

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Jim Wadsworth – Vice Chair
Bill Woolley
John Gordon - Alternate

COUNTY MEMBERS

Joe Neves – Chair
Tony Barba
Doug Verboon - Alternate

PUBLIC MEMBERS

Paul Thompson
Vacant - Alternate

CALL TO ORDER: A regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 3:30 p.m., on February 26, 2014 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

COMMISSIONERS PRESENT:

Joe Neves, Tony Barba, Paul Thompson, Jim Wadsworth, John Gordon

COMMISSIONERS ABSENT:

STAFF PRESENT:

Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Terri Yarbrough – Clerk, Erik Kaeding – Counsel

VISITORS PRESENT:

Angie Dow, Robert Beede, Darrel Pyle, Brenda Leary, Rita Cardoza, Betty Gammell, John Zumwalt, Lynette George, Judith George

UNSCHEDULED APPEARANCES: No one spoke during this portion of the meeting.

APPROVAL OF MINUTES:

A motion was made and seconded (Gordon/Wadsworth) to approve the minutes of the July 24, 2013 meeting. Motion carried unanimously.

ELECTION OF OFFICERS:

A motion was made and seconded (Gordon/Barba) to nominate Mr. Neves as chairman and Mr. Wadsworth as vice-chairman. Motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS

LAFCO Case No. 13-01, Hanford Reorganization No. 150

Mr. Kinney provided an overview of a proposal by the City of Hanford to annex a County Unincorporated Island comprised of 69.79 acres. The annexation is proposed under the Island annexation provision of State Law without protest proceedings. The property is generally located at the Southeast corner of Grangeville Blvd. and 12th Avenue in Hanford. The City of Hanford has planned for this growth in their 2002 General Plan and has pre-zoned the territory to single family residential and Service Commercial.

Chairman Neves opened the Public Hearing and asked if anyone wanted to testify regarding the project. Mr. John Zumwalt, representing Zumwalt-Hansen spoke in favor of the project. Robert Beede, Lynette George, Judith George, Brenda Leary, Betty Gammell, and Rita Cardoza spoke

against the project. Commissioner Gordon asked, on behalf of a resident, about new assessments, road maintenance, and how much front yard would be lost. Residents expressed concerns over sewer connections, speed of traffic, and potential increase in property taxes. Mr. Darrell Pyle, Hanford City Manager, addressed concerns over sewer, gutter, and sidewalks. He explained that the water surcharge for services outside of the City limits would be eliminated. He also stated that sewer connection wouldn't be required until their current septic system fails and they would only be required to connect if a City sewer line is within two hundred (200) feet of the property. Mr. Gatzka advised the Commission that land use is under the authority of the City rather than LAFCO and also discussed what is under the authority LAFCO. Commissioner Thompson asked if they could vote in opposition of the annexation. Mr. Gatzka explained that a denial would prevent the city from reapplying for this same territory for a year. Instead of denying the Commission could consider annexing the service commercial area only. Commissioner Wadsworth stated that from a LAFCO standpoint all findings have been made.

Commissioner Wadsworth made a motion to approve resolution 14-01 approving the annexation as presented. Commission discussion weighed the options, and the City was asked to try and work out a solution with the residents. Mr. Wadsworth then withdrew the motion but stated he is reluctant to create another island.

A motion was made and seconded (Gordon/Barba) to table the matter until the next regularly scheduled meeting with a possible special meeting in order to allow legal counsel time to research and provide the Commission with additional guidance concerning whether or not the Commission could consider approving only a portion of the island pre-zoned for commercial use without incorporating the entire island, and to allow the residents to address their concerns with the City of Hanford. Motion carried unanimously.

LAFCO Meeting Time

Mr. Gatzka reported that KAPTA would like to move their meeting time to 3:30pm and asked if LAFCO would be willing to change their meeting time to 3:00pm. Angie Dow stated that the reason was to accommodate out of town members who were also attending the KCAG and the KAPTA meetings.

A motion was made and seconded (Gordon/Thompson) to move the meeting time to from 3:30pm to 3:00pm. Motion carried unanimously.

2014 CALAFCO Staff Workshop

Mr. Gatzka asked for authorization for Greg Gatzka, Chuck Kinney, and Erik Kaeding to attend the 2014 Staff Workshop.

A motion was made and seconded (Wadsworth/Thompson) to authorize Greg Gatzka, Chuck Kinney, and Erik Kaeding to attend the 2014 CALAFCO Staff Workshop. Motion carried unanimously.

LEGISLATION

None

MISCELLANEOUS

A. **Correspondence** –Postponed to the March 2014 meeting

B. Items from the Commission – None

C. Staff Comments – None

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 5:03 p.m.

A. The next meeting is scheduled for March 26, 2014 at 3:00 p.m.

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY**



Gregory R. Gatzka, Executive Officer

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