

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

**May 12, 2015, 5:00 p.m.**

Council Chambers, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Mayor Maciel called the meeting to order at 5:04 p.m.
2. ROLL CALL – Roll call found Council Members Mitracos, Vargas, Young, Mayor Pro Tem Rickman and Mayor Maciel present.
3. ITEMS FROM THE AUDIENCE – None
4. CONDUCT WORKSHOP REGARDING THE TRACY HILLS PROJECT

Troy Brown, City Manager, provided a brief overview and explained the purpose of the workshop was for Council to review and discuss the proposed project, receive input from the public and provide preliminary feedback.

Council comments and questions followed related to draft development agreements.

Scott Claar, Associate Planner, presented the staff report.

Council comments and questions followed related to Development Review. It was suggested that Development Review for non-residential projects be subject to review and approval by Planning Commission (or City Council) rather than just staff and that Development Review on residential architecture be subject to review by Planning Commission (or City Council) also. Another suggestion was to add note 5 to the table in staff's presentation to require approval of Conceptual Plans for future phases (post Phase 1a) be changed to approval by City Council.

The following representatives for Tracy Hills LLC. Developers were present: Drew Kusnick, Hans Van Leighten, John Palmer, Mike Souza, and John Zelmer.

Drew Kusnick provided a brief presentation to Council.

Council discussion followed, it was suggested that Industrial Zoning is not appropriate between Delta Mendota Canal and the California Aqueduct and it was requested that language be added to the Specific Plan identifying that area as a Special Study Area, which needs to have its zoning reevaluated prior to development, including review and approval by City Council.

It was recommended that staff communicate with San Joaquin Council of Governments to pursue authorization for the planting of denser trees and a greater variety of trees in the conservation easement area along I-580. As Council discussion continued there were questions regarding location of the first fire station and it was requested that more analysis be shown on where the first fire station will be located.

It was requested that the Specific Plan should state that parks maintenance is under the direction of the City rather than the Public Works Department, and use the term "Tracy parks commission" with lower case rather than "Parks Commission". There was also a request that perhaps a separate workshop to discuss financing of this project, in regards to facilities and maintenance of landscaping streets, parks, etc. be held sometime soon.

Diana Milligan expressed concern with the public service demands that this project would require. Ms. Milligan urged the Council to think ahead and limit the growth in order to maintain a safe and viable community.

5. ADJOURNMENT - Mayor Pro Tem Rickman motioned to adjourn. Council Member Young seconded the motion. Voice vote found all in favor; passed and so ordered. Time: 7:16 p.m.

The agenda was posted at City Hall on May 8, 2015.

ATTEST:

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Mayor

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City Clerk