



Waverly Community Group  
Meeting Minutes for Thursday, January 26, 2006; 7:00pm  
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Bob Zimdahl, Helen Boggs, Karl Zeller, George Wallace, Jane Clark, Sue Foster, Jan Scott, and Ron Splittgerber.  
Absent: Lou Kinzli, Andy Hatch, Jack Sipes, Amy Wagner.  
Community residents Jim Foster, Cate Meyer, Tyler Garrison, George Reed, Bob and Julie Dobson, Tom McMillan, Dave and Cindy Carr, Tom and Jodie Evans, and Nancy Wallace

A meeting quorum was obtained at 7:00, Bob Zimdahl, Chair, called the meeting to order, and introductions were completed all around.

Requested approval of minutes of November 17, 2005 meeting. (Minutes having been provided via e-mail to committee members); no corrections noted. Minutes approved.

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

Invited guest **Jim Reidhead, Director of Larimer County's Rural Land Use Planning** office gave the following presentation (notes taken):

The RLUP office wants to give priority to agricultural land uses but acknowledges the most economically profitable use of the land is for residential development. The RLUP office hopes to be able to bridge the disparate requirements of these two groups to their mutual benefit. The RLUP process offers the landowner a profitable alternative to 35 acre splits and creates open space at the same time. This process requires that 2/3 of the developmental parcel be held in some sort of open land protection. To date, the average of the 56 projects so far authorized has been 74% open space protection, clearly above the minimum required. From this average Jim feels that there is a trend for people to be content with smaller lots near larger protected parcels. 40 of the 56 landowners who have chosen to develop under the RLUP have owned their land long term and still live on it.

Jim has experienced the following challenges to the process:

1. His knowledge of areas that might benefit from special protections is limited, therefore he values local input.
2. He would like to have the program viewed as leaving a valuable legacy so that in 50 years people will be glad this process was followed.
3. Colorado is experiencing greater (2.5%/ yr.) population growth than the national average (.5%/ yr) and is not expected to slow as the baby boomers retire here to live the cowboy life of their childhood dreams.
4. The RLUP allows farming to continue, often in a more profitable way. However many who approach Jim consider it to be a last resort.
5. In addition to specific land constraints, other considerations for the future involve water, community, respect for property rights, and inclusion of a varied population.

Suggestions for the WCG

1. Couch the group's efforts as promotions, and emphasize creative efforts rather than trying to stop something.

2. Be as inclusive as possible. County commissioners are process oriented and will not appreciate negative comments by people who feel they have been excluded from the process.
3. Investigate new financial incentives such as improvement districts, joint subdivisions.

**Jane** asked what Jim would envision the WAC role to be relative to RLUP proposals, and when should it be involved in the process. Jim responded that architectural standards or types could be promoted, as well as tying water to the land as in adjudicated wells or to ask landowners to leave 2 shares of NPIC water to run ditches and fill lakes if unused as storage reservoirs. Other suggestions might be contiguous residual lands, preserving wetlands, special animal habitats, ridgeline preservation, promote maintenance of capacity of existing wells.

A new challenge is to reinvent agriculture for the farmer and rancher. Improve the status quo, promote entrepreneurs and the family unit. Consider transportation corridors and niche marketing.

The benchmark quarter acre RLUP development, the alternative for 35 acre parcel division, would be new houses in the 7 acre corners of the center pivot area (like Diamond Farms). This helps farmers realize value from their land.

The RLUP process requires no planning commission approval. Development timetables can be significantly shortened (2 weeks for initial plan approval, 2 months for County Commissioner approval, and up to 1 year for final approval with extensions allowed). One year is the average development time requirement. No letter of credit or bond is required and the development can be phased.

Jim will set the WAC up as a **Referral Agent** for the RLUP developments in our area. This means we will get preliminary development information prior to the Public (1<sup>st</sup>) hearing. We will have 21 days to provide our responses which will be considered when RLUP refines the development proposal for public and later scrutiny. He doesn't have any upcoming projects in our area at this time.

This is a fair amount to consider, and we thank Jim Reidhead for his timely input.

### **Old Business**

1. Replacement Selection for 3 yr, At-large representative Alta Burns. George reported that Jay Altman was not interested and Sue reported that Barb Lytle did not return phone calls, so these nominations are no longer under consideration. George recommended either Cate Meyer or Tyler Garrison, both present at meeting as guest members. Helen nominated Julie Dobson, also present as guest member. Bob asked Helen to contact the (3) nominated individuals and see if they were still interested.

2. Constituent Canvassing. Helen reported on her canvassing results for Quad 1. It is unlikely that Lou started this exercise with Quad 2 but Helen will inquire. Karl was awaiting Ron's sorted database of names for Quad 3, and George ,, , , , , , , , for Quad 4. Helen will share her process and mailing list with Karl and George and will probably set up an member outline for Quad 2 if Lou has not already done so.

