

Geyserville Planning Committee  
March 27, 2018  
7:00-8:30 pm

Present: Hal Hinkle, David Luebke, Paul Connors, Daisy Damskey and Ryan Peterson

David greeted attendees and gave a brief overview of how we function under the Brown Act in order to assure there is neither conflict of interest nor lack of transparency. David explained to members of the community, that public notices and changes to agenda always need to be posted 72 hours before a meeting. GPC meets twice a month and the public is always welcome.

Paul Connors explained that he has been meeting with various members of the county that provide guidance to the General Plan and one of these groups is the Green Belt Alliance. Paul introduced speaker Teri Shore, the North Bay representative from Green Belt Alliance. Teri spoke about an At Risk Report that is published showing areas that are potentially at risk for unplanned growth. Teri explained that the GBA is not opposed to growth but supports and advocates for good growth. The main objective at this point is to assure that communities do not grow outside the urban growth boundaries and community separators. The idea of infill and mixed use within townships is the current trend for protecting agricultural land and green spaces. Ryan pointed out that most areas in Sonoma County have some protection and many but not all, are in agricultural preserves under the Williamson Act. The county just voted in a continuation of self-taxing to support the funding of Open Space Districts. Teri explained that Cloverdale has Urban Growth Boundaries, as does Healdsburg, this is helpful for protecting agricultural land. Geyserville has a sanitation zone that sets limits on growth in the community although this zone can be expanded as required. Teri said that she has seen a specific plan budgeted for Geyserville and that the community should expect that to happen.

Walter Kieser, who is a principal in a company that works with communities to identify needs as well as creating plans for developing townships, spoke up and told the attendees that the amount of money required for a specific plan is not available from the county and that he recommended a community plan with design review instead.

Walter told the GPC that the amount of 150,000 dollars set aside in the county budget wouldn't cover a specific plan but, could be used for a community plan that would not be an overall change in zoning but, would let Geyserville create design guidelines for PRMD. David told the group that Jennifer Barrett from the Sonoma County Planning Department will be speaking at the May meeting of the GPC.

Teri offered to help the GPC and see that we are represented within the General Plan when the revisions begin this year. David said that the GPC goal is to assure that Geyserville is represented and that Geyserville needs to have input from the community so that people from the county are not making decisions in our behalf without a community action plan for the GPC. The start of the new General Plan has been pushed back to the 3<sup>rd</sup> Quarter of the year, giving the GPC time to take the information that has been given to GPC and put it into a plan. Ryan introduced a plan for a 305-foot storage unit that is being used for a personal wine collection. The property owners brought a map and plans and explained that it was for their own use. Ryan recommended that we support the building and it was decided that the GPC would send a letter of approval to PRMD.

The next project that was addressed is at the corner of 128 and Geyserville Ave. The land was sold last year to Tracy and Art Torano and they have proposed mixed use, two story building for the site. David said that he believed that the GPC has been by passed over during the process and the community has been deceived about the Torano plans. Hal Hinkle, who is currently restoring the old post office next to the Torano property, stated that he had attempted to buy the land slated for building but, the original owners were overcharging for the lot and he decided to pass on the purchase.

Zoning height requirements allow two stories in this location. Currently there are no two story buildings on the east side of Geyserville Ave, within the adjacent downtown area. David said that a change to mixed-use zoning would be required and that this was an important issue. Daisy pointed out that the plans had been shown twice to the GPC and the second time the parking, landscaping and height of the building had been shown to the community. Hal said he was disappointed that the impact of surrounding areas was not considered especially what he considered a critical flaw in the design due to the traffic study giving credit for street parking. Paul suggested that we ask the county to put off decisions until we look into the concerns of David and Hal and have a chance to receive additional information from the property owners.

Daisy recommended a vote to make Paul's recommendation an official action of the committee. David did not feel we needed to vote but Paul and Daisy pushed for a vote and the committee voted to ask PRMD to give the GPC more time. David and Hal volunteered to write the letter voicing their concerns. Ryan provided the wording for the motion. "The GPC respectfully request that the county delay calendaring and further review of the Torano project until May" The entire committee voted and the decision was made to ask for extra time to give the Torano plan more consideration, considering the statement by David that GPC had been misled and Hal's serious concern about sidewalks, gutters and parking. Another member of the community, who is the landowner on the south entrance of town, spoke up and said that he had attended the meeting where the plans had been shown and he felt that he was fully informed of the plans and that the GPC had been shown what the plans were for the building. Members of the community

suggested that the April 24 town meeting be the place to review the plans for to property. It was decided that David would ask the Torano's to speak at the town meeting.

The meeting moved on to the discussion of outreach and Hal Hinkle shared his efforts to address the Latino community. Hal worked out an agreement with the High school to send out a letter in Spanish that will invite the Spanish-speaking members of Geyserville to participate in the Community Survey. Hal stated that his goal is make the survey available for additional input.

The next item as an update on C.O.P.E. (Citizens Organized to Prepare for Emergencies) the community effort to prepare for the next disaster. C.O.P.E. has planned for community training and has joined forces with other committees including Mill Creek Road and Bradford Mountain.

The Annual Town Meeting on April 24 is the time for the next election of GPC members. Hal Hinkle and Ryan Peterson are running as incumbents and there are two openings for new members of the community to step forward and run for office. David reminded people that this is a working committee and it is a serious time commitment. David also suggested that skills in planning, development and experience in committee work were helpful for the successful outcome of the stated goals of GPC.

Action: the GPC voted to request that PRMD give the committee more time to make a decision on the project slated for the corner of 128 and Geyserville Ave, asking that final approval by the county be delayed till after the May meeting.

Next planning meeting is scheduled at 4:00pm, April 17, 2018 at the Geyserville Fire Department-public encouraged to attend. All meetings held by GPC are open to the public