

GENERAL PLAN UPDATE COMMITTEE – MEETING MINUTES



Meeting No. 18
March 29, 2011 at 6:00 p.m.
Council Chambers, Clovis City Hall, 1033 5th Street, Clovis, California

Staff

David Fey
Connie Combs
George González
George Uc
Juli Hernandez
John Holt
Holly Owen

Committee

Brett Hedrick, Chair
Robert Watts Jr.,
Vice-Chair
Raj Brar
Kevin Castanos
Todd Cook
Diane Dickerson
Mike Dozier
Kim Grant
Jeff Harris

Paul Hinkle
Ike Ikeda
Goldie Lewis
Christine Lingenfelter
Patty Lippert
Brent McCaffrey
Sayre Miller
Grant Peterson
Shawn Stevenson
Don Ulrich

1. Meeting called to order: 6:00 p.m. by Committee Chair Brett Hedrick who welcomed the committee and audience.

2. Roll call 6:01 p.m. by Deputy City Planner David Fey. Absent – Castanos, Harris, Ikeda and Watts. The Planning Center is in attendance. Jeff Harlan and Andy McKay.

Chair Hedrick announced that committee member Ike Ikeda passed away last week and in recognition of his contribution to Clovis asked the committee and the audience to pay their respect with a moment of silence.

3. Public comments on items not on the agenda.

Committee member Miller observed not all committee leadership has been attending the meeting and that the committee consider this issue. Staff recommended that the committee take this matter up for discussion and direction at the conclusion of the agenda items tonight.

4. Proposed Northwest Land Use Diagram

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Staff presentation: Fey- Presents the Northwest Urban Village Land Use Diagram; highlighted the fact that the diagram is tentative and subject to change; addressed information about retail/commercial locations, master planned areas, residential densities, and future plans for the enterprise canal; talked about Shepherd and Clovis Avenues being designated as express ways in the circulation system, General Plan.

Staff also addressed residential densities for the NW area, 7-15 units per acre in traditional neighborhood development (TND) cores. Staff is also considering homes fronting on to main street.

Committee member Cook- asked, why is staff considering a higher residential density goal for new developments? Fey replied that the state and Fresno County COG are influencing higher residential densities for new development. The city also is looking at ways to plan future land uses in a way that communities work towards emission reductions.

Staff also recommended that Clovis Avenue align with Auberry Road. The road alignment is important for the future; Fey talked about the various land designations such as commercial and master planned communities. Commercial is concentrated on the west, various residential uses towards the east.

The Enterprise canal will not be moved because of expenses associated with relocating the canal, also the relationship of the canal to the commercial center now south of the canal and east of the Willow-International Campus has changed and its development from an agricultural canal to an urban amenity is not critical to the commercial center's success or capital cost.

Fey reminded the committee about their previous decision to recognize rural residential as a transitional use; concluded the presentation by mentioning that the diagram represent future possibilities for the NW area and are subject to refinement and change.

Public Comments- Brett Hedrick opened the floor for public comments.

Dale Drozen- Talked about the Enterprise canal; if anything is planned for relocating or developing around the canal, then staff should analyze water issues, costs, and financing for the entire project. Do not ignore development costs related to canal maintenance.

Arakel Arisian, PR Farms Consultant, thanked committee members and staff for all their hard work done in planning for the NW area, he talked about the working progress in refining the NW plans. He also talked about the work put together between city staff and PR farms. He addressed residential locations in the diagram; it makes sense to lower density numbers near master planned areas and spread the higher density residential in other locations on the map. He suggested for staff to consider adding neighborhood commercial in areas that have concentrated residential uses.

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Committee action: recommendation or comment.

Committee member Miller mentioned that the NW plans, [in general] Clovis has too much office space in the city. She commented to consider alternative land uses in the NW area such as light industrial designations.

Chair Hedrick- expressed the need for the NW plans to show designated bike trails and paths in the diagram.

