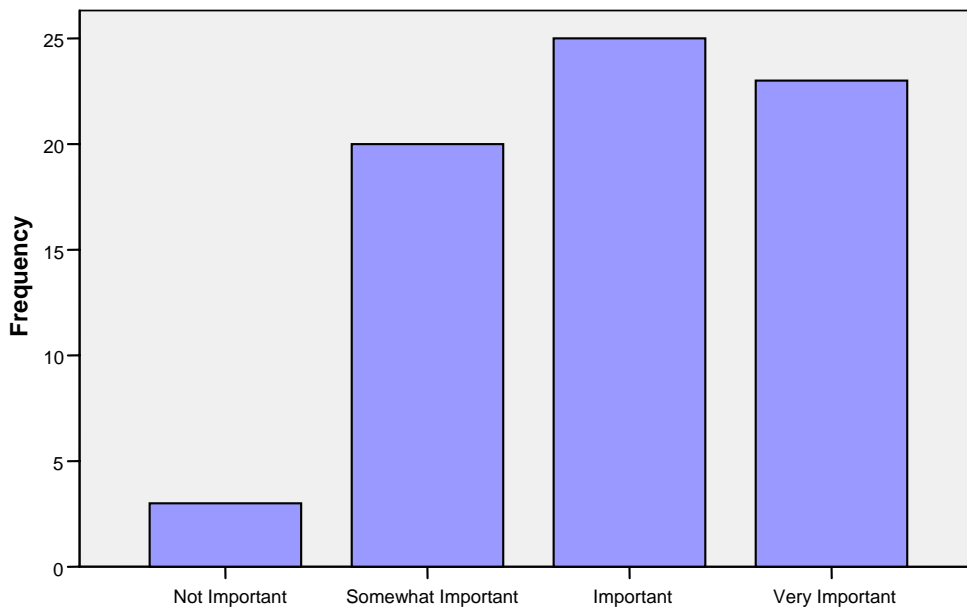
GLADE RESERVOIR



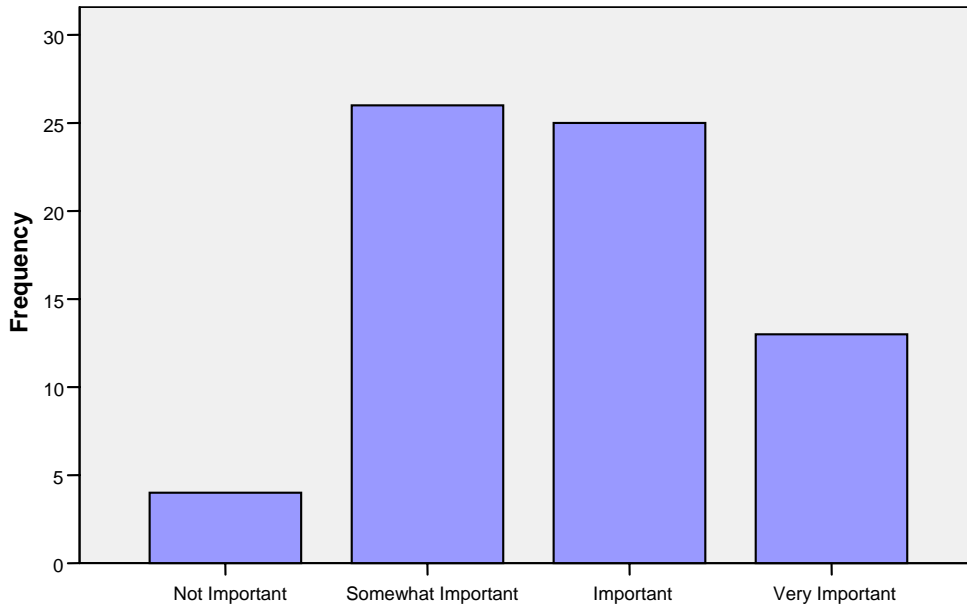
TRANSPORTATION PLANS



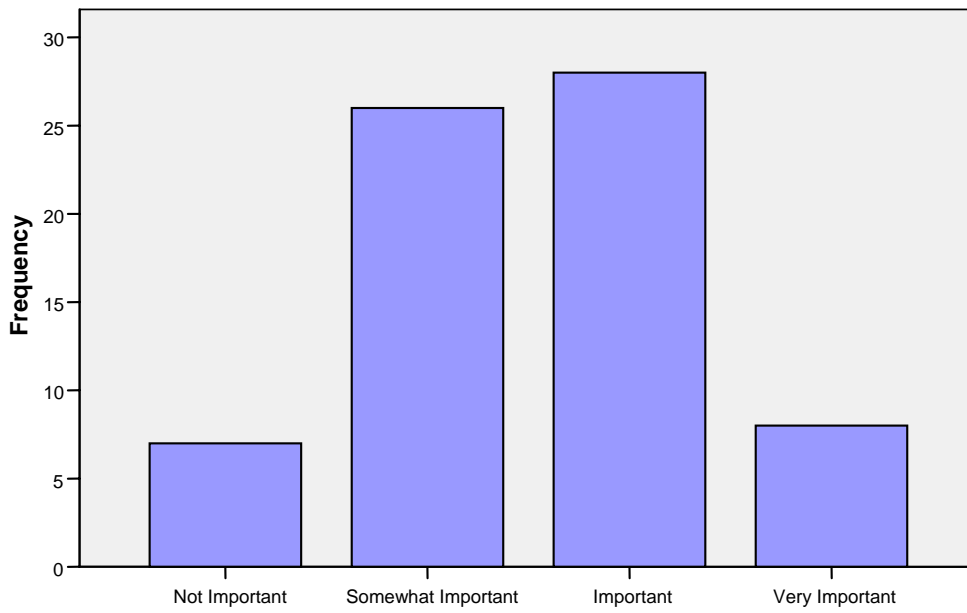
LAND USE CODE – INCENTIVES FOR RURAL ENTERPRISE



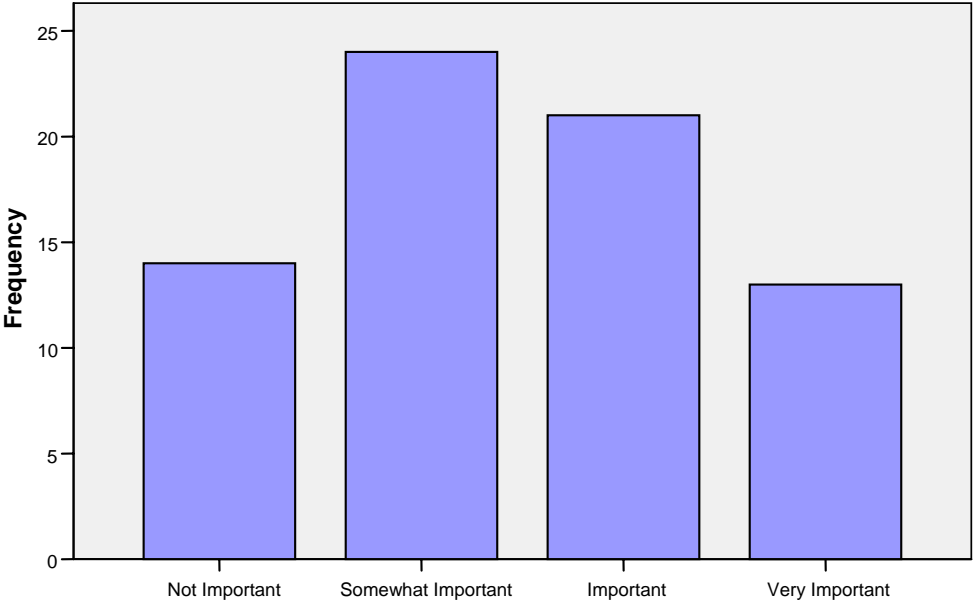
