



General Plan Update Review Committee

Thursday, June 9, 2011, 4:00 p.m.

Visalia Convention Center
Charter Oak Ballroom A
303 E. Acequia Avenue

Meeting Minutes from Thursday, June 9, 2011

Meeting commenced at 4:00pm.

Committee Members Present: Bob Link (Co-Chair), Larry Segrue (Co-Chair), Bob Brown, Brad Maaske, Brian Blain, Carl Anderson, Carla Calhoun, Craig Van Horn, Darlene Mata, Dena Cochran, Dirk Holkeboer, Eric Mittlestead, Jim Robinson, Josh McDonnell, Michael Kreps, Mike Knopf, (alternate), Steven Cullen, Tyson Carroll

Committee Members Absent: Carlos Medina, Clarise Dilbeck, Ken Kugler, Vincent Salinas

Support Staff Present: Andrew Benelli, Andrew Chamberlain, Brandon Smith, Chris Young, Doug Damko, Karl Kassner, Kim Loeb, Mario Cifuentez, Mike Olmos, Nancy Loliva, Paul Bernal, Paul Chao, Paul Scheibel, Perry Phipps, consultant Michael Dyett, facilitator Michael Ramsey

Public members who signed in: Richard Garcia, Mary Beatie, Phil Mirwald, Bob Keenan, Michael Job, Steven Peck, Greg Collins, Harvey May

1. Welcome & Introductions

Co-Chairperson Bob Link opened the meeting. General Plan Update Review Committee (GPURC) members, support staff, and public attendees were introduced.

2. Public Comment

No comments were made.

3. Accept Minutes from May 5, 2011, Meeting

A motion and a second were made to approve the minutes as prepared by staff. The vote passed.

4a. Findings of Community Outreach Efforts

Consultant Michael Dyett provided a presentation which summarized the Outreach Phase and the input received by community members on the Growth Concept maps. Copies of the PowerPoint slides were given to the GPURC for reference. The presentation discussed the overall nature of responses, wherein a broad spectrum of the city population participated, a consistent set of views from a variety of venues was present, many fundamental points of agreement emerged, and virtually all points made can be incorporated into the Preferred Plan or policies as appropriate.

4b. GPURC Member Comments and Observations

Co-Chairperson Larry Segrue asked for GPURC members who were present at one or more of the outreach meetings to share comments.

Committee member Mike Knopf shared that there seemed to be little discussion on growth concepts that considered growth patterns going beyond that illustrated in Concept C.

Committee member Bob Brown shared there that there may have been some initial confusion wherein attendees did not to pick one single growth concept.

Committee member Brad Maaske commented that the schools on the maps may be too big.

Committee Member Michael Kreps noted that a Visalia-Tulare greenbelt seemed to be a reoccurring theme.

Co-Chairperson Larry Segrue noted that the meetings were successful in engaging people.

5. Discussion of GPURC Topics

Contributing consultant / facilitator Michael Ramsey made introductory remarks and kicked off a time of discussion on a list of 21 questions / topics which were desired by GPURC members and others to have a time of open discussion and understanding. Stephen Peck, Greg Collins, and Harvey May were introduced as presenters of the first four discussion topics and as panelists to provide insight and dialogue on the issues.

Topic 1: Infill

Stephen Peck provided the first presentation on Infill Development. Copies of the PowerPoint slides were given to the GPURC for reference.

Committee member Craig Van Horn raised a question, where it was confirmed that existing unoccupied buildings are not factored into the City's current "flexibility factor" used with Urban Development Boundaries.

Greg Collins provided a follow-on presentation on the practice of urban infill.

Committee member Bob Brown noted there are very few small lots in Visalia, and asked if this was due to market conditions or existing policy.

Committee member Brad Maaske noted and Larry Segrue agreed that the General Plan should incorporate flexibility to respond to the type of units the marketplace is demanding for that can be accommodated on infill sites.

Co-Chairperson Bob Link asked if the Committee should look at how infill development can be achievable in Downtown, particularly in East Downtown and Mooney north of Walnut.

Committee member Josh McDonnell questioned how much infill can be realistically depended on for new growth.

Committee member Jim Robinson noted that limitations on residential lot size may cause Visalia to lose development to surrounding cities.

Committee member Brian Blain noted that infill and fringe properties which will not develop in the 20-year timeframe should be recognized.

Committee member Darlene Mata observed there appears to be consensus on supporting infill development, but to what extent? What flexibility factors should be used? How much infill land is available in the next 20 years?

Committee member Dena Cochran agreed and noted incentives are needed.

Public member Michael Job favored an approach balancing growth and infill.

Draft Consensus points for Topic 1 were developed (see separate handout).

Topic 2: Single / Multi-Family Residential Ratio

Harvey May provided a presentation which reflected on how the next plan should consider residential density. Copies of the PowerPoint slides were given to the GPURC for reference.

Brad Maaske did not favor implementing a majority of new units being multi-family in the plan, and commented that often builders will adapt to the existing demographics of the area.

Michael Dyett responded to density mixes in the presentation, noting that the Growth Concept definitions for Concept B utilize a breakdown of 40/40/20 (single-family detached / single-family attached and small lot / multi-family) for future development (reference 4/28/2011 traffic modeling handout). Also, large lots are intended to be 6,000 to 7,500 sq. ft. in size.

Facilitator Michael Ramsey asked the Committee to consider if the 40/40/20 is achievable and what are feasible lot sizes.

Michael Dyett noted that based on Committee feedback, traffic modeling plans have been revised to reflect for each map a predominately single-family product mix. This change was reflected in the April 28th handout provided to the GPURC on that date. The handout will be re-distributed to the GPURC for the continued discussion on this subject.

Public member Carol Ramsey asked if the proposed Plan makes considerations for gated and senior-citizen development.

The item was continued to the next meeting due to time constraints.

6. Staff News and Updates

Co-Chairperson Larry Segrue announced that an additional GPURC meeting has been scheduled for Tuesday, June 21, 2011, from 4:00 to 7:30pm for continued discussion of in-depth issues raised by the Committee. Sandwiches will again be provided for the GPURC members. The previously scheduled meeting to occur on Thursday, June 30 is still taking place.

7. Comments / Discussion from Committee Members

No comments shared.

8. Adjourn to Tuesday, June 21, 2011 at 4pm.

Meeting adjourned at 7:30 pm.