

# GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES



## Clovis General Plan Citizens' Advisory Committee Minutes

### Meeting No. 11

February 9, 2010 at 6:00 p.m.

Council Chambers, Clovis City Hall, 1033 5th Street, Clovis, California

#### Staff

David Fey  
Tina Sumner  
Connie Combs  
John Holt  
Dwight Kroll

#### The Planning Center

Jeff Harlan  
Steve Gunnells

#### Committee

Brett Hedrick, Chair  
Robert Watts Jr., Vice-Chair  
Raj Brar  
Kevin Castanos  
Todd Cook  
Diane Dickerson  
Mike Dozier  
Tal Eslick  
Kim Grant  
Jeff Harris  
Paul Hinkle  
Ike Ikeda  
Goldie Lewis  
Christine Lingenfelter  
Patty Lippert  
Brett McCaffrey  
Sayre Miller  
Tod Newman  
Grant Peterson  
Shawn Stevenson  
Don Ulrich

1. **Meeting called to order:** 6:04 p.m. by Chair Hedrick. Hedrick welcomed the committee and audience.
2. **Roll call** 6:04 p.m. by Deputy City Planner David Fey. Absent – Tal Eslick, Jeff Harris, Tod Newman

## GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES

3. **Public Comments 6:05 p.m.** – Dudley Young, resident commented on the land density up near International and the impact on water. Mr. Young commented that there is not enough water in that area today and could not support a higher density.
4. **Consider approval of the draft General Plan Guiding Principles** – 6:08 p.m. Planning and Development Services Director Dwight Kroll introduction and overview. Fey observed that this was the committee's first year anniversary and thanked them for their continued service; provided an overview of the context of the plan and relation to development policy; described the policy structure of the GP: The broad Vision is broken into action statements called Planning Principles; Goals are used to focus the principles onto specific issues and Objectives are established to quantify goals; Policies guide day-to-day decision making to address the objectives, finally, Standards and Implementation Measures are developed to finally quantify this policy structure into, say, a sidewalk pattern, number of street trees per frontage, or other tangible feature.

Fey continues: the current GP vision– A city that is committed to the Clovis Community Family...–was created in 1992 and reaffirmed by the Council at the start of the GP update process. The community values were identified through the committee's exercises which culminated at its December meeting. From these values the committee is now being tasked to develop the principles of the plan. Fey provided an overview of what constitutes a principle; provided an overview of the seven principles: Small Town Character, Education, Long-term Governance, Lifecycle Community, Social Capital, Parks, Open Space & Trails, and Natural Resources. The principles are presented in the following format: the category in bold, the actual principle in italics, and a descriptive paragraph that follows.

Jeffrey Harlan provided an overview of the process the group went through to develop the seven principles, recalled past visioning exercises, elaborated that staff and consultants have considered the committee's comments and exercises and have drafted the principles based on our interpretation of these things. Though discussion is encouraged, the consultant team would like to hear the committee's reactions to the recommended principles and not wordsmithing of the principles.

Committee members Dianne Dickerson and Goldie Lewis asked question to clarify the recommendation process. Committee member Shawn Stevenson questioned if the committee should incorporate the data and findings of the economic analysis into the principles. Committee member Kevin Castanos expressed that the Long-term Governance principle addresses the role of economics. Steve Gunnells responded that the principles should be evaluated separately from the economic analysis; the principles should rise above a good or bad economy and become points of reference to help implement the community's vision. Harlan explained that the development of the principles was

## GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES

completed with input from the committee and their respective constituency, staff, and their experiences in implementing the past GP.

Committee member Paul Hinkle observed that the GP principles should support development of senior housing to serve that emerging population.

Committee member Kim Grant asked when was the last strategic planning workshop held. Kroll replies that the last Council strategic planning workshop was held about two years ago. Holt adds that the City Council will be holding a Citizens' Summit in March.

Committee vice chair Robert Watts inquired about the source of the narrative that accompanies the principle. Committee member Dickerson then questioned the process used to arrive at the recommended principles, reiterated her concern that the committee had not been presented with sufficient documentation to support the recommended principles. Harlan responded to these questions that the process employed by staff and the consultant was broad-ranging, using cumulative input from each committee exercise, and interviews with decision-makers, the public and other stakeholders. These activities were not intended to be exhaustive and statistically-detailed but represent a compilation of personal accounts and opinions that are used to acquire a big-picture view of the city, its "personality," and how its 1993 adopted vision may be described to serve as a basis for decision making forward the next few decades.

Kroll further explained that the guiding principles will be used as a sounding board and will be reviewed for their consistency with the vision as the committee moves forward developing goals and policies.

Committee member Todd Cook asked whether the principles will be used to project the GP vision into the future. Kroll agreed that they will. Committee member Cook observed that the committee has discussed a range of issues such as employment, fiscal and financial implications, sustainability and employment, and housing, and questioned if the committee should create additional principles dedicated exclusively to Jobs and Housing for all ages and incomes. General discussion ensued regarding this suggestion. Committee member Dickerson opined that the vision and values are structured like a pyramid, principles should stay general and few in number. More refined issues can be addressed in goals and objectives.

Committee member Hinkle agreed with Mr. Todd to emphasize employment and housing separately as it is important to retain citizens in Clovis to avoid "brain-drain," keep revenue in Clovis. Committee Vice-chair Watts recommended that these issues can be identified in the plan's goals and objectives. Mr. Hinkle observed that the principles do not describe the types of employment, Committee Chair Hedrick expressed that this can be identified under the goals and objectives. Committee member Kim Grant responded that these issues start with

## GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES

the principles and can be addressed at the goal setting phase of the project. Committee member Don Ulrich remarked that he didn't see specific steps to keep young people in town after graduation and suggested that these be included in the supporting paragraph.

