

Waverly Area Meeting Notes

10/29/2013

Approximately 23 citizens in attendance

What do you like?

- Like to stay rural, low density

What do you want?

- Just leave the rural area and agriculture alone and stay away from urban amenities. Want to be left alone and let us manage our own property. Want to see it remain a rural community.
- Don't get County involved. Leave us alone.
- Stay low density. Happy with the Rural Land Use Process availability. If could avoid strip malls, would be good. Don't want commercial cluster in rural area.
- Would a speed study be possible on County Road 66E?
- Regulations are the enemy of innovation. Already have us zoned and have the Comprehensive Plan with rules and regulations. Don't have sustainable development. Want a harassment free Larimer County. Always have to get permission to do things on private property. Want to do what we choose, drive what we choose, and live where we choose. Want to maintain individual rights. Want self-reliant development—not centralized/planned or government dictated protection of private property. Everyone has ideas of how my property is to be used even if different than mine. We don't require a lot of services—more self-reliant.
- Would like the Waverly Community Group area plan deleted from computers. Don't want any portion of the plan adopted for this area.
- Health care opportunities/24-hr emergency care facility that don't have to drive all the way to Fort Collins to get. Where is the closest emergency facility? If in Wellington area, how can people be made aware of it? Can we get additional signage? Can an informational sign (like blue hospital sign) be placed offsite (such as County Road 15 & 70) for the Wellington Urgent Care facility for people that may not be familiar with the area.
- Update on 287/Glade Reservoir
- Possibly a small park, neighborhood park, community garden, barbeque area, would be a nice amenity. How would one get dollars or grant funding from GOCO for something like that? Is there a lot on the old Waverly plat that could be used? What would need to be done to make it happen?

What needs to be improved or changed?

- Don't try to fix problems before they occur.
- Traffic master plans anticipate paved roads in the area. Don't need any more paved roads in the area. Want less paved roads.

- What are regulations/paving requirements for individuals doing mechanic work on their property? Make regulations tailored to neighbors, “dumb down” regulations.
- Why is there a 45 mph speed limit on County Road 15? No one obeys it. Enforce if it going to post it.
- Would like you to consider if there is anything that can assist or things that should be deleted to help support the maintenance and longevity of the ditch systems in the area, such as requiring right-of-ways be given for ditches. These ditches are important to the lifestyle of the area. Often the ditches are cross-fenced by landowners and the ditch riders can’t access where needed. Additionally, if a road gets developed to its fullest, what will happen to the irrigation facilities next to them and how will it affect the downstream users if the ditches disappear, particularly the lateral ditches for the individual landowners? Current road classifications and requirements disregard these needs. Have given comments in the past, but no one follows-up.
- Review speed limits—not enough deputies.
- Speed limits should be lowered on dirt roads.
- Problem is not the speed limit—it is that no one obeys it. Why not do portable monitoring of the speed limit on 66E?
- More codes and regulations are stifling a good tax base. Centralized planning is government managed communities. We don’t want that. HP didn’t start at Government—it started in someone’s garage.
- Could a mediation service, like Neighbor to Neighbor in Fort Collins, be included for traditional on farm industries to address conflicts? For example, when car repair becomes building racing engines.
- Allow cottage industries like blacksmith, gun, craft, artist and other cottage industries.
- Regarding boards and commissions—Not comfortable with an un-elected official making policy/rules for my property and providing direction to the Board of Commissioners. Don’t want them dictating what happens and not held accountable to the citizens. Master Plan process a concern with non-elected boards.
- Change zoning on agricultural properties (from residential). Zoning and tax status are different.

Anything else you want us to know?

- What is the minimum acreage required to do a conservation easement? What is the impact of conservation easements on the tax rolls—Is the property removed from the tax rolls when placed under conservation easement? If off tax rolls, fewer people paying so raising taxes a disproportionate amount to residents. Part of the operating expenses of GOCO funded Open Space should go into the County general fund. County budget hasn’t gone down. The operating costs for the open space (like a tractor, ranger) should be part of the purchase. Rural residents are supplementing the open space by increased taxes.
- County Road 15 has some maintenance issues that need to be resolved. CR 15 delineation marker (snow) needed.
- What is the status of the Owl Canyon Road Bypass? See more and more semis using the road. Is the status of the bypass tied into the realignment of Hwy 287?
- How did this review get started? Why 18 years to look at changes?