OPTIONS FOR LANDOWNERS



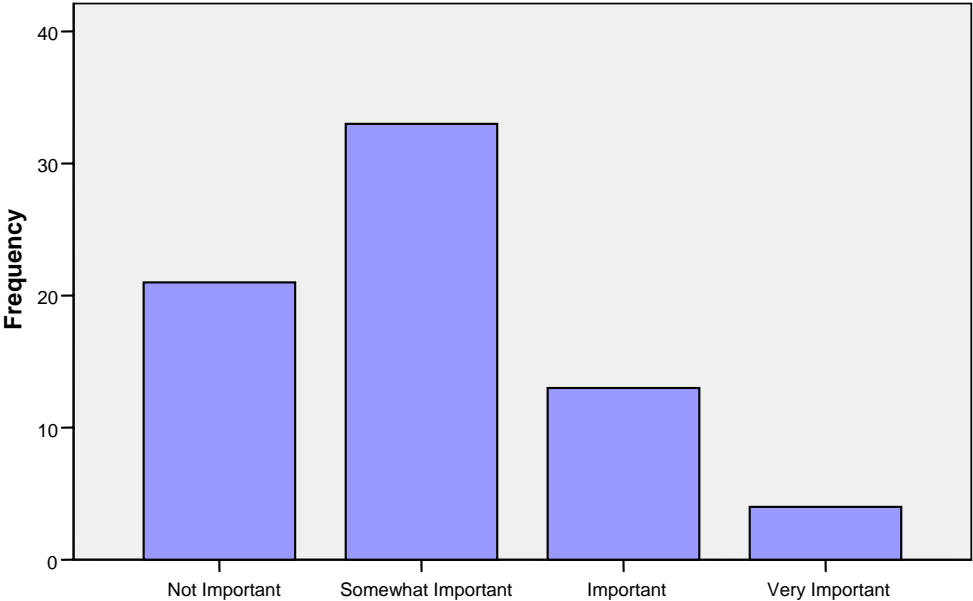
NATURAL RESOURCES MANAGEMENT INFORMATION



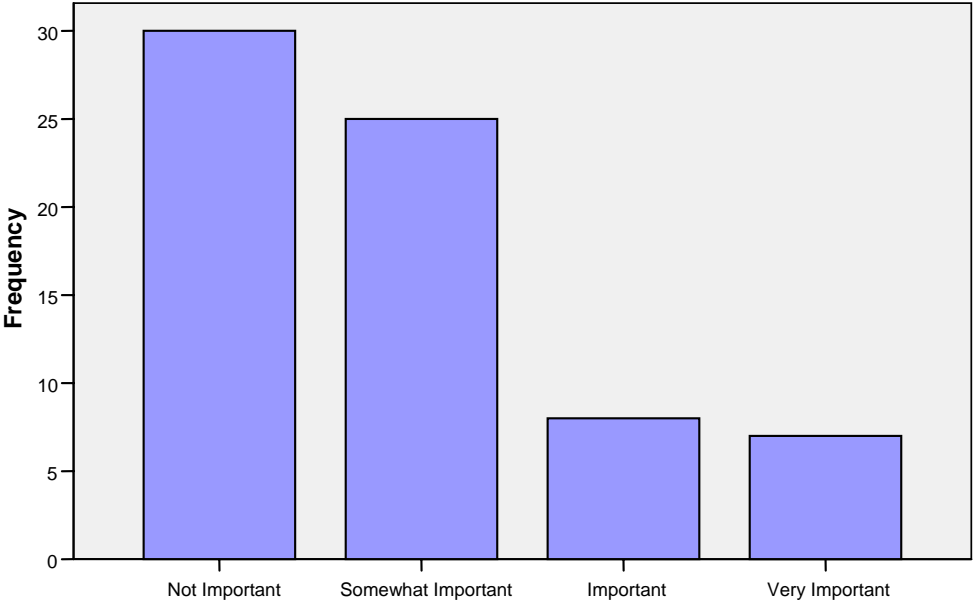
DECREASE TRAFFIC SPEED



COMMUNITY CENTER



HIGH-SPEED INTERNET



Appendix B: Complete List of Other Important Identified Issues or Opportunities

Question #2: *Are there other issues or opportunities that are important to you? (Assign a priority value [1 not important – 4 very important])*

Individual comments:

