



General Plan Update Review Committee

**Thursday, February 16, 2012
3:00 p.m. – 6:00 p.m.**

**Visalia Convention Center
303 E. Acequia Avenue
Ballroom A**

A G E N D A

1. Welcome & Introductions

2. Public Comment - *This is the time for citizens to comment on subject matters that are not on the agenda, or to request an opportunity to speak to an item on the agenda at the time that the item is discussed. It is requested that each speaker from the public be allowed three minutes to speak.*

The following items have been received as correspondence:

- a. Letter from Bill Lee re. General Plan Policies and Regional Retail Competition. January 26, 2012.
- b. Email and letter from Stephen Peck re. comments on Revised Preferred Plan. January 30 – February 1, 2012.
- c. Email from Kim Loeb re. Groundwater Recharge and Water Supply. January 30, 2012.
- d. Letter from Niniv Tamimi re. BRP Zone, Plaza Business Park. February 6, 2012.
- e. Letter from Glenn Morris re. comments on the Revised Preferred Plan and Policies. February 6, 2012.
- f. Email and letter from Darlene Mata re. comments on the RPP and Growth Boundary Map. February 7, 2012.
- g. Letter from Carl Anderson re. comments on the Revised Preferred Plan and Policies. February 9, 2012.

3. Accept Minutes from January 26, 2012, Meeting

4. Review / Discuss DRAFT Revised Preferred Plan Concept

a. Planned Land Use Map

b. Urban Development and Growth Boundaries Map

Background: The Planned Land Use Map includes revisions since the preparation of the Preliminary Preferred Plan Concept in August 2011. The changes are summarized in Appendix A of the Revised Concept. Members desired to review the changes that were based on submitted comments, as well as any other changes.

The Growth Boundaries Map illustrates City limits / infill areas as well as the two proposed areas for phased growth.

It is recommended that the Committee review and discuss the maps, and vote to accept the contents of the Revised Preferred Plan Concept. If the action to accept is affirmed, the document will be accepted as the Preferred Plan Concept and will be forwarded to the Planning Commission and City Council for review, comment, and acceptance.

5. Review / Discuss Returning Policy Discussion Topics

- a. Historic Preservation Policies**
- b. Infill Development Incentive Program**
- c. Urban Agriculture Buffer Language**
- d. Downtown and East Downtown Policies**
- e. Other Comments / Discussion**

Background: At the end of the GPURC's discussion of the Summary Paper of Policy Discussions on January 26, 2012, Josh McDonnell identified topics which the Committee did not yet reach a consensus on recommended policy wording.

The GPURC members have received a copy of a follow-up GPURC Discussion Topics paper which comes as a result of the discussion on the last meeting date. The paper introduces new text edits, or in some cases new policies, to address these outstanding issues.

It is recommended that the Committee review and discuss the policy revisions, and vote to accept the Summary Paper of Policy Discussions with revisions as noted in the follow-up paper, or any other revisions as recommended by the GPURC.

6. Comments / Discussion from Committee Members

7. Staff News and Updates

8. Adjourn. Next GPURC meeting date: March 15, 2012