



Waverly Community Group  
Meeting Minutes for Thursday, February 23, 2006; 7:00pm  
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Bob Zimdahl, Helen Boggs, Jane Clark, Sue Foster, Jack Sipes, George Wallace.  
Absent: Andy Hatch, Cate Meyer, Ron Splittgerber, Amy Wagner, Karl Zeller.

Community residents Tom McMillan, Judson & Sonia Brown, 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. New guest members were Jud and Sonia Brown who bought the Woodmansee place in Quadrant 2.

Requested approval of minutes of January 26, 2006 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.

#### **Old Business**

1. Replacement announcement of Cate Meyer for the 3 yr. At-Large former position of Alta Burns.

2. Replacement for 3-yr Quad 2 representative Lou Kinzli. Jud & Sonia Brown bought the Woodmansee place and have expressed an interest in the Quad 2 representative. They will get back to Bob with their decision.

There was also some discussion about replacing Andy Hatch due to his three consecutive missed meetings, but Bob said he would personally discuss Andy's absences with him.

3. Update on George Wallace's paraphrased (pertinent to WCG) parts of the Larimer County Land Use Plan (to be emailed to WAC members). George has done nothing with this. **He promises that by the April meeting** he will identify, by number and title, the pertinent parts of the Land Use Code so that WAC members can look it up themselves and pull those parts off of the web for personal review and study. Address any questions/ clarifications to George after review.

There was some discussion about the various agency definitions of "ag". There is/are IRS definition(s) of agricultural activity, but there are also county classifications for truck liscensing and real estate taxes. Perhaps Kathay can explain this discrepancy and other ag related items when she comes to speak to us in March.

4. Constituent canvassing by quadrant, update & discussion. There has been much discussion about dropping the constituent canvassing exercise initiated in the November 17<sup>th</sup> meeting. Helen presented the following rationale for completing this exercise.

**"1. The introduction of Quad reps and collection of chief 3 constituent concerns provides a concrete line of communication with the constituent. It is an initial step toward promoting community awareness and cohesion, especially needed for unifying the prior non-included members. It is also a quick survey of potential concerns, unifying or dividing.**

2. Collecting constituent email addresses for use in notifying constituents of upcoming WAC events has a good potential to increase the level of constituent participation.
3. A short introductory discussion has the potential to help determine those constituents who are now interested in more direct participation in the group process. It is also a good way to find out who will have time to help when needed.
4. The short introductory discussion if a good way to collect additional information on rentals, vacancies, and new residents.
5. The WAC is not ready, at this time, to distribute an accepted survey for gathering uniform, objective, detailed constituent information. This type of detailed survey is not conducive to a short face to face much less telephone discussion. People need time to think about their properties and goals. The long survey should involve prepaid return mailing to the WAC for the constituent. “

The following is Helen’s report of the information gathered from the Small Constituent Canvassing Survey of Quadrant 1.

### Quad 1 Survey of Top 3 Waverly/ Country Concerns

02-23-06

Database line items	103	Section breakdown	
New Unoccupied parcels	7	69-9-9	1
Unoccupied residences	3	69-9-10	13
Residences up for sale	3	69-9-11	15
Rentals/ dual household	7	69-0-14	21
Out of town/ state	3	69-9-15	12
Not yet able to contact	14	69-9-23, N half	41
Emails collected	50		
Interest W/O email	4		
Res. to respond who haven’t	8		
Interested, potential help	10		
Not interested, do not bother	5	Hostile to WCG	1

### Concerns

Happy or unable to ID any 15

#### Community

Cohesiveness/ meet neighbors	4
WCG boundaries too large	1
Minimize WCG controversy	1
Kudos for W. Fire Dept.	1

#### Ag/ Farming

Promote farming & farm business	3
Loss of ag viability	2
C.Commissioners anger residents	1

#### Environment

Maintain (E) resident views	4
Promote quiet	3
Preserve privacy	2
NPIC/ avoid ditch road traffic	2
Prohibit additional domestic wells	1
Light pollution	2
Dogs running loose	2
Blowing trash	1

