

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

February 16, 2016, 4:30 p.m.

333 Civic Center Plaza, Room 203, Tracy

1. CALL TO ORDER – Mayor Maciel called the meeting to order at 4:30 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 – There were no speakers.
4. CITY COUNCIL WORKSHOP REGARDING LAND USE, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR NEW DEVELOPMENT ALONG INTERSTATE 205 (I-205) WITHIN THE CITY LIMITS

Andrew Malik, Development Services Director, presented the staff report.

William Dean, Development Services Assistant Director, followed up with next steps for the I-205 corridor.

Council comments and questions followed.

Public comments followed: Lance Collins with YRC known as Yellow Freight provided some comments on zoning and overlay and did not agree with making it similar to Cordes Ranch. Mr. Collins stated that development is demand driven.

Les Brown, land owner in the NEI area for ten years expressed his opposition to the 500 ft. overlay but was not as opposed to a smaller overlay.

Greg Boehn, shared a visual with the Council of a potential \$35 million dollar investment on the corridor that would enhance it as well as bring in jobs. Mr. Boehn urged the Council to consider this project and think about the industrial users as becoming sophisticated.

Tom Davis expressed his involvement with development over the years in Tracy.

JP suggested that the Council look at successful cities in California to streamline the current process.

Council comments and questions ensued.

Upon consensus by the Council it was agreed that staff would come back with design standards, using an overlay, using the Cordes Ranch overlay as a model. It was also agreed to review the permitting process and bring this back for a vote.

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: 7:01 p.m.

The agenda was posted at City Hall on February 9, 2016.

ATTEST:

Mayor

City Clerk