

MINUTES

TURLOCK CITY PLANNING COMMISSION SPECIAL MEETING THURSDAY, AUGUST 15, 2013 7:00 PM

YOSEMITE COMMUNITY ROOM TURLOCK CITY HALL, 156 SOUTH BROADWAY

COMMISSIONERS PRESENT: Bean, Brem, Fregosi

ALTERNATE COMMISSIONERS PRESENT: Badal and Pollard

COMMISSIONERS ABSENT: Dias, Hackler, Hillberg and Salcedo

STAFF PRESENT: Debra Whitmore, Deputy Director of Development Services; Mike Pitcock, Director of Development Services; Dorinda Soiseth, Staff Services Technician

- A. **CALL TO ORDER** The meeting was called to order at 7:00 p.m.
- B. **PUBLIC PARTICIPATION - LIMITED TO ITEMS DESCRIBED IN THE NOTICE FOR THIS MEETING** - None
- C. **DECLARATION OF CONFLICTS OF INTEREST AND DISQUALIFICATIONS** None
- D. **WORKSHOP: STANCOG PRESENTATION OF ALTERNATIVES FOR THE VALLEY VISION STANISLAUS PLAN**

Kendall Flint, of Flint Strategies, the consultant working on the Plan for StanCOG, presented a recap of their planning effort including an overview of four growth scenarios that were selected after seven months of gathering input on the future needs of the County. She noted that the Valley Vision Plan is a long-range document that will link transportation and land use planning.

The four scenarios are:

Scenario 1 Historical Trend – presents continued growth similar to past development patterns.

Scenario 2 New Trend – shows growth and development that conforms to the general plans of the County and cities.

Scenario 3 Moderate Change – presents a growth pattern with a greater emphasis on mixed-use and infill development.

Scenario 4 More Change – takes the mixed-use emphasis of Scenario 3 even further by locating more growth within cities.

Ms. Flint also provided information about upcoming workshops, and how the public can participate in the online survey.

The Commission commented about how water issues would be addressed in the Plan; the similarity of the scenarios; the relevance of the plan if cities have good general plans; the need for the Plan to include regional transportation in the County; and the need to improve and maintain existing roadways.

Staff noted that all scenarios meet the greenhouse gas targets as required by the State.

Carlos Yamzon, Executive Director of StanCOG, noted that every city provided a list of their desired priorities.

Mike Pitcock reported that Turlock's priorities include Geer Road, Golden State Boulevard, Lander Avenue, and West Main to Interstate 5.


Debbie Whitmore advised that a project list will be distributed as soon as it is available.

E. ADJOURNMENT: Having no further business Chairman Brem adjourned the meeting at 7:51 p.m.

Respectfully Submitted,



MIKE BREM
Chair



DEBRA A. WHITMORE
Deputy Director of Development Services,
Secretary of the Turlock Planning Commission