

## **Minutes**

### **October 9, 2017 Meeting**

#### **I. Attendance**

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

**FRC Members Absent:** Ben Hawk, Kurt McCray, Charles Ciancio

**Staff Present:** Trevor Estlow, Planning and Building Department, Steve Lazar, Planning and Building Department, John Ford, Planning and Building Department

The Committee welcomed guests: Mike O'Hern and Nick Robinson

#### **II. Public Appearances:** none

#### **III. Approval of Minutes from the December 17, 2015, March 29, 2016, March 9, 2017 and September 21, 2017.**

On a motion by Yana Valachovic, seconded by Jim Able, the minutes of the December 17, 2015 meeting were approved by a vote of 4-0 (Gary Rynearson abstained).

On a motion by Mark Andre, seconded by Chris Carroll, the minutes of the March 29, 2016 meeting were approved by a vote of 2-0 (Gary Rynearson, Jim Able and Yana Valachovic abstained).

Approval of the minutes from the March 9, 2017 meeting and the September 21, 2017 meeting were deferred to the next meeting.

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

##### **2. Dixon Lot Line Adjustment and Joint Timber Management Plan** Case Number: LLA-16-031, JTMP-16-005; Assessor Parcel Numbers: 316-251-001, 316-256-001; Grouse Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between three parcels to result in three parcels of 172 acres, 263.7 acres and 55.9 acres. The parcels are vacant and utilized for resource management. The purpose of the Lot Line Adjustment is to facilitate the distribution of assets from a trust and utilize Bradford Creek as a parcel boundary. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding access easements and how to assure they are in place is properties are sold. It was recommended that a contingent easement be recorded to assure access is provided. 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 Dixon project was conditionally approved by a vote of 5-0. The condition requires a contingent easement to be recorded concurrently with the Notice of Lot Line Adjustment.

##### **1. Review of the Draft Commercial Cannabis Land Use Ordinance.**

Director Ford provided a status of the process. The Committee had questions regarding commercial vs. medical and cultivation on TPZ lands. Director Ford responded that the current proposal applies to medical only but can be changed to recreational in the future. Also, no new cultivation is allowed on TPZ lands. There was further discussion regarding the application of Timberland both by definition and as it relates to a general plan designation, protection of oak woodlands and issues with nutrients.. No action was taken.

**3. Kavanaugh Lot Line Adjustment and Joint Timber Management Plan Case**

Number: LLA-17-004, JTMP-17-004; Assessor Parcel Numbers: 107-112-001, 107-112-002, 107-112-003; Honeydew area

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between three parcels of approximately 39 acres, 120 acres and 160 acres resulting in three parcels of 88 acres, 70 acres and 160 acres, respectively. The purpose of the Lot Line Adjustment is to dissolve co-ownership of APN 107-112-002. The proposed line will follow the creek, making a boundary more congruous with the surrounding topography. The LLA also proposes to move a portion of the line between APNs 107-112-002 and 107-112-003 easterly to the access to APN 107-112-003, then another portion westerly so as to site the existing O'Donnell structures entirely on resultant Parcel 3. The parcels are served by on-site water (springs) and on-site wastewater treatment systems. Site suitability has been demonstrated for resultant Parcels 1 and 2. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding ground-based and cable yarding when helicopters were used in prior harvests. On page 17 of the JTMP, a table was clarified to state "unstable area." The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Able, seconded by Yana Valachovic, the Kavanaugh project was approved by a vote of 4-0 (Chris Carroll abstained).

**4. Brisbin Lot Line Adjustment and Joint Timber Management Plan Case Number: LLA-17-011, JTMP-17-005, Assessor Parcel Numbers: 222-156-002 et seq.; Garberville 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 122 acres, 84 acres, 110 acres and 67 acres. The purpose of the Lot Line Adjustment is to facilitate the distribution of property in a trust. A Joint Timber Management Plan (JTMP) is required for the division of TPZ zoned lands within the LLA. Proposed Parcel D is developed with a residence and an on-site wastewater treatment system.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the amount of TPZ lands vs. AE lands. The JTMP only affects the TPZ-zoned portion of the project. 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 Brisbin project was approved by a vote of 4-0 (Chris Carroll abstained).

**V. Future Agenda Items**

No discussion

**IX. Adjournment**

The meeting was adjourned at 8:00 p.m..