

**CITY OF SELMA**  
**JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP**  
**SEPTEMBER 19, 2005**

The joint City Council/Planning Commission meeting was called to order at 5:41 p.m. in the Council chambers. Council members answering roll call were: Avalos, Derr, Niswander, Mayor Pro Tem Lujan, and Mayor Tow. Planning Commissioners answering roll call were: Allen, Ivory, Kessler, Niswander, Vice Chairman Pendegraft, and Chairman Grey.

Also present were City Manager Heusser, City Attorney Hargrove, Police Chief Whiteside, Fire Chief Kestly, Public Works Director Weaver, Recreation and Community Services Director Kirchner, Finance Director Bier, Administrative Services Manager Hull, Community Development Director Pirnejad, the press, and interested citizens.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

**DISCUSSION REGARDING GENERAL CITY OF SELMA PLANNING ISSUES:**  
City Manager Heusser stated that the purpose of the joint meeting was to discuss City of Selma planning issues of mutual concern.

Mayor Tow then asked each Council member and Planning Commissioner to state their concerns for the future of Selma.

The Council members expressed concerns of lot size, a growth cap, traffic flow, the need for full EIR's, the need for a Specific Plan for Highland Avenue and the entire community, and traffic on Highland and Floral Avenue.

The Planning Commissioners expressed concerns of lot size, the need for a Specific Plan for each development, the need for Sr. Citizen developments, growth cap consequences, the Highland Avenue traffic flow, the cumulative effects of development, Floral Avenue traffic problems, requiring full EIR's on projects, and the future availability of water.

Additional discussion then occurred between the two groups, and City Manager Heusser provided a recap of the discussions. He reported that Sr. Citizen housing, the need for a street development policy, lot size guidelines, a Highland Avenue plan, the need for an interchange at Dinuba Avenue, and full EIR's are just some of the concerns that need to be addressed in the future.

Mayor Tow then thanked the Planning Commission for attending and for their valuable input.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Melanie A. Carter, CMC  
City Clerk

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Don Tow  
Mayor of the City of Selma