1. Am curious and would want to be involved in the sections of the land use code relating to animals (livestock, pets) on a property. (4)
2. Community events. Thanksgiving walk, community garage sales, perhaps fund raiser for the WAC, tour of cottage industries, crafts sale?
3. Traffic and speed limit on County Rd. 15. 55 is too fast from Road 70 to Road 64. Also some people are driving too fast on the gravel roads. (4)
4. Farmer/Flea market space/location on weekends. (3)
5. Your list (in question #1 above, ed. note) covers all of our concerns.
6. Light pollution. (4)
7. Banning hunting on 35 acre parcels. (4)
8. Most of these are way out of WCG's responsibility and control.
9. Subdividing already smallish parcels (4)
10. Yes, please get Sue Foster to clean up her property! (Joke, ed. note)
11. Loss of irrigators, irrigation infrastructure, lateral ditch associations in Waverly area.
12. Don't know enough.
13. Keeping Waverly rural.
14. Controlled growth, continued paving of east-west county roads (such as 64) to connect CR 19 & 15.
15. Don't Fort Collinize Waverly! Keep rural land in rural-land-use!
16. I would like to see WCG be a source of information on the above items (re: question #1, ed. note). Perhaps w/links etc. on a web site.
17. Important to maintain integrity of rural (large lot with some ag activity in area) against "urban creep." (Hold the line.) (4) At same time, don't convert quiet countryside to hodgepodge of rural/industrial-welding shop types of "enterprises" that are noisy, unsightly and make wildlife go away. (4)
18. You got them all. (re: question #1, ed. note) Good work.
19. How the County maintains the roads. The roads are getting wider and encroaching on property lines.
20. Overgrazing. (3)
21. Too many animals per site. (3)
22. As specific areas are identified as appropriate, provide signage identification. Develop brief historical reference and descriptive document.

Appendix C: Complete List of Rural Enterprises that Respondents are Currently Involved in or Would Like to Pursue

Question #3: *Please list any rural enterprises or value-added agricultural businesses that you are currently involved in or interested in pursuing in the future.*

Individual comments:

1. Possibly crafts and/or studios.
2. Truck farm.
3. Sale of hay and natural beef (presently). Bicycle repair shop (perhaps future).
4. Hay bales.
5. Sale of farm/ranch products, crafts, studios, rural services.
6. Tourism – packing.
7. Home business – computer services, crafts, studio art.
8. Raising and selling livestock.
9. Beekeeping.
10. Vineyard, growing lavender.
11. Hair salon. Goat sales and egg sales and air cleaner sales.
12. Future: organic produce for sale; small animals (goats, chickens, etc.)
13. We store and sell quality hay, organic beef. Frequently use farm for classes.
14. Not applicable – I’m 82 years old.
15. Keep rural as much as possible.
16. Sale of ranch products, tourism on limited basis, ranch tours with meals.
17. Beekeeping.
18. None of your business.
19. Artwork, tack repair, possible produce sales.
20. This area should be kept as quite, dust free, and visually “traditional” as possible! That’s why we’re here.
21. Consulting.
22. Leave the codes as they are, seems changing the code would be in conflict with maintaining our rural character.
23. Direct marketing from farm.
24. Sale of farm or ranch products. (2 comments)
25. Ag related business
26. None. (2 comments)
27. Horse training at my arena.
28. Studio-craft.
29. Repair (small).
30. Office services.
31. Farm or ranch products (consumer).
32. Ag-based value added products.
33. Bed and Breakfasts

Appendix D: List of Suggested Remedies to Rural Commercial Activity Obstacles

Question #4: *How might such activities be encouraged or obstacles removed to allow some additional commercial activities while maintaining rural character?*

Individual comments:

1. To maintain the rural character I think you would want to limit the public visitation/traffic to the home business. (I would prefer high traffic businesses to be in town)
2. Community Center with certified kitchen; Strip the code for any business by residents/owner.
3. Depends on the “commercial” activity. We are not interested in seeing commercial development – we moved here because of the way this area is now.
4. Ag zoning codes need to be revised to widen the scope of small lag land uses to take in the variety of ag enterprise possibilities and still remain ag.
5. With the close proximity to the Fort and Wellington, we don’t feel there’s a need to solicit commercial development here.
6. Not sure.
7. Some modification to the land use and building codes would make projects easier.
8. Dependable, affordable high speed internet, common water source, dirt county roads appear to be handling as much traffic as possible. Such additional enterprises would require additional paved roads.
9. Zoning.
10. Rezoning of limited size pieces of land.
11. I don’t want additional “commercial” activities.
12. I’m sure rules and guidelines you can maintain rural character. I just think if you run an excavation/plumbing/landscaping/whatever company with equipment as long as it is kept neat – you should be able to do that.
13. Don’t know what obstacles are.
14. Carefully!
15. There comes a point where commercial businesses affect agriculture and the essence of a farm community. Needs to be carefully examined.
16. Leave the codes as they are, seems changing the code would be in conflict with maintaining our rural character.
17. Don’t know of obstacles or “?”.
18. Tax break incentives.
19. Guidelines developed with community input over several months.
20. Integrate new guidelines with current codes.
21. Study successful models from other areas of US.

