

MINUTES - MARIN LOCAL AGENCY FORMATION COMMISSION

On April 11, 2002, the regular meeting of the Marin Local Agency Formation Commission was held at the San Rafael Council Chambers, 1400 Fifth Avenue, San Rafael. Chairperson Blanchfield called the meeting to order at 7:09 p.m.

ROLL CALL

Commissioners Present: Jeffry Blanchfield
Judy Chapman
Pat Eklund
Barbara Heller
Cynthia Murray
Dennis J. Rodoni
Annette Rose

Absent: John Kress
Jeffrey Slavitz

Alternate Commissioners
Present but not seated: Richard Rubin

Staff present: Peter Banning, Executive Officer
Dory Adams, Clerk to the Commission

1. **Public Comment** - None

NOTICE OF APPLICATION (Information Only)

2. New application(s) were received for the following proposals:

Annexation of the Lands of Echenberg to Tiburon Sanitary District (File #1218)
Annexation of the Lands of Sandell et al. to Tiburon Sanitary District (File #1219)
Annexation of the Lands of Krantz to San Rafael Sanitation District (File #1220)

CONSENT CALENDAR ITEM(S)

Chairman Blanchfield pulled item 5, Annexation of the Lands of Indelicato to Tiburon Sanitary District (File #1205), from the consent calendar.

3. ***Regular Meeting Minutes, March 14, 2002**
4. ***Financial Report**

The Commission discussed corrections to the minutes.

M/S Chapman - Eklund to approve the minutes with corrections as discussed and the financial report. Commissioners Heller and Rose abstained from the minutes.

Approved unanimously.

5. **Annexation of the Lands of Indelicato to Tiburon Sanitary District (File #1205)**

Chairman Blanchfield stated he would like a finding added to the resolution that the agreement signed by the property owner and the Town of Tiburon fulfilled the requirements of the Commission's dual annexation policy.

M/S Murray - Eklund for approval with amendments as stated.

Approved unanimously.

CONTINUED PUBLIC HEARING(S)

5. **Policies, Procedures and Guidelines**

Commissioner Chapman reported there had been progress on this item at the Committee meeting on April 9th and another meeting was scheduled for later in April. The Committee was working on the Spheres of Influence policy which is near completion.

M/S Eklund - Chapman to continue the public hearing on policies, procedures and guidelines to the May hearing.

Approved unanimously.

7. **Novato Sphere-of-Influence Study and Service Review**

The Executive Officer reported that the public hearing on this item had been opened at the March meeting and the Commission had continued the hearing for public review and comment through the May meeting. Comments had been received by the

LAFCO office and more comments were anticipated following the City of Novato's Council meeting later in the month. Staff recommended that the public hearing remain open to receive further comments through the May meeting.

M/S Heller - Murray to continue the public hearing to the May hearing.

Approved unanimously.

8. **FY 2002-3 Budget and Work Plan**

The Executive Officer reported that the Commission's policies, procedures and guidelines for adopting a budget included a 60-day review and comment period on the proposed budget. The public hearing on the FY2002-3 budget was opened at the March meeting. At the Commission's direction, staff organized a workshop for cities and districts to discuss the work program and budget, which was held at the Strawberry Recreation Center on March 26th.

Commissioner Heller recommended that the brochure planned in the budget begin development soon as there had been an increase in questions about the Commission's purpose and function at events she had attended. She also recommended that the legal expense budget item not be reduced any further because there could be an increased need for those services during upcoming projects.

Commissioner Rodoni questioned the planned expenditures from the budget item used for performing studies. The Executive Officer explained the current balance would be used for study tasks yet to be completed in the current fiscal year and the amount in the proposed budget would be necessary to complete that project in the coming fiscal year.

M/S Murray/Eklund to continue the hearing to the May meeting.

Approved unanimously.

BUSINESS ITEM(S)

9. **Smart Growth Presentation**

The Commission's Strategic Plan for 2002 included an objective for Smart-Growth speakers to make presentations to the Commission. Chairperson Blanchfield explained the correlation between Smart-Growth initiatives and LAFCO's mission.

The Executive Officer introduced the two speakers: Eliot Hurwitz of the National Oceanic and Atmospheric Administration and Alex Hinds, Director of Marin County Community Development Agency.

Eliot Hurwitz

Mr. Hurwitz referred to *Smart Growth* as a national phenomenon and described its meaning and concepts.

Workshops had been conducted in each county in the region during the previous fall in which participants designed three basic alternatives for Smart Growth patterns: 1) "Central Cities" for all future potential growth in the major cities in the region as well as the major cities in each county; 2) "Network of Neighbors" for expanded transit network less development in the central cities and more development around transit hubs; and 3) "Smarter Suburbs" for less development in cities and core neighborhoods, trying to balance between housing and jobs. Extensive analysis had been performed on the implications of each of those alternatives. Plans would be developed on how an alternative would be applied to each county and mesh them together for a regional plan.

Commissioner Eklund asked Mr. Hurwitz if the role of schools had been considered during his involvement in the Smart Growth initiative. Mr. Hurwitz stated that schools were considered centers of communities and affected plans for compact development.

Alex Hinds

Mr. Hinds presented information on local Smart Growth initiatives. He stated 84% of Marin County was protected, therefore growth was focused along Highway 101. The County was working with all of the cities on a housing workbook which contains best practices implementing smart and sustainable development principles. An effort was being made to link housing and jobs more closely.

Mr. Hinds stated that maintaining separators between the cities had always been a part of the Countywide Plan. The Countywide Plan was being reorganized around the greenbelts to protect agricultural areas and open space. The County Board was addressing equity, education, public health and social justice in its planning activities. A section of the plan would represent County policies on issues that related to quality of life rather than basic zoning and land use. The County was considering San Quentin reuse in the future, possibly including a museum and ferry service.

Commissioner Rose gave information on studies being performed for San Quentin reuse.

Electronic communications and digital technology would affect smart growth since transportation demand would be reduced through use of improved electronic communications.

10. **Contract for Services**

Staff presented to the Commission a proposed scope of work and contract for \$46,800 for consultant services assisting with the Southern Marin Service Review and Sphere of Influence Update. The Commission noted corrections to the proposed contract text.

M/S Murray - Heller to approve the contract with corrections as noted.

Approved unanimously.

COMMISSIONERS' REPORTS

Commissioner Rubin reported the Legislative Committee had met and made decisions on the procedures for reporting legislation activity to the Commission. He reported on recent bills of interest to the Commission and the position CALAFCO was taking on those bills.

The Commission discussed the need to agendize the legislative report so that action can be taken on pending legislation if necessary.

EXECUTIVE OFFICER'S REPORT

11. **Progress Report**

The Executive Officer reported there were two objectives in the Strategic Plan which would need to be rescheduled. The two objectives were assigned to the Public Information Committee which would not be able to meet until after the scheduled dates for accomplishing those objectives.

M/S Eklund - Chapman to postpone the schedule dates as discussed until June.

Approved unanimously.

The Executive Officer reported that the protest hearing for the Reorganization of Hamilton Field Water Service Areas (File #1214) would be held on April 26th.

The Executive Officer also noted that the May agenda would include selection or reselection of the Commission's Chair and Vice-Chair.

ADJOURNMENT

M/S Eklund - Chapman to adjourn.

Approved unanimously.

The meeting was adjourned at 8:55 p.m. The next regular LAFCO meeting was scheduled for Thursday, May 9, 2002.

Respectfully submitted,

PETER V. BANNING, Executive Officer

ATTEST:

JEFFRY BLANCHFIELD, Chairperson