

Minutes

September 17, 2018 Meeting

I. Attendance

FRC Members Present: Kurt McCray, Jim Able, Mark Andre, Yana Valachovic

FRC Members Absent: Ben Hawk, Chris Carroll, Gary Rynearson

Staff Present: Trevor Estlow, Planning and Building Department

The Committee welcomed guests: Eric Taft, Sally and Richard French, Jeff Smith, Tim Hooven, Art Hooven, David Hooven, Ron Pelletier, Alex Powell

II. Public Appearances: None.

III. Approval of Minutes from the April 2, 2018.

On a motion by Yana Valachovic, seconded by Jim Able, the minutes of the April 2, 2018 meeting were approved by a vote of 4-0.

IV. New Business (in order of items heard):

- 1. Hooven Zone Reclassification.** Case Number: ZR-17-008; Assessor Parcel Number 511-501-002; McKinleyville area.

Trevor Estlow provided the staff report and staff recommendations. The project involves zone reclassification to change the zoning from Timberland Production Zone (TPZ) to Agriculture General with a five acre minimum parcel size (AG-B-5(5)) through a ten-year phase out.

At this time, the Chair opened the meeting to public comments. Art Hooven described the history of the property. There were questions regarding previous conversion permits, economic viability of small timberlands, and the ability for a landowner to slide out of TPZ. Various avenues and pathways moving forward were offered to the landowner. No motion was made.

- 3. Casanova Lot Line Adjustment and Joint Timber Management Plan** Case Number: LLA-18-002, JTMP-18-001, Assessor Parcel Numbers: 102-151-001, 102-092-004; Bear River area.

Trevor Estlow provided the staff report and staff recommendations. The project involves Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 160 acres and 320 acres. The LLA will exchange approximately 18.8 acres between the two parcels. The purpose of the LLA is to adjust property lines so that portions of the lands will be more accessible by the property owners so that the land can be better managed and utilized. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. There was a brief discussion of the proposal. It was recommended that an access easement be recorded as described on the plot plan. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Yana Valachovic, the Casanova project was conditionally approved by a vote of 3-0 (Jim Able abstained). The condition requires that the access easement be recorded concurrently with the Lot Line Adjustment and JTMP.

4. Zarcufsky Joint Timber Management Plan Case Number: JTMP-18-002; Assessor Parcel Number: 313-146-004; Maple Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Joint Timber Management Plan to facilitate the conveyance of a parcel within a larger Assessor Parcel Number.

At this time, the Chair opened the meeting to public comments. Kurt McCray disclosed that there was an enforcement action on the property in 2009-2010, however, the current owner did not own the property at the time. It was recommended that an access easement be recorded as described in the JTMP. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Jim Able, the Zarcufsky project was conditionally approved by a vote of 4-0. The condition requires an access easement to be recorded concurrently with the JTMP.

5. French Lot Line Adjustment, Joint Timber Management Plan and Zone Boundary Adjustment Case Numbers: LLA-18-011, JTMP-18-001, ZBA-18-003; Assessor Parcel Numbers: 108-063-002 et seq.; Eppersburg area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between four parcels resulting in four parcels of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone APN 108-063-002 Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. Sally French described the history of the project. Jim Able discussed the access for timber management purposes. It was recommended that the Timber Management Plan Road Use Agreement be recorded. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Jim Able, the French project was conditionally approved by a vote of 4-0. The condition requires the Timber Management Plan Road Use Agreement be recorded concurrently with the Lot Line Adjustment and JTMP.

2. Nunnemaker Zone Reclassification Case Number: ZR-17-012; Assessor Parcel Numbers 217-084-009, 217-084-010, 217-084-011, 217-164-004; Eel Rock area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Zone Reclassification of approximately 160 acres from Agriculture Exclusive (AE) into Timberland Production Zone (TPZ). Currently, the lands are utilized for timber production.

At this time, the Chair opened the meeting to public comments. The committee discussed their familiarity with the site. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Kurt McCray, the Nunnemaker project was approved by a vote of 4-0.

V. Future Agenda Items

No discussion

VII. Adjournment

The meeting was adjourned at 7:10 p.m.