



comments and said the ordinance will go the city attorney and will be brought back to subcommittee for final review.

- b) Update on Six Acres Water Company/South Cloverdale Water Company. City Manager Kelley reviewed the next steps for the recommendation to proceed with the pre-annexation agreement. Standing meetings will be set up with Supervisor Gore to discuss tax sharing options. Chair Turner asked that a larger venue be found for the public meeting to accommodate the Six Acres group and discouraged comments by speaker phone. Chair Turner summarized that options for the Six Acre include updating the current infrastructure, giving a tap and meter and allowing the company to manage the water, or full annexation with an agreement, which is the most viable and expensive of the options. Mr. Cox commented that Six Water needs to contact the County to initiate the application. Staff Thompson stated that the agreement will be brought back to the subcommittee for review and direction.
- c) Update on the Sustainable Groundwater Management Act/Potter Valley Relicensing Project City Manager Kelley commented that through SIGMA, the state designates local groundwater basins and may require monitoring based on groundwater levels. The Alexander Valley groundwater basin has not triggered the need for monitoring to date. PG&E plans to discontinue its Potter Valley operation, and the dam diversion of water to Lake Mendocino, which affects Cloverdale's water supply, could be impacted if the Potter Valley water is not redirected to Lake Mendocino. This is a concern for the city.
- d) Possible zoning amendment for the Downtown Commercial and Transit Orientated Development Zones Staff Thompson noted that the City is proposing amendments to the zoning ordinance to address long term goals and what we want to see in the community. Discussion of parking requirements downtown ensued. Developers claim the parking requirements onerous and preclude development. To mitigate this, some cities have reduced the parking requirements or eliminated them altogether. An alternative is the in-lieu fee, which can be used to improve walkability, bike travel and pedestrian safety. Chair Turner supported giving developers and landowner opportunities to succeed, but the noted the need for public benefit. Mr. Deghi commented that Cloverdale residents are already under financial pressure and advised using caution. Mr. Cox stated that the downtown parking has always been a problem and recommended time-limit signage that is enforced by the police. Councilmember Cruz indicated that she has asked the Chamber to notify business owners to respect the parking limit restrictions. Chair Turner asked to notify the Finance, Admin and Police subcommittee and the Public Works subcommittee about prioritizing enforcement of parking violations, and asked it to remain a standing item on their agendas. Staff Thompson said he will clarify the draft to build on proposed the amendments for TOD as discussed at the previous meeting and add some parking language that addresses what is required for private development. This will be brought forward at the next subcommittee meeting.
- e) Planning Commissioner Interview Update – Several qualified applications were received, but a decision has not yet been made.
- f) Update Community Development Planning Log - Staff Thompson reviewed the upcoming agendas.

**6. Information Only Memos- None**

**7. Future Agenda Items (subject to change)**

**8. Pending Items**

**9. Good of the Order**

Chair Turner expressed concern with the sloppy road repair done after the developer building the assisted living facility on Treadway tapped into sewer to access services. He notified Public Works Director Rincon, who responded that he will look into the matter. Mr. Turner asked staff and the public to notify him of similar instances where roads are not being brought back to their prior condition after hookups.

**10. Adjournment:** The meeting was adjourned at 5:28 p.m. to next scheduled meeting, April 16, 2019 at 4:00 p.m.

Minutes approved April 16, 2019