

General Plan Advisory Committee
May 28, 2008 Meeting Notes (6:30 – 8:30 pm)
Meeting Topic: Guiding Principals

GPAC Members Present: All present except for Kirk Monfort (Sara Adams arrived late)

Project Team Present: Don Chase, Holly Keeler, Pam Johns, Scott Friend

Meeting Materials: Agenda, Transmittal, GPAC Written Work Assignment, Draft Guiding Principles Dated May 16, 2008, Key Issues Report, Summary of May 13th Workshop Results, and Revised GPAC Work Plan and Schedule

Intro- Pam Johns, recap of what has taken place. Purpose of meeting to edit or create new guiding principles which accurately reflect the vision and provide general purpose and direction to achieve that vision for Chico's future. Organization of meeting. Roles of the GPAC members. Guiding Principals – Refines what is discuss in the vision book. The role of the principals.

Initial Public Comment

None

GPAC Discussion

Group broke into pairs for "pair sharing exercise". GPAC members took turns sharing their response, then listening to the response of their partner for one minute. After the partner sharing, each GPAC member told the rest of the group the most important idea they heard from their partner.

Question #1 Are the draft guiding principles relevant for the Chico 2030 General Plan?

Tony- Principals are relevant. Must be clear and concise.

Jim- GP need to reflect what community desires.

Thomas- too many, repetitive, which makes them diluted.

Sara- scope is broad, maybe too wide

Noel – yes, not too general

David- need clarity

Scott- public safety and parks roads

Mike- sustainability need to include more then just environmental. Downtown, noise

Dave- Too many elements, sustainability could cause future issues.

Nancy- are they specific enough

James- incorporated the 94 well, need to be more specific.

Dave- consistency of the general plan. Needs to be internally good.

Nancy- Are Guiding principals need to address the vision. Thinks sustainability and environmental conservation is the same thing. Why is noise its own element?

Pam- discussion of how the principals relate to the vision and the plan. Boils the down the vision. Gives and understanding of what the element will achieve.

Discussion about the number of the elements required by the state.

David- lots of overlap between the elements.

Noel- Land use and open space are very related. Some inconsistency in the principals. Last one in the sustainability element as an example. Competing goals.

Pam- Flexibility in the elements and how they are arranged.

Jim- Principals are the umbrella. They need to be broad. Policies will hone things down. These are the cornerstones of the whole plan.

Scott- Values to different principals.

Jim- different opinions about what sustainability means.

Tony- Safety and services, is number one importance. Needs to be highlighted more.

Thomas- Need to be broad and clear, and readable.

Holly- what are the key ideas related to sustainability?

David- Doing what we are doing today better for future generations. A value, not something to be quantified. Not just about energy use or the environment.

Pam- is sustainability the lenses for the General Plan? CC dose not want it too watered down.

Questions about what sustainability means. Lots of GP terms are not clearly defined.

Thomas- resource based planning works. Environmental thresholds for land use decisions. Capacity based planning.

Scott- perfect storm, how much can be influenced by state fed regulation. Law will dictate things.

Pam- speculation about future legislation is part of the process. Proactive.

Nancy- Open space implied land conservation.

Mike- Any thoughts about the order of how the elements are arranged. Sustainability first, strategic order of the document. Lead in.

Tony- What is the definition of sustainability?

Scott- reads Kirk's comments.

Question #2 Do the draft guiding principles provide the necessary framework and benchmarks to direct Chico's future consistent with community values and desires?

Nancy- Some of the wording in #8, consistency in decision making.

Mike- Too random, need to be tweaked to be in a more logical order.

David- Safety and service element some policy relate more to all elements.

Sara- Lots of terms need to be defined. "quality of life"

Jim- language and concepts need to be clarified.

Noel – principals focuses on redevelopment, but need to speak more clearly to this.

Thomas- A little unclear, better define terms. Should provide for flexibility.

Tony- Some are too broad and some too specific.

Dave- Definitions need to be clear. What is out transportation hierarchy. Economic development needs to be aligned with sustainability.

Dave- better definitions of the words. Urban growth limits need to adapt to situations.

