

# Geyserville Planning Committee Meeting Minutes

November 28, 2018

Present: David Luebke, Daisy Damskey, Okaya Tatsuo, Ryan Peterson and Dallas Saunders

Absent: Hal Hinkle

David Luebke started the meeting with project updates. David reviewed the various building projects that the GPC has focused on over the last few months. The first project mentioned was the gas station proposal. David said that the permit project is moving forward and he suggested that we have someone who is involved in the proposed gas station speak at our March public meeting. David will contact the developers of the proposed gas station lot and have someone managing the gas station project scheduled to provide an update to the community as soon as possible.

Other projects that are moving forward include: Construction of retail spaces and apartments at the corner lot next to the old post office, The potential purchase of Steve Oliver's Sunsweet building, the Old Post Office construction and the Rose property sub-division on Geyserville Ave.

David suggested that various committee members take on monitoring the progress of the various projects and report back to the community at our monthly public meeting. David brought a Press Democrat article to everyone's attention. The article talked about farm worker housing in the agricultural areas around Geyserville. Ryan Petersen was familiar with the project because of his vineyard management company. Ryan will give a report about the various locations and details of the project in our January meeting. The project will provide housing for five bunkhouses where each house will provide shelter for 37 H2A workers. Each of the buildings will be identical and the county has the right to allow for farm worker housing without going to an extended permit process. Everyone agreed that there is a housing shortage for workers in Sonoma County but the GPC should be informed of all building applications for permit status within our governing area.

David said that in order to be effective, members of the GPC need to be up to date and clear about the specific zoning restrictions of various parcels in our district. David is scheduling a speaker from the Planning Department for training on the General Plan highlighting what is and isn't allowed within our region. This meeting will be a working meeting held in January.

Daisy reported that we have 23 completed surveys and she has recorded all the responses in a document. Survey Monkey will be used for outreach to our e-mail list and the Survey will also be sent out via the US postal service. The questions will be identical to assure statistical significance and Hal Hinkle and Vickie Norris will oversee the Survey Monkey portion of the survey.

We had a brief overview of the community work being done by Margie Hanselman. Margie has put together a working committee of volunteers dedicated to providing training and support in cases of fire, earthquake and other emergency's impacting the community of Geyserville. The name of their group is C.O.P.E.; C.O.P.E. stands for Citizens organizing to prepare for Emergency. The first C.O.P.E. unit will be designed to serve the North East corner of Geyserville. Marge is hoping that the first unit will provide a model that can be replicated throughout the area of Geyserville. She has attained the support of the Geyserville Fire Department and together they will design community wide emergency preparedness trainings. Margie reminded the committee that the Geyserville Fire Department will host a community wide meeting on January 20<sup>th</sup>.

The GPC moved on to a discussion about our long-range needs for the funding and technical communication requirements needed and how to raise money. James Gore had provided some ideas when he attended our August 22, 2017 meeting. (See minutes from AUGUST) One suggestion that seemed feasible was the idea that some funding could be provided by preserving some of the tax money from our non-incorporated area and earmarking those funds for the operation of the GPC. Gore pledged to help us attain funding for basic operations. We came up with about \$10,000, mostly for one time spending. The needs include: Mailings, Easels, whiteboard, space to store records and supplies, rent for meeting spaces, a mail box at the post office, additional development of the Website to make it interactive and other operational needs.

Paul has arranged to have the CEO of the Green Belt Alliance organization meet with the GPC to discuss Urban Growth Boundaries and the community separators provided in General Plan.

Daisy and Paul will reach out to Gore's office and work to arrange a meeting to request funding. The goal is to have some funding pinned down prior to 2018. GPC does have a two thousand dollar grant from the Geyserville Community Foundation for the development and distribution of a community wide survey. It was decided by the committee to apply this

funding to the development of our Website platform and mailing cost for survey distribution.

David ended the meeting by putting together a list of projects with various GPC members overseeing each project. Paul and Daisy will oversee the Survey and the General Plan process for the board as co-chairs. Ryan Petersen will oversee the Farmworker housing proposal, Dallas will oversee both the corner lot and the Rose project. David will work with the Sonoma County Planning Department to assure we are adequately educated about zoning and the nuts and bolts of the planning process. Daisy will keep up to date on the Oliver building and Hal and Tats will be working "at large" until more projects are brought before the board.

The GPC will not meet in December.