



General Plan Update Review Committee

Thursday, August 25, 2011, 4:00 p.m.

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

DRAFT Meeting Minutes from Thursday, August 25, 2011

Meeting commenced at 4:00pm.

Committee Members Present: Bob Link (Co-Chair), Larry Segrue (Co-Chair), Steven Nelsen, Bob Brown, Brad Maaske, Brian Blain, Carl Anderson, Clarise Dilbeck, Craig Van Horn, Darlene Mata, Dena Cochran, Dirk Holkeboer, Eric Mittlestead, Glenn Morris (alternate), Jim Robinson, Michael Kreps, Mike Knopf, Steven Cullen, Tyson Carroll, Vincent Salinas

Committee Members Absent: Carlos Medina, Carla Calhoun, Josh McDonnell, Ken Kugler,

Support Staff Present: Brandon Smith, Chris Young, Doug Damko, Kurtis Brown, Kim Loeb, Michael Olmos, Monty Cox, Nancy Loliva, Paul Scheibel, Lt. Perry Phipps, Facilitator Michael Ramsey, Consultant Michael Dyett

Public members who signed in: Richard Garcia, Rick Telegan, George Ouzounian, Janis Lehman, Pamela Lopez, Michael Woodbury, Gary Gagliolo, Jess Visser, Harvey May, Patricia Gallimore

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 July 28, 2011, Meeting

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

4. Review / Discuss Preliminary DRAFT Preferred Plan Concept

Co-Chairperson Bob Link stated that the document being introduced today represents a consensus from comments derived from a broad range of community members and committees. The presentation is intended as a time to listen and not to receive comments or take discussion. Bob Link asked for community members to take the document back to their respective organizations / committee to discuss and solicit comments. The comments should be collected no later than October 7 (changed from September 15) in time for the next GPURC meeting scheduled for October 20 (changed from September 29). The comments from different committees will be discussed then. The document being presented today represents the 1st draft in the Preferred Plan process. Collected comments will be

incorporated into a 2nd draft, and the adopted Preferred Plan will be the 3rd draft (if necessary).

Clarise Dilbeck asked about the availability of the presentation by email or electronically.

Bob Link suggested that groups interested in receiving more hard or electronic copies of the document or presentation to get in touch with staff.

Michael Dyett gave a presentation with PowerPoint slides on the draft Preliminary Preferred Plan Concept. The presentation covered how the community got to the Preliminary Preferred Plan including the role of the Growth Concepts and Consensus Points, refining the demands of housing, retail & industrial, and the Plan's key concepts. As the Plan further evolves, technical analyses (traffic, water and sewer) and growth boundary refinement will be nailed down. Copies of the PowerPoint slides were passed out to the Committee.

Eric Mittlestead didn't recall discussion on plotting a regional retail commercial site @ Plaza and Hwy. 198.

Clarise Dilbeck asked for clarification on the comment period. September 15 was mentioned as a soft deadline.

Dena Cochran said the Plan encompasses good synthesis but has concerns about locations of regional retail.

Bob Brown expressed concern on having enough time to present the preferred plan to his respective committee before the 15th. Michael Dyett suggested letting Paul Scheibel know of each group's necessary review time.

Dirk Holkenboer questioned about the best way to distill all of the presented information to the various groups.

Jim Robinson asked if the growth ring concept was still going to be implemented and the target population boundary for 211,000 persons. Michael Dyett responded yes.

Mike Knopf voiced some concerns about managing circulation on the northerly college campus site.

Brad Maaske asked if the Preferred Plan mirrors the ongoing planning efforts of the Parks & Recreation committee and the West Visalia Hwy. 198 Scenic Corridor public meeting on September 1. Michael Dyett responded yes.

Darlene Mata noted that there are some areas inside the Urban Development Boundary shown as Agriculture, and asked how much of the existing land use designations changed. Michael Dyett responded that some designations may cross over to new categories.

Tyson Carroll asked to have a digital copy of the presentation as soon as possible.

Brian Blain asked if there has been any consideration for distant future planning beyond the proposed Urban Growth Boundary. Michael Dyett responded that there is flexibility in the plan in the event there is a need to grow beyond the ultimate Growth Boundary.

Glenn Morris offered that the proposed plan is a good start.

5. Presentation of Land Use Change Request Letters

Michael Dyett introduced the five new land use change requests received by property owners and the locations and Preferred Plan designation for each. At Michael Dyett's recommendation and the GPURC's consent, no formal action is needed at this time on the letters.

Carl Anderson talked about ensuring with the KDHCD staff that the District will have adequate property to develop for its future needs, and that any surplus of property

could be designated for alternate purposes to help reduce general obligation bonds.

Michael Olmos noted that there are some options (i.e. mixed use commercial) and details of the S.E. District site that are still being deliberated by City staff.

6. Comments / Discussion from Committee Members.

No comments were made.

7. Staff News and Updates

Brandon Smith noted that extra copies of the Growth Concepts Evaluation Report.

Co-chairperson Bob Link stated he is interested for committees and groups to have enough time to submit comments, and to talk to staff if there are any timing issues. City staff might also be available to assist with presentations. Michael Dyett stated that October 20 would be a good alternate date to meet. Bob Link confirmed that the next meeting date will be October 20, 2011, with October 7 as the deadline to submit comments.

8. The next meeting will be October 20, 2011 at 4:00pm. The meeting adjourned at 5:15pm.