Appendix E: List of Comments Regarding Valued Historic or Cultural Resources

Question #5: *Are there specific areas or, or structures in Waverly that you believe are of significant historical or cultural importance . . . ?*

Individual comments:

1. The Waverly School is all I am aware of.
2. Waverly School.
3. Old Waverly School Building on CR 15.
4. Public access to school-owned land.
5. The school.
6. Waverly School.
7. The School of CR 15
8. The old school.
9. Waverly School – should be acquired for a community center.
10. Not if it puts restrictions on me, i.e. the old Waverly Gas Station which needs repair, thank you very much. Please send money to G. Linde, 10167 NCR 15
11. Yes, I do not know what or where they are.
12. Waverly School Building
13. Other than the Waverly School not that I can think of.
14. Waverly School
15. There are a number of early farm and ranch houses. Overland Stage Stop, school. We have cornerstone for 1914 Presbyterian Church which was at 17 & 66 NW corner.
16. Waverly School.
17. School.
18. School.
19. Waverly School, Miners Lake, the area near CR 72 & 21
20. The School.
21. Waverly school house.
22. Not familiar enough with the area.
23. Waverly School House.
24. Riparian habitat, historic school buildings.
25. There is NO cultural or historical areas.
26. Waverly School House.
27. Railroad grade, Linde's property, Waverly School, other old farm/ranch houses (Foster's, the one at SW corner 66 & 17).
28. Waverly School, Zander's place.
29. Waverly School.
30. Waverly School.
31. Waverly School.
32. Waverly School.
33. Stone house w/clay stucco 2604? W CR 64 – Fenton's?
Old Moessner School W side of 13 north of 70 – Wray?
2-Story Moessner (brick) school ECR 70 – Jeanna Hampton?
34. Waverly School. (7 comments)
35. Gina Linde's place.
36. Waterways

37. Major irrigating ditches.
38. Natural wetlands.
39. Older stands of trees.

Appendix F: Complete List of Significant Natural Resources

Question #6: *Are there areas of Waverly that you believe contain significant natural resource values . . . ?*

Individual comments:

1. Don't know specific but think we need to keep some of these areas wild and not manicured as they are generally wildlife corridors that need to be preserved.
2. The upper N. 10 ditch arroyo from Demmel Reservoir, across CR 66E and to CR 68 where it connects to conservation land.
3. The area bordered by 15-13 and 70-68.
4. Dry Creek and all other wildlife migration paths.
5. CR 68/CR 14 Lakes/Ponds.
6. Yes. I do not know them.
7. Migratory birds, eagles, etc. using NPIC lakes.
8. Dry Creek and other streams. Two school sections, 1 south of Greyhawk. We have put 56 acres into wetland reserve. Hagan and Zimdahl and Heckendorf groves are unique. State land around Douglas Reservoir.
9. Dry Creek Reservoir wetlands.
10. Area near CR 72 & 21, all existing wetlands.
11. All water areas as mapped. Wildlife habitat, riparian, wetlands, streams
12. Watercourse behind Zander's and through Lanham's; water areas – Tom McMillan's, all "wooded" areas.
13. Slew that feeds #3 North Poudre Res. has a large Blue Heron Rookery.
14. Around Douglas Lake and other lakes with public access.
15. Owl Canyon
16. Wetlands around reservoirs and lakes
17. Not aware of any or don't know. (3 comments)
18. Douglas Reservoir – a significant migration area for Great Blue Herons.
19. Yes, but I'm not as educated about specifics as others.
20. Survey and illustrate with topographical maps.