Kirk- no. Neighborhood needs to be explained and clarified. Need to integrate neighborhoods not segregate.

Tony- Transportation how do bikes, pedestrians, and bikes relate?

James- they do relate but need to be clearly defined.

Mike- Need a good place to build out. Where?

David- Everyone goes to work, its how that matters. Transportation is key. Lots of conflicting issues in the survey responses. How to find common values? Bike network is recreational, except for some who are limited. Is this a value the community shares? Are we limiting choice by focusing on single modes. Values differ in the community.

Pam- what needs to be changed or clarified? What needs to be more defined?
Neighborhood

Jim- "protect and replicate" needs to fixed. "protect and air quality" every land use decision will impact the air quality. Land use element "healthy balance, that maintains quality of life" what dose that mean. Need to have consensus.

James- Define "sustainable development" is it a building/construction practice or development pattern?

Scott- How proscriptive should this doc be?

Thomas- reduce the number of words used. Simplify the language. Reduce and generalize the principals. If the principal is not unifying then problems will get worse. Its' going to get more complicated.

Dave Kelly- Build on what makes Chico special. Vision book could be challenged.
Tony- don't want to get too technical. "quality design and human scale" it needs to be concise, clear and defined.

James- Are these purposefully vague?

Holly- GP is like a constitution. Dose not tell how implement only gives direction.

David- Where is the vision statement? Some good and some bad parts of the principals.

Pam- a paragraph in each element from the vision book. Guiding principals show the direction. What are the tools? Need to boil it down, clear and concise, take out fluff.

Nancy- Issue with some of the general terms. She like "sense of place" and some of the broadness, same with "quality of life" keep it in. Dose not need to be clearly defined at this stage. Flexibility.

Pam- use it intentionally. But not too liberally.

Nancy- Parking is not mentioned anywhere.

Thomas- A principal from each element. 9 or 11 key vision principals. Need to use words that people can understand.

Noel- agrees with Thomas. Need to steep away from the policy. Only need guidance and vision right now.

Sara- descriptions under each heading of what is covered.

Michael- Education is out of the control of the GP

Question #3 Are there other guiding principles for Chico's future that are not addressed?

David- View sheds need to be mentioned.

Thomas- Community design element.

Noel- Transportation and land use element need to be linked.

Jim-Expand the ability of neighborhoods and businesses to coexist.

Nancy- transit needs to be addressed.

Mike- Public safety need to be clearly addressed.

Tony- safety services are over hyped, not just police and fire. City should provide its own power. Older neighborhoods need to be brought up to city standards.

Scott- needs to accommodate the aging population. Access and transportation.

Dave- infrastructure is aging. What need to be replaced?

James- Land use and transportation connection needs to be emphasized more.

Kirk- Downtown element. Eliminate parking requirements. Econ development, need to market the local products. Lack of mixed use in the principals.

Nancy- where are the trees, urban forest. Native trees.

Tony- Open space and environment- protect/expand.

Mike- County built lots of the early parts of the city. Older part that are barley functioning. Infrastructure needs to be addressed.

Scott- address city and county boundaries and annexation issues. County needs to be dealt with.

James- development needs to contiguous. Annexation causes lots of issues.

Scott- Is annexation a parking lot issues?

Pam- Aging infrastructure is the real issues. Need standards. Could re organize the layout of the principals.

Mike- Just recognize that there is a problem. Growth in our neighboring cities is okay, needs to be balanced, not just focused on Chico.

Tony- Public safety emphasis.

David- cross agency collaboration. Need more engagement.

James- Some principals seem out of place.

Closing Public Comments

Elizabeth Deoroure- When one job is lost new jobs are created. Carrying capacity and thresholds. How is this to be measure? Needs to implemented in the GP. LEED certification for sustainability development. Transportation LOS needs to be improved. Shorten headways, more attractive busses. More visual based planning. Design standard manual.

John- need to merge some of the guiding principals. Needs to be better organized. Concepts need to be integrated. Need to combine some of the principals. City council is committed to reducing green house gasses with growth happening too.