

Wellington Area Meeting Notes

11/7/2013

Fifteen citizens in attendance

What do you want?

- Provide more opportunities for rural Larimer County to earn extra income – agritourism, bed and breakfasts, promote agriculture outside of the city limits – advertise it
- Help farmers supplement their income – especially when environmental factors hurt crops, i.e. heavy rains.
- The County should allow people to do tours of the sugar beet dump/process – this is a huge agritourism opportunity. Look at adding a viewing platform. Be aware that access is a safety issue with accessibility to the beet dump.
- The County should do semi-annual or quarterly updates on the County.

What needs to be improved or changed?

- With agritourism there is too much red tape to make it happen legally – they always want more, i.e. sales tax. (Did I pay sales tax on equipment before I started my business – even though I didn't buy anything?) All the red tape to have an additional business on our property to supplement your farm income takes away property rights.
- A farm stand – selling things not entirely made on your property – why is that a problem?
- Urban regulations applied in rural areas should change. Urban and rural need to be different. Recognize that there is a difference between rural and urban and they shouldn't have the same regulations.
- The rural experience is killed by having to bring businesses up to urban regulations/standards.
- There are a lot of things in the system that limit what you can do on a farm.
- The International Building Code puts limitations on events you can do in barns, etc. Eliminate it. There is no common sense in it. There is so much red tape. It costs too much money. It has destroyed the rural atmosphere.
- Start over with regulations because there are too many barriers and red tape. Make things more user friendly.
- Provide more business opportunities in the ag areas especially for agritourism.

Anything else you want us to know?

- People are in unincorporated Larimer County for a reason – they don't want to be in a town/city, but they want County services.
- The Bee Family Farm Museum – the use is so limited with requirements – bathrooms, sign issues, barriers, ADA access.

- Bike issue on County Roads (County Road 9 and Highway 1 especially) – share the road.
- Eliminate bikes and/or where they can ride/bike lanes
- During harvest roads are muddy and bumpy and there is conflicts with bikes
- Two sides to the issue with bicyclists
 - Bicyclists don't stay in lanes and obey rules
 - Cars don't obey speed limits
- Is the county going to be more available to discuss road right-of-way (ROW) changes? (CR11, CR62E, CR60)
On CR11 ROW was declared to the barn. There is irrigation in the ROW. Engineering needs to give more information to property owners.
- How are we going to work on regulations for different areas when some uses are already not allowed in these areas?
- Fall craft fair – there are parking and traffic issues.
- Is there going to be any water planning? This is a critical resource and there is too much review/regulations. (Wellington sewer plant - This is a state and county health process, site plan has been reviewed.)
- Is this related to ICLEA, Agenda 21, and new urbanism? Is this smart growth? Answer: We are trying to create a rural design – designed by the people.
- Code compliance (CC) in rural areas –
 - It is a problem that a complaint has to be made before CC takes action and the complainant becomes part of the public record. There is worry about repercussions. People don't want to go on record as turning people in. The CC officer should be able to identify problems as they drive around and see them. We need to be able to clean up code violations that CC officers see.
 - Others disagreed with this. CC used to go on-line and look for violations – and most of the time it isn't bothering anyone.
 - Why can't it be anonymous?
- Can you put some of this information in the North 40 News – or state what you are trying to do and reference the website?