Committee member Dickerson offered alternative wording to the "Parks, Open Space & Trails" principle. Committee member Mike Dozier spoke in opposition to the inclusion of language that appeared to specifically support the Dry Creek Preserve effort. General discussion ensued regarding this recommended alternative language, including various opinions about what defines "open space" including rural landscapes, agriculture, parks and trails.

Committee member Stevenson commented that the "Natural Resources" principle did not match the descriptive paragraph that followed and recommended it be reworded or eliminated; objected to emphasis of agriculture's "visual and psychological perspective" in this principle; conservation of land and agriculture is acceptable, but descriptive language "to maintain these features" isn't consistent with agriculture as a private business; farms aren't "open space." General discussion ensued regarding this observation. Kroll remarked on the apparent need to refine context of agriculture in this principle and to explore options to promote the committee's expressed interest in the value of "heritage."

Committee member Stevenson asked what "open space" has to do with agriculture. Committee member Sayre Miller expressed her concern about the effect of public land use controls on private agricultural business. Committee member Grant illustrated the duality of agriculture: that is contributes to the city's appearance and is attractive when in blossom but otherwise may be perceived negatively due to effects (dust, noise, etc.) of business operations.

Committee member Raj Brar inquired about the orange orchards adjacent to the Clovis Community Hospital and whether these were going to stay. Kroll explained that these orchards are temporary until the hospital decides to develop those lands with future medical land uses.

In response to general committee comments about the legitimacy of the principles and their fidelity to committee opinions, Chair Hedrick drew the committee's attention to the record of past GPAC meetings, recalled the numerous exercises that the committee has participated in, and expressed that the seven principles presented this evening are faithful to the results of the GPAC exercises.

Committee member Kevin Castanos declared that the committee needs a better understanding of "open space;" there has been significant discussion about open space and land use and what the principles mean; commented on the "Education" principle and related his experience with developing a common architectural theme shared by the school building at the Harlan Ranch master

## GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES

planned development. Committee member Ulrich noted that architecture is often a function of funding.

Committee member Patti Lippert agreed with Mr. Cook's recommendation regarding Housing and Jobs; concurred with Ms. Dickerson's policy pyramid analogy; and expressed her surprise that a safety value didn't score higher with the committee.

Committee member Hinkle noted that the community is aging and that principles should address this growing part of the city; recommended changes to the Lifecycle Community principle to address this.

Committee member Grant Peterson observed the many rural residential areas in and around the city; many people are drawn here because this residential lifestyle is available; the city should learn to live with rural residential; Dry Creek Preserve should be incorporated into the city as a rural residential area, some thought should be given to how to enforce adequate property standards such as CC&Rs.

Committee member Lewis declared her satisfaction with the principles, felt that they comply with the GPAC's exercises, recommended that the principles add additional employment language, agrees with Member Stevenson regarding the need to amend the context of the Natural Resources principle, perhaps to emphasize in the descriptive paragraph that follows that principle conservation of resources rather than focusing on agriculture as open space.

Committee member Stevenson recalled the County's condition on the Harlan Ranch project that the city annex the 550-acre Locan-Nees Neighborhood area; expressed that the urbanization of the rural residential lands around the city is inevitable, but until it is developed principles should respect the presence of rural residential uses.

Committee member Dickerson emphasized the viability of rural residential development and remarked that the higher density residential uses pushed by the state should not apply equally in all areas of Clovis, but should be balanced with lower density products, and concluded that the principles should leave doors open for a variety of housing types.

Public comment on this item was opened by the Chair at 8:45 p.m.

Carol Cusamano expressed her concerns about water – natural resources principle is important because water is a huge concern for future development. Zoning process – bringing pre-zoned properties in an annexation process does not prevent future zoning within the city.

## GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES

John Wright commented that in general principles are well developed but recommended adding a principle regarding the city's regional leadership; requested the committee remove the word "communal" and replace with "community" and talk in the descriptive paragraphs on exactly what the principle of small town means; commented on several other principles and indicated that he would provide staff written comments.

Dale Mitchell resident requested that staff continue to work with Dry Creek Preserve group and allow them to include their plan into the general plan update.

Unidentified property owner commented on water shortages and open space.

There being no further public comment Committee Chair Hedrick closed the public portion of the meeting and asked staff for comments.

Fey recalled committee discussion regarding open space and suggested that a distinction between public and private open space will help guide the committee's discussion. "Public" open space is a function of *public* spaces, these are owned by public, and are used by the public; in contrast, "private" open space is a function of urban design standards applied to private property. Rural residential setbacks, very low density, or the appearance of agricultural lands may be appreciated by the public and contribute to the city's visual character, but this is incidental to the use of these otherwise private lands.

Kroll polled the committee whether it wished to continue this discussion at its next meeting. Chair Hedrick announced a general agreement by the committee that it would continue this matter until its next meeting at 6 p.m. on February 23 in the Council Chambers.

5. Continued Workshop on the General Plan Economic Analysis – Committee consensus to continue this item to a later date.
6. Adjourn – 7:57 p.m.

Next Meeting – February 23, 2010, 6:00 p.m. Clovis City Hall

\* Agenda materials for these items have been posted to the General Plan project website, [www.clovisgeneralplan.com](http://www.clovisgeneralplan.com).

*Please contact David Fey, Deputy City Planner, at 559 324-2338 or [davidf@cityofclovis.com](mailto:davidf@cityofclovis.com) with any questions or comments.*

*Check the project website at [www.clovisgeneralplan.com](http://www.clovisgeneralplan.com) for more information.*

DRAFT