

## Minutes

### January 15, 2019 Meeting

#### I. Attendance

**FRC Members Present:** Jim Able, Mark Andre, Yana Valachovic, Gary Rynearson, Ben Hawk, Thomas Blair

**FRC Members Absent:** Chris Carroll, Kurt McCray

**Staff Present:** Trevor Estlow, Planning and Building Department, John Ford, Planning and Building Department, Beth Burks, LACO Contract Planner

The Committee welcomed guests: Erec DeVost, Ron Pelletier

#### II. Public Appearances: None.

#### III. Approval of Minutes from the September 17, 2018.

On a motion by Yana Valachovic, seconded by Jim Able, the minutes of the September 17, 2018 meeting were approved by a vote of 4-0 (Gary Rynearson abstained).

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

1. **Humboldt Wind, LLC.**, Case Number: CUP-18-002, Assessor Parcel Numbers: 102-132-004; Bear River Ridge and Monument Ridge area.

Beth Burks presented the project and requested that the Committee determine whether or not a wind farm/turbine is a compatible use in the TPZ zone and whether or not it constitutes conversion. The project would consist of up to 60 utility scale wind turbine generators and associated infrastructure with a nameplate generating capacity (i.e., the theoretical maximum energy generation) of 155 megawatts. Erec DeVost provided additional information (i.e. 60 turbines max). They have been in consultation with Calfire regarding the conversion question and will continue discussion.

At this time, the Chair opened the meeting to public comments. The Committee had questions regarding the area of impact (i.e. how many acres affected by turbines and Gen-Tie?). The Committee found that it appeared that the transmission lines are compatible in TPZ. The Committee posed several questions to the applicant including: How many acres of productive TPZ lands will be permanently lost for the turbines and transmission lines? How many acres are temporarily converted? What are the limitations on permanent vs. temporarily converted areas? No motion was made.

2. **Howard Lot Line Adjustment and Joint Timber Management Plan** Case Numbers: LLA-18-013, JTMP-18-004; Assessor Parcel Numbers 223-044-003 et seq.; Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 90 acres and 253 acres. The LLA will move a property line to the center of a creek that runs through the property. A Joint Timber Management Plan (JTMP) is also required.

At this time, the Chair opened the meeting to public comments. There was a question regarding access to Management Unit 1, SOD discussion and special treatment areas due to proximity to the State Park. It was recommended that the JTMP be revised to clarify access to Management Unit 1, correct the SOD discussion and add the language for the special treatment area. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Thomas Blair, the Howard project was conditionally approved by a vote of 6-0. The condition requires that the access be clarified, the SOD discussion be corrected and the special treatment area be added to the JTMP.

At 6:10 p.m., Ben Hawk left the meeting

**3. Harris Lot Line Adjustment and Joint Timber Management Plan** Case Numbers: LLA-18-017, JTMP-18-005, Assessor Parcel Numbers: 217-032-012, 217-032-013; Blocksburg area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels resulting in two parcels of approximately 171.4 acres and 151.4 acres. A Joint Timber Management Plan (JTMP) is also required.

At this time, the Chair opened the meeting to public comments. Ron Pelletier provided additional information regarding the reason for the LLA. There were questions regarding the road use agreement and logging access. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Ryneerson, seconded by Jim Able, the Harris project was approved by a vote of 5-0.

**4. Carolan Lot Line Adjustment and Zone Boundary Adjustment** Case Numbers: LLA-18-024, ZBA-18-002; Assessor Parcel Number: 220-271-001 et seq.; Briceland area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between three parcels resulting in three parcels of approximately 83 acres, 155 acres and 140 acres. Also included is a Zone Boundary Adjustment to adjust the zone boundary between the Timberland Production Zone (TPZ) and Forestry Recreation with a 40-acre minimum parcel size (FR-B-5(40)) to follow the new parcel lines adjusted by the LLA and to result in no net loss of TPZ lands.

At this time, the Chair opened the meeting to public comments. There was a discussion regarding no net loss of TPZ lands. 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 Carolan project was approved by a vote of 5-0.

## **V. Future Agenda Items**

TPZ rezones implementing the General Plan Update.

## **VII. Adjournment**

The meeting was adjourned at 6:30 p.m.