#### Future development

Minimize/ notify	8
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	RLUP/ cons. easement interest	3
	Avoid restrictive covenants	2
	Promote unified arch style in devs.	1
	Too crowded already	1
Traffic	(34 responses)	
	Speeding on 15, 68, 70	9
	Reduce traffic on 70	7
	Anti ByPass on 68/ 70	7
	4-w stop/ blinking light @ 15 & 70	6
	Glade Res/ 287 tie-in	3
	Jake brake sign	1
	Pave 72 not 70	1
Wildlife – preserve & encourage		1
Misc		
	Against the dump on NCR 9	3
	Minimize government	1
	Support Property rights	1
	High speed internet	1
	Northern area high school	1

**Jane** congratulated Helen for her hard work in getting to know her constituents. She also believed that although this survey method worked for Helen that didn't mean it would necessarily work for all Quad reps at this time. Rather than hold up the larger process of finding out what all Waverly people were thinking about their community until all quad reps could duplicate Helen's efforts, it might be a better idea to focus on formulating the exact questions we wanted to ask of all residents and either mail, email, or hand deliver those by summer 2006. She was concerned that in tabulating responses, the survey questions needed to be the same in all quadrants. Open ended questions are ok (like "what are your top 3 concerns?") but the survey that it ultimately presented to all Waverly citizens should look the same so the results will be more statistically meaningful. Jane also suggested we use the data Helen gathered along with data from previous surveys that have been conducted in 2001 and 2004 to inform what the ultimate survey questions should be.

**Helen** said she never thought that this initial survey was meant to be a substitute for a longer, more organized and objective data gathering tool.

**Bob** asked what the group wanted to do.

**Jane** wanted to drop this introductory survey and exempt the quadrant representatives from completing the November 17<sup>th</sup> canvassing task.

**Bob** mentioned the short canvass was a good way to create community and reminded the group of Jim Reidhead's admonition that we create a plan to which lots of people subscribed rather than a great plan written by a few.

**George** wanted a more extensive outline for canvassing and handed out his "Possible Outline for Canvassing Handout" which he proposed to conduct as a verbal interview.

## Outline for Canvassing Handout

### I Short Description of WCG and where we are now

- A. Committee, by-laws, quadrant and at large reps
- B. Referrals from the County for review
- B. Beginning sub-area plan – initial steps
  - Data Base
  - Description of Waverly and its unique characteristics
  - Description of Issues and Opportunities
  - Vision Statement

### II Issues that have been raised over the past two years in meetings, survey,

- A. Truck By Pass

- B. Annexation threats
- C. Maintaining Rural Character
- D. Helping landowners understand the options for compatible development
- E. Roads and Transportation Plan
- F. Land Use Code – constraints and incentives regarding rural enterprise,
- G. Maintaining open space, natural areas, wildlife, open space funding
- H. Effects of Glade Reservoir
- I. Minimizing the loss of ag land and water
- J. Need for a public place – community center

### **III Outreach to residents in order to improve the description of issues and opportunities**

- A. Their priorities
- B. Their additions
- C. E-mail
- D. Desire to work on sub-committee?

**Sue** liked George's handout and thought it would help members who are new to the area catch up.

**Helen** felt that a long survey is suitable only for a mailed response.

It seems that **Jane and George** thought the ultimate survey could be hand delivered (or dropped off) with a cover letter giving background data about the Waverly Advisory Committee and the survey which would be especially helpful for newcomers.

There was discussion about to appropriate survey questions which, for organizational purposes, appears under agenda item #6.

**There was a lack of group support for the short canvassing exercise so quadrant representatives are hereby relieved of completing that task.**

- 5. Discussion of George Wallace's previous handouts:
  - a. Draft "Options for Waverly Landowners."

