



AGENDA

Subcommittee: Planning & Community Development Committee
Meeting Date: Tuesday, February 21, 2017
Meeting Time: 4:00 p.m.
Meeting Location: Cloverdale City Hall Conference Room
124 N. Cloverdale Blvd., Cloverdale

Subcommittee Members: Councilmember Mary Ann Brigham Asst. City Manager/CDD David Kelley
Councilmember Melanie Bagby City Manager Paul Cayler

1. **Call to Order:**
2. **Communications:** Committee may discuss at this time written communications sent to Committee members since the last Subcommittee meeting.
3. **Public Comments:** Members of the public may comment on any item on this agenda at the time the subcommittee considers that item. Members of the public are also free to comment on items not on this agenda. Such comments should occur at this time. Please limit comments to three minutes.
4. **Approval of Minutes:** October 12, 2017
5. **Current Items for Discussion:**
 - a. Update on Thyme Square Master Plan
 - b. Update on annexation of the NuForest and Renner properties
6. **Information Only Items**
7. **Pending Items**
8. **Future Agenda Items (schedule may change):**
 - a. Discussion of City Council assumption of Planning Commission items
 - b. Update on annexation of the All Coast property
 - c. Empty storefront fee
9. **Good of the Order**
10. **Adjournment:** Adjourn to Tuesday, April 18, 2017, at 4:00 p.m. or alternate date as requested.

CERTIFICATION – Pursuant to Government Code § 54954.2, the agenda for this meeting was properly posted on February 16, 2017.

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DRAFT MINUTES

Subcommittee: Planning & Community Development Committee
Meeting Date: Wednesday, October 12, 2016
Meeting Time: 4:00 p.m.
Meeting Location: Cloverdale City Hall Conference Room
124 N. Cloverdale Blvd., Cloverdale

Subcommittee Members: Chair: Councilmember Gus Wolter Asst. City Manager/CDD David Kelley
Mayor MaryAnn Brigham City Manager Paul Cayler

1. **Call to Order:** Chair Wolter called the meeting to order at 4:05 p.m. Present: Chair, Council Member Gus Wolter, Mayor MaryAnn Brigham, City Manager Paul Cayler and ACM/CDD David Kelley. Absent: None
2. **Communications:** None
3. **Public Comments:** None
4. **Approval of Minutes:** The minutes of August 24, 2016, were approved.
5. **Current Items for Discussion:**
 - a. 2016 Inclusionary Zoning Ordinance (IZO) In Lieu Fee Update – Mr. Kelley gave a brief background on the IZO, noting the last fee update was in 2008, and summarized the way in lieu fees are calculated. Mr. Kelley stated a presentation is being developed to bring before the City Council regarding the Nexus methodology of calculating fees for rental units. Discussion regarding affordable housing ensued. The subcommittee recommended the presentation to the City Council occur before bringing the fee resolution before the Planning Commission for their adoption.
 - b. Begin discussion on allowable zoning for new cannabis industry – Mayor Brigham gave a brief report of the County meeting she attended regarding cannabis cultivation and stated the City needs to start a discussion about what Cloverdale will allow and where. Discussion ensued regarding Cloverdale’s zoning and cannabis cultivation, energy conservation, dispensaries, sensitive receptors, updating zoning provisions, and methods of issuing initial permits.
6. **Information Only Items:** None
7. **Pending Items:** None
8. **Future Agenda Items (schedule may change):**
 - a. Update on Thyme Square Master Plan – Mr. Kelley delivered a brief update.
 - b. Discussion of City Council assumption of Planning Commission items – Mayor Wolter stated this item is a placeholder and at Mr. Kelley’s discretion, he will call for a joint meeting with the Planning Commission and the City Council.
 - c. Update on annexation of the All Coast and Renner properties – Mr. Kelley stated considerable staff time and work is required to bring an annexation forward , as well as fees and developer deposits associated with that. Discussion of the City’s formal annexation process will need to be conducted with them.
 - d. Mayor Wolter related that he and Vice Mayor Palla have been talking about the empty storefront fee and stated the city of Willits is in the process of adopting an ordinance. He would like to see that as a standing future agenda item.

9. **Good of the Order:** Mr. Cayler related that the North Bay Business Journal's conference, "The State of the Cities" will offer a table of ten for Cloverdale, October 19, 2016.

Mr. Cayler stated that next week staff is looking at bringing in a consultant to do code enforcement, which is goal #2 on the top 10 list, and will have a meet and greet with the right profile, which includes knowledge of code enforcement, working well with people, and good verbal skills, and will meet and greet with this candidate next week,.

10. **Adjournment:** Chair Wolter adjourned the meeting at 5:17 p.m. to Tuesday, December 20, 2016, at 4:00 p.m. or alternate date as requested.