

Draft Minutes

May 25, 2023 Meeting

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Mark Distefano, Mike Lommori, Kurt McCray.

FRC Members Absent: Chris Carroll, Yana Valachovic, Thomas Blair, Erin Kelly.

Staff Present: Howard LaHaie, Assessor, Trevor Estlow, Planning and Building Department, Kimberley Clark, Planning and Building Department, Rodney Yandell, Planning and Building Department.

The Committee welcomed guests: Mike O'Hern, Mark Ryneerson, Michael Pulley, Mark Pera.

II. Public Appearances: None.

III. Approval of Minutes from February 8, 2023.

On a motion by Kurt McCray, seconded by Mike Lommori, the minutes of the February 8, 2023 meeting were approved by a vote of 5-0.

IV. New Business:

- 1. Suchanek/Green Diamond Resource Company Lot Line Adjustment and Zone Boundary Adjustment** Record Number: PLN-2022-17598; Assessor Parcel Numbers 510-011-013, 510-011-014, 510-041-022, 511-111-057; McKinleyville area.

Kimberley Clark provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between three parcels resulting in three parcels. A Zone Boundary Adjustment (ZBA) is also included to adjust the zone boundary between the TPZ (Parcel 1) and the AG-B-5(5)-AP-WR (Parcels 2 and 3) zones to follow the new property lines adjusted by the LLA.

At this time, the Chair opened the meeting to public comments. Mark Ryneerson provided additional information on the purpose and history of the parcels. Mike Lommori inquired about the immediate conversion out of TPZ. Trevor Estlow indicated that there was no formal threshold, however, three acres or less can be removed from TPZ through immediate rezone without the need to have a no net loss of TPZ. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Mark Andre, the Suchanek/Green Diamond Resource Company project was approved by a vote of 5-0.

- 2. Sanders/Hurlbutt Lot Line Adjustment and Zone Boundary Adjustment** Record Number: PLN-2023-18159; Assessor Parcel Numbers 214-141-001, 223-141-010; Redway area.

Rodney Yandell provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels of approximately 167 acres and 328 acres. The LLA will exchange 13.1 acres resulting in no change to parcel sizes. A Zone Boundary Adjustment (ZBA) is also requested to adjust the zone boundaries

between the TPZ and AE zones to coincide with the adjusted parcel boundaries. The purpose of the LLA is to make the property lines work better with the topography of the parcels and to achieve an equal exchange of acreage between these two parcels as part of an agreement to bring PG&E power to the Sanders parcel.

At this time, the Chair opened the meeting to public comments. Kurt McCray inquired about the history of the TPZ mapping. Mark Pera provided additional information. Michael Pulley discussed the purpose of the LLA as it relates to PG&E service to the Sanders parcel. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Mike Lommori, seconded by Mark Distefano, the Sanders/Hurlbutt project was approved by a vote of 5-0.

3. Korejko/Green Diamond Resource Company Lot Line Adjustment and Joint Timber Management Plan Record Number: PLN-2022-18099; Assessor Parcel Numbers 501-161-003, 501-161-017; Bayside area.

Rodney Yandell provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels resulting in two parcels. The smaller parcel is developed with a residence and accessory structures and the larger parcel is managed for timber production. The purpose of the LLA is to correct an encroachment on Green Diamond property and to transfer ownership of timberland west of Washington Gulch to Green Diamond for better management of timberland resources. A Joint Timber Management Plan has been prepared for the property.

At this time, the Chair opened the meeting to public comments. The Committee had questions regarding the small AE zoned portion to remain. Ben Cohoon indicated that the area to remain was not forested and contained the residence and other ancillary structures. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Kurt McCray, seconded by Thomas Blair, the Knappek project was approved by a vote of 6-0 (Jim Able abstained).

V. Future Agenda Items

None.

VII. Adjournment

The meeting was adjourned at 3:10 p.m.