Appendix G: Complete List of Valued Scenic Resources

Question #7: *Are there areas of Waverly that you believe have high scenic values?.*

Individual comments:

1. Large farms and/or ranches have scenic and natural resource values.
2. Also provide wildlife corridors along the unfarmed edges of fields and through fields at dusk and nite.
3. Farmed or pastured fields.
4. All of Waverly is scenic!
5. Areas around reservoirs.
6. CR 68/66 W of CR 15.
7. It's all lovely!
8. Unknown.
9. Not sure.
10. Lake areas.
11. The whole community has a nice pastoral quality.
12. CR 72 between 21 & 17.
13. Small lake just south of fire station.
14. Waterfowl area.
15. Any with a view of the mountains
16. Adjacent water areas.
17. North, west, south mountain views.
18. What areas of Waverly don't have scenic value?
19. Surely you are joking!!
20. ½ section NE corner CR 13 & 66E;
21. McMillan's and W of CR 17;
22. W side CR 13 north of CR 68;
23. so. Side CR 68 between CR 13 & 15.
24. The whole area. We enjoy walking here.
25. Whatever scenic values that once were are now obstructed by large homes.
26. Views of the foothills to the west
27. and Owl Canyon.
28. Farms.
29. Area lakes.
30. Don't know.
31. Douglas Reservoir.
32. Undeveloped mountains and ridgeline views.
33. Along with natural waterways.
34. Public views of reservoirs.
35. Natural prairie open areas.
36. Natural prairieland.

Appendix H: Complete List of Comments to Questions Regarding Community Center or Additional Commercial Development

Question #8a: *Would you like to see Waverly have community center?*

Individual comments:

1. (Comm. Ctr.) Could be nice; not necessary
2. Absolutely No – we don't need/want any of these types of activities.
3. No! (Store), No! (Restaurant)
4. Maybe.
5. Don't care.
6. I don't understand this question. What are these?
7. Maybe.
8. No! No! No! If I want any of these, I go to Wellington!
9. Keep the "country? Look" so now you want these? Who pays for them?
10. I think we are too small for that. Who would pay for it? Only supply and demand and basic economic factors will determine a store and restaurant. I suppose if someone wanted to open a store, it should be considered.

Question #8b: *Are there other types of commercial development you might like to see in Waverly?*

Individual comments:

1. None. (25 responses)
2. None. Remain agricultural
3. None really.
4. None!! (4 responses)
5. None. Don't want it!
6. None. We have existed for a long time without this and I don't want to see a bar go up here. We don't need it.
7. Not sure what types are even available or even being discussed – so "other" doesn't mean anything.
8. No commercial development with high vehicular traffic.
9. Can't think of anything.
10. Very little excepting agricultural support businesses.
11. Agricultural only.
12. As little as possible.
13. If you want to preserve the original Waverly area, why are you suggesting a restaurant or other businesses?
14. None other than rural ag enterprise.
15. Sale of farm or ranch products.
16. Annual picnic.
17. Home based businesses.
18. Ice Cream and hot dog place we can walk to or ride bikes to.

Appendix I: Complete List of Comments Pertaining to Desired Community Events

Question #9: *What kind of community events would you be interested in attending if offered?*

Individual comments, some summarized:

1. Bonfire
2. Summer picnic.
3. Fall harvest party.
4. Annual picnic or Bar-B-Q (7 responses).
5. Music.
6. Dance (3 responses).
7. Fair (2 responses).
8. None (6 responses).
9. Thanksgiving walk.
10. Annual pot luck (3 responses).
11. Picnic with kids activities.
12. Christmas party (2 responses).
13. Night night out.
14. Volunteer programs to enhance area or do clean-up work.
15. Meetings of WCG.
16. Arts or music
17. I currently live too far away.
18. Group exercise classes.
19. Craft classes.
20. Gym facility.
21. Softball.
22. Educational and historical presentations.
23. Social events.
24. Educational – information on noxious weed control, irrigation, wildlife habitat, land conservation, updates on Waverly planning, Larimer County Land Use Code concerns (3 responses).
25. Community garage/ yard sale (2 responses).
26. Tour of cottage industries.
27. Crafts sale/ fair (2 responses).
28. WAC fundraiser.
29. Rodeo.
30. Horse/ equestrian gathering or competition (2 comments).
31. Block party.
32. Bi-annual themed community festival.
33. Gathering to keep long time and newer residents connected.

