

May 29, 2024 | 📅 Meet with Dan Gjerde

Attendees:

Michael St John, Dalen Anderson, Suzanne Jennings, Glen Rude, Paul Shulman, Paul Reiber, Annie Lee, Ariana Bayer, Josh MacDonald, Ellen Buechner, Gerri Morisky

Notes

- Introductions

Questions prepared by Michael St John were our starting point:

- Caspar is interested in being involved in the LCP studies and planning process: If we proactively involve ourselves, can we have an impact into what is studied (and eventual draft LCP updates)
 - DG: Yes, and the earlier the input the better: if we get to a draft stage it's harder to change. Are contracts awarded?
 - Peter Macnamee: Yes, the only contract that hasn't been identified is Sea Level Rise. The studies will be done this year 2024 and 2025.
 - There have been no public meetings, but the water consultant has reached out to have citizen tracking and reporting of water levels in wells, and the establishment of a water technical advisory group.

PR: Do we need to wait?

DG: There is no reason not to outreach to them now- likely they will set up public access and meetings, but start reaching out to contractors now.

MSJ: **Zoning**: will zoning changes be made based on LCP updates? This is not part of the LCP process- but the findings of these studies may change zoning maps.

JM: Our hope is that consultants supply information to recommend zoning changes.

DG: The coastal commission will be involved if zoning changes are proposed- these studies could show the impact of a possible subdivision... Zoning Code Change amendment is possible - the studies will be precursor to SEQUA process...

MSJ: Will the findings of these studies address Archaeological and Biological concerns necessary for zoning changes?

DG: County has a reactive not proactive planning process, in contrast to FB city planning.

- Whether or not to create a MAC for Caspar:
 - DG: The County CEO has tried to cut MACs. (Dan) recommendation to move MACs to be advisory to Supervisors. If we were a MAC we'd be "public meeting" (Brown act compliance comes with logistical challenges) - It gives an agency a venue to give (and get) public input.

- Because planning dept holds MACs and the planning staff aren't interested in engaging with MACs the impact is reduced. Therefore, Caspar Community Board plays this role informally.
- For example re Circulation and Transportation planning: There are staff folks from Cal Trans who could engage with Caspar Board.
 - MSJ Would it enhance our clout to be designated a MAC?
 - DG: Not to discourage Caspar from becoming MAC. You don't need to become a MAC: many agencies would welcome the engagement.
 - MSJ: Wondering; How do we speak with one voice?
 - DG: Contractors (and orgs like cal trans) usually do outreach in person and online for community engagement. It is impactful for individuals as well as "official" contact from Caspar Board.
- A plan for Caspar
 - DG: Land Use conversation is about a community conversation...
 - PR: can we ask the consultants the questions we need to get answered to change zoning?
 - JM: ... had a call with the water study contractor... the planning dept is concerned about coming up with rules for permitting new wells. Not about larger water questions (that we might need answered to build more homes in downtown caspar.)
 - DA: Recommendation for a starting point: Land owners (Caspar Cattle Company former lands +) draw up a plan of rezoning and development for community review.
 - There exists maps of different models from studies from UC Berkeley.
 - EB: Critical housing shortage: if we had small clustered housing and essential services. There is an opportunity in this process: A rough layout of where we can sustain development- Is there room in this LCP update to have this vision reestablished from 20 years ago?
 - MSJ: We could create a map and vision of the parcels in downtown.
 - DG - We did get approval from Coastal Commission for 2nd unit development. You can add an ADU as a one bedroom unit without septic updates.
 - JM: Relevant challenges for Caspar = Coastal Development Permits (limits development with HIGH costs and many limitations)
 - GM: Given the housing and climate crisis: How could we have innovation zones? Current construction costs is \$450/sq ft.
 - JM: Internal (Caspar community) problems: water, septic, \$ funding. **External Issues:** We need yeses from county and coastal commission on Traffic and viewshed. How can Supervisors help us get these yeses?
 - DG: Caspar Board could work with multiple property owners to become an applicant to (and pay for) the planning process.
 - Dan is retiring!
 - How do we Engage Bernie Norvell and Ted?
 - Bernie doesn't start until January. DG is planning on introducing BN to community groups.
 - Glen McGorty is a now part time local contact for water

Caspar Vision: Judy invited us to each share what we envision for Caspar, Rural Village:

More affordable housing

Community Land Trust

Increasing population density

Pickle ball court

Store

Coffee shop

restaurant

Doctor

Farmers market/stand

(enough people to support businesses)

Less driving

Shared solar arrays

Communal agrarian community - orchards, rotational grazing, apiary

Slow traffic

Action items

- Stakeholder meetings: land owner meetings to build a plan
 - Thomas+Erin, Francie, Dixons, MacBaye (Josh and Ariana)
- Caspar board can support a sub committee for "Planning"
- Find maps of current zoning and revisit the Randy Hester plans to create a new plan
- Zoom link for next meeting (Ellen, and others, will be out of town but would like to stay in touch)