**Helen** gave George some edits and asked about special districts.

**Nancy Wallace** answered that there is no prohibition on new taxable districts, but that they are very hard to pass.

**George** mentioned that new districts can be formed which are not tax districts.

**Nancy** also mentioned, in response to Helen's question, that the 1 residence per 10 acres is the standard zoning density for the ENTIRE Waverly Community area.

**Helen** made a motion to have the corrected version of "Options for Waverly Landowners" posted to the website. Motion was seconded and passed. George will send Helen the corrected version.

- b. Thoughts on the Waverly Sub-Area Plan. Not discussed
- c. The Waverly Data Base.

**Helen** had a question as to whether the agricultural questions about acres of crops and numbers of livestock weren't too personal to ask of farmers, and the response from both **Jack** and **Jud** was that the information could be obtained from USDA.

- 6. Discussion of Jane Clark & Nancy Wallace's Secondary Survey.

**Jane** proposed we concentrate on generating appropriate survey questions.

It was recommended that George's outline be combined with Jane and Nancy's survey.

**Bob** thinks the Jane & Nancy survey is already too long.

**Tom McMillan** disliked the personal questions.

**Jud Brown** asked the purpose of the survey. The purpose of the survey seems to be to gather more detailed constituent information needed to write about the community in the Sub Area Plan.

EMAIL YOUR COMMENTS/ EDITS BACK TO JANE & NANCY. (Nancy's email is [nwallace@frii.com](mailto:nwallace@frii.com)) Further WAC discussion about the detailed survey will be tabled until the April meeting.

- 7. Discussions of the progress of the 4 Task Groups

a. Future Land Use: Community Area Separator – Jane Clark & Sue Foster.  
Topic is progressing. Jane and Sue will email document to WAC members for edits when complete.  
EMAIL YOUR COMMENTS/ EDITS BACK TO JANE & SUE.

b. History and Unique Natural & Cultural Features – George & Jack.  
**Helen** mentioned that William Schneider, owner of Vestige Press (490-2137, 222-2306), 3740 Cleveland Ave, Wellington could be a valuable resource for someone interested in investigating old Waverly sites. He requires a written request noting the scope of the interest and the geographical boundaries. Bill will then assemble the requested materials and, by appointment, allow personal scrutiny of his documents (including maps) without charge. He has, in his vaults, the (15) personal scrapbooks of Ansel Watrous.

**George** has been busy. He has gotten Ron, Jack, & Tom McMillan to review and research identifying the Waverly ditches and laterals, about which he had started a narrative. He has also started narratives on the importance of agricultural land, wildlife habitat, and rural businesses.

**Jud** mentioned that the historical content could help constituents join in and connect to the community.  
**Bob** thought historical information would be an important feature of the August community meeting

c. Vision & Goals Statement – Karl Zeller & Cate Meyer. Karl and Cate created an excellent initial scope per the requested Laporte Area Plan format, and George has written a narrative of the same topic. Neither Karl nor Cate was present at tonight's meeting, so EMAIL YOUR COMMENTS/ EDITS DIRECTLY TO KARL AND CATE.

d. Issues and Opportunities – Cindy & Dave Carr. The Carrs were not present, and unfortunately we have no contact information for them. **George what phone or email information do you have?**

8. New task assignments – there were none

**New Business:**

1. Member notification and participation. Helen will add community members to the WAC email list. Unfortunately Tom McMillan does not have email.

2. Tax deductible donation collection for Turning Point's "Waverly Education Program." Sue took up the collection for Turning Point.

3. Website housekeeping committee. A committee of Helen, Sue and Ron was formed to update and correct the website.

4. Chair-Secretary absences.

For the March meeting: Jane will chair, Kathay Rennels is main feature  
Sue will take minutes

For the April meeting: George will chair, Survey discussion is tabled until this mtg.  
Helen will be back

For the May meeting: back to normal

5. **Sue Foster** closed the meeting with a reading of the poem "Rural Electric" by Leo Dangle from *The Crow on the Golden Arches*.

The meeting was adjourned about 8:30.

Respectfully submitted,

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