Appendix J: Complete List of Comments Pertaining to Desired Zoning Changes

Question #13: *Is current zoning satisfactory? If not, what changes would you like to see?*

Individual comments:

1. Should correspond to state law – 35 acres.
2. We don't know if it's really enforced?
3. Conservation development clusters more suburban and lacks homogeneity.
4. The ability for landowners to develop if they choose to. 1 unit per acre.
5. Need more information.
6. I would be strongly opposed to any change in this zoning.
7. There may be a few areas where voluntary down zoning to 1 unit per 35 acres would be possible.
8. Cluster or 1 unit per 2 to 5 acres.
9. Don't like the “doubling” of lot #'s for clustering – maybe +1 bonus for every 10 lots from 35 acre rule.
10. More creative zoning options that might preserve larger ag land arrangements while clustering some small residential arrangements.
11. Restrict large scale animal operations.
12. Thought current zoning was 1 residential unit/ 35 acres per Larimer County.
13. OK or cluster houses closer together if public sewer system available plus have natural areas surrounding those houses as part of development. This would give wildlife a corridor too.
14. One residential unit per 40 acres.
15. I would like greater density and more open lands.
16. Some Space.
17. Know smaller.
18. Except I'm on 5 acres.
19. Need better knowledge on options.

Appendix K: Complete List of Comments to Other questions or Question Parts

Individual Comments:

Demographic Question #2: *What drew you to Waverly?*

- Larger lot size, view of foothills.
- Rural.
- Room for livestock.
- Rural setting – no HOA
- Farm-ag setting.
- Lived in area 22 years.
- Rural environment.
- Family.
- Useable land for horses (vs. mountains).
- Real estate.
- Irrigated farmground surrounding my property. Rural nature of area.
- None of your business.
- Rural living. (4 comments)
- The property.
- It was farmland.
- Raised here.
- Rural character.
- Farmed since 1969.
- The property we bought.
- Available house.
- Originally it was affordable property.
- Rural/quiet. (2 comments).
- Open space. (3 comments)
- Rural area.
- Rural.
- Bought property in area.
- Rural character, irrigation potential, school
- Farming.
- Property. (3 comments)
- Rural lifestyle
- Lake side lot.
- Rural character/nearness to Fort Collins
- Farmette.
- Space.
- Population and quiet.
- Rural living,dirt roads, quiet, less traffic,open space.
- Rural space.
- I/We wanted to live in the country.
- Rural open area for our horses and dogs.
- From Wellington,(3rd generation) needed more space.
- Quiet, less crime.

- Open space, rural feel, land use, country feel, start, lack of noise, lack of crime & traffic.
- It's rural character.
- Rural setting and land.
- Rural area. (2 comments)
- Friends.
- Owned land previously.
- Quiet, seclusion, open space.
- Away from city.
- Mountain views.
- We liked the property we bought and the area.
- Home that fit needs and cost.
- Farm or agriculture. (3 comments)
- Larger lot.
- Good cycling.
- Fewer housing developments.
- Appropriate home & buildings
- Job at CSU.
- Modest property costs.
- School.

Larimer County Question #3: Role of County in Waverly Enterprise Development

- Neighbor notification is still very important.
- Maintain rural "feel."
- Sensible development guidelines, not ideas imposed by a group of left wing no growth liberals that by moving into an area want to control everything thereafter. That would describe your group.
- I'm not sure what you mean by this question. I agree with the County on current development regulations. I would just like to see certain businesses be allowed to operate out of someone's home.
- Get out of our businesses and lives.
- These (provide active support) would be good but should be funded by grants etc. that the County can get for this specific purpose.
- I think it might help (provide active support) to keep us all being good neighbors and prevent future major problems that are easier to address before they get started.

Appendix L: Statistical Definitions

Many of us are not fluent in statistical jargon, therefore the following definitions are offered to help in understanding the statistics presented with the survey results. For those of you engaged in daily statistical endeavors, the proper statistical definition is also presented.

Mean – the average response value.

Statistically, the mean is the numerical result obtained by dividing the sum of two or more quantities by the number of the quantities.

Mode – the response most frequently selected for a question.

Statistically, the mode is the value or number which occurs most frequently in a series.

Median – Item value where half the total question responses are above and half are below. IF the median is not close in value to the mean, the distribution curve is skewed and not bell shaped. Statistically, median is the middle number of a series which contains an odd number of items.

Distribution – The standard graph of a response is a symmetrical bell-shaped curve, high in the center and low on both ends. The curve is skewed if there are more responses (and personal opinion) on one side of the curve (or one end of the scale) than the other.

Standard Deviation – a measure of central tendency of item, or how much range there is in group feelings for the particular item.

Statistically, standard deviation is the square root of the average of the squares of the deviations from the mean (average).