

**TRACY PLANNING COMMISSION
SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 25, 2015 - 7:15 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

1. **CALL TO ORDER** - Chair Orcutt called the meeting to order at 7:35 p.m.
2. **ROLL CALL** - Roll Call found Commissioners Ransom, Sangha, Tanner, Vice Chair Mitracos and Chair Orcutt, present. Also present were staff members Bill Dean, Assistant Development Services Director; Scott Claar, Associate Planner; and Bill Sartor, Assistant City Attorney.
3. **ITEMS FROM THE AUDIENCE** – None.
4. **STUDY SESSION TRACY HILLS PROJECT** – Bill Dean, Assistant Development Services Director, provided introductory remarks regarding the project.

Scott Claar, Associate Planner, provided an outline of the various applications involved with the project and a history of the study sessions to date.

John Palmer and Drew Kusnick, representing Tracy Hills, provided information regarding the Tracy Hills Specific Plan and Phase 1 of the project. Commission comments and questions followed related to application processing, changing concepts, infrastructure, water resources, property taxes, project goals in relation to General Plan policies, timing for high density housing, lot sizes, scenic highways, landscape plants, and cultural resources

Property owners/residents expressed concern regarding road placement, housing density, water retention, and the cost of utility connections.

This was a workshop; therefore, no action was required.

5. **ADJOURNMENT** – The Planning Commission adjourned the meeting at 9:14 p.m.

The above are action minutes. A recording is available at the Development Services Department.

CHAIR

STAFF LIAISON