

Minutes

April 2, 2018 Meeting

I. Attendance

FRC Members Present: Gary Rynearson, Kurt McCray, Jim Able, Mark Andre, Chris Carroll, Yana Valachovic

FRC Members Absent: Ben Hawk, Charles Ciancio

Staff Present: Trevor Estlow, Planning and Building Department

The Committee welcomed guests: Chris Stumpf, Eric Taft, Dan Graybill, Stephen Hohman

II. Public Appearances: None.

III. Approval of Minutes from the March 9, 2017, September 21, 2017 and October 9, 2017 meeting.

On a motion by Gary Rynearson, seconded by Jim Able, the minutes of the March 9, 2017, September 21, 2017 and October 9, 2017 meetings were approved by a vote of 6-0.

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

1. Faraon Zone Reclassification. Case Number: ZR-17-010; Assessor Parcel Numbers 223-042-002, 223-043-003, 223-042-001; Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a zone reclassification of approximately 155 acres of Agriculture Exclusive with a special building site combining zone of 160 acres (AE-B-5(160)) to Timber Production Zone (TPZ). The properties consist of two separate legal parcels of approximately 160 acres in size. Because the properties each consist of four quarter-quarter sections, they are considered to be 160 acres each under the county's Subdivision Ordinance. The zone reclassification is intended to facilitate a lot line adjustment between the two properties.

At this time, the Chair opened the meeting to public comments. Stephen Hohman presented details on the encroaching timber into the grasslands. The committee had questions regarding the lack of a stocking plan and whether it met the stocking standards currently. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Jim Able, the Faraon project was approved by a vote of 4-2 (Yes votes: Gary Rynearson, Jim Able, Yana Valachovic and Kurt McCray) and requires the applicant to sign an agreement with the Board of Supervisors to meet stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement pursuant to Section 314-7.1.2.3.

2. Cathey Lot Line Adjustment and Joint Timber Management Plan Case Numbers: LLA-17-015, JTMP-17-006; Assessor Parcel Number 211-382-028; Miranda area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between two parcels to result in two parcels of 34 acres and 68 acres in size. The westerly parcel is developed with a residence, accessory structures and an on-site wastewater treatment system. The easterly parcel is vacant. The purpose of the Lot Line Adjustment is to facilitate the distribution of property from the estate of Richard Cathey. The goal is to adjust existing property lines to result in one parcel (proposed Parcel A) that is suitable primarily for residential and agricultural purposes (AE zoned land). The other parcel (proposed Parcel B) is primarily for timber production. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. Eric Taft provided details on the access to the parcels. The committee had questions regarding access to proposed Parcel B. It was recommended that a contingent easement be required to assure access to both parcels should either of the parcels change ownership. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Chris Carroll, seconded by Yana Valachovic, the Cathey project was conditionally approved by a vote of 5-0 (Jim Able abstained). The condition requires a contingent easement to be recorded concurrently with the Lot Line Adjustment and JTMP.

At 5:55 p.m., Mark Andre left the meeting.

3. Boyle Forests, LP Lot Line Adjustment and Joint Timber Management Plan Case Numbers: LLA-17-023, JTMP-17-008, Assessor Parcel Numbers: 215-151-002, 215-151-006, 215-162-005, 215-162-020; Whitethorn area.

Trevor Estlow provided the staff report and staff recommendations. The involves a Lot Line Adjustment (LLA) three parcels of approximately 40 acres, 85 acres and 202 acres resulting in three parcels of 93 acres, 62 acres and 172 acres, respectively. The purpose of the Lot Line Adjustment is to provide additional timberland to the Gienger parcel (215-151-002). The Gienger parcel is developed with a residence and commercial cannabis activities. The Boyle Forests properties are vacant and utilized for timber production. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the shape of the resultant parcels and access to those parcels. Chris Stumpf provided details on the shape and access issues. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Jim Able, the Boyle Forests project was approved by a vote of 4-0 (Chris Carroll abstained).

4. Phillips Zone Reclassification Case Numbers: ZR-17-011; Assessor Parcel Numbers: 217-266-005 et seq.; Blocksburg area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Zone Reclassification of portions of the Phillips Ranch from Agriculture Exclusive with a 160 acre minimum parcel size into Timberland Production Zone (TPZ). The eastern portion of the ranch is heavily timbered and zoned TPZ, however, the remaining portion is mostly zoned AE-B-5(160). The area to be rezoned has been managed in the past for timber production, with the latest harvest entry being approximately 15 to 20 years ago.

At this time, the Chair opened the meeting to public comments. Dan Graybill discussed the rezone of just the timberlands, leaving the grasslands AE. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Yana Valachovic, the Phillips project was approved by a vote of 4-0 (Jim Able abstained).

5. Viltrakis Lot Line Adjustment and Zone Boundary Adjustment Case Numbers: LLA-17-027, ZBA-17-002; Assessor Parcel Numbers: 206-091-046, 206-081-001; Carlotta area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels of approximately 5 acres and 656 acres resulting in two parcels of approximately 6.2 acres and 654.8 acres. The smaller parcel is developed with a residence and accessory structures and the larger parcel is vacant and utilized for timber production. The purpose of the LLA is to add a flat open area not utilized for timber production to the smaller parcel. A Zone Boundary Adjustment is also required to move the zone boundary to the new property line.

At this time, the Chair opened the meeting to public comments. The committee requested that an RPF provide a letter describing the land to be rezoned as not suitable as timberland. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Chris Carroll, seconded by Jim Able, the Viltrakis project was conditionally approved by a vote of 4-0 (Gary Rynearson abstained). The condition requires the submittal of a letter prepared by an RPF declaring that the land to be rezoned does not meet the definition of timberland.

V. Future Agenda Items

No discussion

VII. Adjournment

The meeting was adjourned at 6:45 p.m.