

Draft Minutes

February 28, 2025 Meeting

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Thomas Blair, Mark Distefano, Kurt McCray, Gary Ryneerson, Yana Valachovic

FRC Members Absent: Erin Kelly, Elicia Goldsworthy

Staff Present: Trevor Estlow, Planning and Building Department, Andrew Whitney, Planning and Building Department, Chris Lohoefer, Planning and Building Department, Cliff Johnson, Planning and Building Department, Audrey Hanks, Assessor's Office

The Committee welcomed guests: Steve Madrone, Nick Robinson

II. Public Appearances: None.

III. Approval of Minutes from August 26, 2024.

On a motion by Mark Andre, seconded by Kurt McCray, the minutes of the August 24, 2024 meeting were approved by a vote of 6-0 (Gary Ryneerson abstained).

IV. New Business:

1. Election of Officers

There was a brief discussion to retain the current roles with Kurt McCray acting as Chair and Thomas Blair acting as Vice-Chair.

On a motion by Gary Ryneerson, seconded by Mark Distefano, it was voted to maintain the current roles with a vote of 6-0 (Kurt McCray abstained).

2. Letter of Support Discussion regarding LTO Reporting Requirements

Supervisor Steve Madrone presented the topic and background information regarding reporting requirements for LTOs.

At this time, the Chair opened the meeting to public comments. It was suggested that an ad-hoc committee be formed to pursue the topic further. It was also mentioned that it may be more appropriate to request an administrative process change with the Board of Forestry. 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 Committee agreed to form an ad-hoc committee consisting of Gary Ryneerson, Yana Valachovic and Thomas Blair with a vote of 6-0 (Kurt McCray abstained).

3. Cottrell Ranch, LLC Zone Reclassification; Record Number: PLN-2024-19093; Assessor Parcel Numbers 210-102-004 et. seq.; Bridgeville area

Andrew Whitney provided the staff report and staff recommendations. The project involves a Zone Reclassification to rezone approximately 2127.6 acres of the Cottrell Ranch into Timberland Production Zone (TPZ).

At this time, the Chair opened the meeting to public comments. There were questions regarding the entitlements of AE zoned land versus TPZ land. Andrew Whitney stated that one major difference is that TPZ lands do not qualify for cannabis cultivation permits, whereas AE zoned land does. There were also questions regarding the non-timbered areas and it was stated that the timber production can be "averaged" over the acreage to include the lands in the rezone. 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 Cottrell Ranch project was approved by a vote of 7-0.

4. Satterlee Zone Reclassification; Record Number: PLN-2025-19168; Assessor Parcel Numbers 214-111-003 et. seq.; Fort Seward area

Trevor Estlow provided the staff report and staff recommendations. The project involves a Zone Reclassification to rezone approximately 1,235 acres of the Fort Seward Ranch into Timberland Production Zone (TPZ).

At this time, the Chair opened the meeting to public comments. Mark Andre mentioned some concerns regarding the rezoning of smaller parcels into TPZ. A concern was also raised regarding the overall tax impacts to the County with TPZ rezones. Staff mentioned that the impact Countywide is minor but can monitor future requests to determine the impact on tax revenue. 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 Satterlee project was approved by a vote of 7-0.

V. Future Agenda Items

There were questions regarding conservation easements and if the County is aware they might exist and limit future timber harvest. It was stated that the County generally is not included in the preparation of conservation easements. It was then recommended that as part of applications to rezone land into TPZ – and other projects relying on future timber harvest – that information be provided by the applicant stating whether or not there are any restrictions on the lands (i.e. conservation easements, carbon contract, etc.) that would restrict or limit the ability to harvest timber.

VII. Adjournment

The meeting was adjourned at 3:38 p.m.