Committee member Dozier asked, why are higher residential density numbers being pushed forward? Fey answered Fresno COG is asking local agencies for high density goals.

Committee member Harris added, the plans have used 14ish units per acre, which resulted in about 15,000+ residential units in the NW area. Mix-Use areas used about 25 units per acre.

Committee member Cook- Asked about any assumptions made by the consulting firm, is there explanations regarding the analysis done by the consultants?

Committee member Lewis was curious to know why there is no additional schools shown in the eastern portions of the NW area? What are future intentions for Minnewawa and International?

Committee member Hinkle added on to Goldie's comment, he supports change in the Auberry alignment. There needs to be some additional changes to the circulation system. Mix-use designations next to the college centers will generate large volumes of vehicular traffic; college activities near these master planned areas will create gridlock in the NW road system. These problems can affect public safety accessibility.

Chair Hedrick would like to know if the committee can make a decision with added recommendations, Fey answered- yes the committee can do what they need to do.

Planning Consultant Jeff Harlan addressed the committee to direct groups' discussion to the proposed land use diagram; suggested that the committee focus on the issues suggested by staff and not delve into details at this point; staff and its consultant need direction to move forward in this area.

Committee member Cook asked in regards to the Medium High residential, are we okay with the way it currently stands?

Fey addressed information regarding the diagram and the effort to meet the blue print densities.

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Committee member Lewis- motioned, Supports the concept for high density residential being located adjacent to commercial and master planned designations.

Committee member Cook also supports the land use diagram's land use designations. He second Goldie's motion.

Committee takes action, unanimous support for the land use diagram

5. Proposed Central Clovis Specific Plan / Old Town Work Program
 - a. Staff Presentation

Fey talked about Old Town Clovis as part of the focus area; key activities that happen in old town like Big Hat days, Rodeo, Farmers Market, etc.; added Old town Clovis is successful, although there is always potential for improvements; described how Old town Clovis is part of the Central Clovis Specific Plan with its own goals and design guidelines; recommended that Old Town be folded into an update of the Specific Plan to be performed after the General Plan is updated.

- b. Public comments

Dale Drozen- spoke about the importance for committee member to develop a unique set of goals, policies, and design guidelines for Old town Clovis. The final packet that is produced from the GP update should look at ways to improve goals and policies.

- c. Committee action: recommendation or comments

Committee member Dozier commented we should preserve the authenticity of Old town, but the committee needs to be realistic; certain areas in old town go under utilized. In addition, there is a huge parking deficit that needs to get addressed.

General discussion about the role of the Rodeo Association, Memorial District, and other groups in Old Town.

Committee member Stevenson expressed that Old Town stakeholders should be included in any committee discussions dealing with the Central Clovis Specific Plan update.

Committee member Hinkle supports the idea to invite and work together with the Rodeo association and other interest groups in the planning update process.

Committee member Cook asked what was behind staff's recommendation to move the Old Town planning to after the General Plan is updated. Staff responded that it was recommending this be staged after the update as a way of allocating limited resources.

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The committee was of a unanimous opinion to spend more time to analyze Old Town. Staff recommended a subcommittee be formed to work with it on this matter. Committee members Dozier, Hinkle, Stevenson and Lingenfelter were selected.

6. Staff briefing on next steps

Staff asked the committee to scheduling the next GPAC meeting for the Tuesday before the rodeo weekend April 26th, 2011.

Committee member Miller's question about committee leadership was now discussed by the committee. Staff advised since this issue was not on the agenda the committee can discuss but not act. Committee member Miller suggested the Vice-Chair position needs to get replaced with someone with a better attendance record in order to support the chair in his absence; Chair Hedrick suggested an alternative may be to create a co-vice chair. He asked staff what would be the correct process to go about the business?

John Holt- mentioned to include the topic on the next meeting's agenda.

Committee direction to staff to place the issue of committee leadership on the agenda for the next meeting.

7. Meeting was adjourn- 8:08 pm.