3. George wanted to table his map presentation for further down in the agenda.

### **New Business**

1. Bob relayed that Lou Kinzli, 3 yr. Quad 2 representative had submitted his resignation from the WAC for increased family commitments; Kareen is unable to step in. None of the three new

willing participants, visiting today, are from Quad 2. WAC members need to come up with someone who lives in Quad 2 willing to take that responsibility. Bob Zimdahl will pursue this quest. Anyone knowing of interest from a quad2 person should contact Bob.

2. George Reed requested a few minutes to speak at the end of the meeting.

**Agenda items**

1. Update on new tax database sorted by Quadrant from Ron. Ron reported that the website is undergoing improvements. He is instigating a form so that members can check their information for correctness. Unfortunately, Ron did not receive the new sorted tax database from Amy, and he has been trying to split it manually.

**Jane mentioned that she and Nancy Wallace had worked up a secondary survey that hasn't been submitted to the group. She will email it to WAC members in the coming month for review and suggestions, and we can discuss it at the next meeting.**

2. Lou Kinzli was not available to present his Options for Landowners but George had drafted such a document and handed out the 2-page "Draft Insert: Options for Waverly Landowners" for review and comment. George stated that this has already been posted to the website. Mention it to people as you canvass your constituents.

3. George's County Map presentation started with his additional handouts on "Thoughts on the Waverly Sub-Area Plan" and "Developing a Sub-Area Plan", front and back of one sheet. AND

"The "Waverly Data Base", front and back of this sheet as well as back of sheet starting "Options for Landowners". This database would be separate from the membership database.

This was a lot of information for on the spot review in an already tight meeting agenda, and Helen requested that in the future we be emailed this type of lengthy information prior to meetings so as to not take up precious meeting minutes with digestion.

**Bob Zimdahl** presented his single page Table of Contents for the "Laporte Area Plan" requesting volunteers to research and review individual sections of interest and report back to the group with a half to one page summary (hopefully emailed to WAC members before the meeting).

**Jane** mentioned that there had been agreement that some preliminary fact finding data would be presented at the full membership meeting in August.

**Cate Meyer** mentioned that editing is easier than writing documents from scratch.

**Bob** reiterated Jim Reidhead's position that it is better to be a promoter of something than against something.

**George** wanted to form a subcommittee to gather information for the resource database. He thought this was a good way to get group participation.

**Helen** thought that detailed information gathering was too cumbersome and offputting for the initial quadrant constituent contact we were trying to perform.

**Bob** mentioned how messy democratic process is.

And finally we got to George's wonderful maps. George will be the contact for getting any of these maps because he has the contacts to often get them for free. Individually he had maps which showed the following things:

1. Wetlands, flood plains, forest patches.
2. Environmental area maps (Area 1) – species richness, migratory winter waterfowl, sites designated as Colorado National Heritage sites (these sites have not received preservation status), and various other wetlands.
3. Topo maps and blank maps which may be annotated by committees as needed.

4. 2005 Aerial photograph showing centerpivots and various agricultural crops as well as residential acreages.

5. Google Earth was mentioned (not shown) but the programming is limited and does not show the area west of CR 17.

6. Protected land – shows various easements restricted parcels.

Waverly Advisory Committee: Minutes for January 26, 2006

pg. 4

7. The Larimer County soils map

8. The tax map showing section numbers and the ownership of the larger parcels (date unknown).

9. Roads map giving classification of various roads.

Then Bob ushered the meeting back to forming committees to study the sub-area or some component of the written materials George had presented earlier. The following individual committees were formed with the below listed volunteers. Each of these (4) groups is to provide a half to one page summary of their efforts.

**Future Land Use: Community Area Separator** - Jane & Sue

**History and Unique Natural & Cultural Features** – George and Jack

**Vision & Goals Statement** – Karl and Cate Meyer

**Issues and Opportunities** – Cindy and Dave Carr

**New business item #3** – George Reed is running for a position on the Northern Colorado Water Association Board Member. He lives on ECR 66E and farms alfalfa, hay and beef.

NCWA is a membership owned nonprofit private water association. It has in the area of 1346 members and pipeline spanning 30 miles from Willox lane north to the Wyoming border. Water rates are competitive with surrounding water districts.

The NCWA annual meeting is February 14<sup>th</sup> at the Wellington Leeper Center at 12 noon. At that time members will vote on additional measures needed to fund the construction of a new pipeline. Membership voted at the previous July meeting to sell NPIC water shares to fund this construction, but they have fallen in value significantly since that time. The sale of shares will not provide the anticipated \$1,600,000 for the construction.

A new scheme is being considered to sell new water taps (\$20K) which would be conditional on available supply. Engineering and development of addition taps has also become a problem with the sale of the Cement Plant plots. The costs of this engineering and testing with a hydraulic model will no longer be provided.

George handed out mail-in proxy cards for those interested in voting for him but unable to attend the meeting. (These NCWA meetings seem to be lightly attended and are a worthwhile experience if you've never before attended one.)

At the next meeting we will

1. Appoint the seat vacated by Lou Kinzli
2. Report back on various assigned tasks.

The meeting was adjourned about 9:00.

Respectfully submitted,

Helen Boggs, Secretary, with thanks to Jane Clark for editing

