MINUTES

Monday, November 4, 2019 – 4:00 to 6:30 pm
Barnes and Sawyer Meeting Rooms – 1300 NW Wall Street, Bend

Call to Order, Agenda Summary, Prior Meeting Follow-Up

Nick Lelack summarized the events at the October 21st meeting and the agenda for tonight. The big picture items are deciding on maps to forward to the Board of County Commissioners and a decision on whether or not to move forward on R-327. There was discussion about the voting procedures and roles of the committee members. Karna Gustafson moved to approve the minutes. Roger Johnson seconded. The motion was unanimous.

Members Present:
Brent Landels – Remax Realtor
Brian Braddock – Farmers Insurance (Retired)
Geoffrey Reynolds – Home Owner
Jim Figurski – Landscape Architect
Jodie (Joe) Foran – Fuels Management (BLM Retired)
Ken Kehmna – Redmond Fire and Rescue
Martha Meeker – Home Owner
Matt Van Coutren – Hayden Homes
Roger Johnson – Sisters-Camp Sherman Fire District
Karna Gustafson – Central Oregon Builders Association

Jim Beeger – Planning Commissioner

Staff Present:
Nick Lelack, Community Development Director
Chris Gracia, Assistant Building Official
Peter Gutowsky, Planning Manager
Zechariah Heck, Associate Planner
Ed Keith, County Forester
Tim Berg, Applications Systems Analyst III
Ines Curland, Applications Systems Analyst I
Ashley Williams, Administrative Assistant

Summary & Discussion of New Wildfire Hazard Zone Maps

Staff described the various maps provided to the Committee. Zechariah noted the impracticality of using the close up maps to determine boundaries due to their detailed nature. There was discussion about the current wildfire hazard map and the differences between hazard and risks. There were concerns expressed that narrowing the hazard area may have an effect on roofing
requirements. More specifically, the requirement that roofing materials may not include cedar shingles.

**Summary of R-327.4 Requirements & Decision Points**

Chris went over the responses from BCD (Building Codes Division) to the questions presented at the prior meeting (A copy of that email is attached). There was discussion about the costs that could be incurred if R 327.4 were implemented. This discussion included materials, building features, and specifications to both. Discussion continued about how this code was developed at BCD. This discussion ended with comparisons of the California and Oregon's Codes (California's is more stringent).

**Roundtable on R327.4 Implementation Costs**

There was a round table discussion. Karna expressed concerns for the cost impacts on builders that construct starter homes. Roger said that it was his understanding from discussions with Cities in Southern Oregon that the cost implications have not been that substantial. Brent said that his concerns lie with costs added to starter homes, not the 25% of homes that are built for cash and are high end homes. These costs will have significant impacts to first time homebuyers. Joe said that he has no comments on the costs, but has concerns with some of the concepts. Jim F said expressed concerns with the varying estimates received. Additionally he is worried about the entry-level home buyers. Ken said that he wants to consider more than building costs, noting the savings that could arise from an insurance cost. He wants to see a community value and buy-in if that is possible. Martha said that she questions whether the risk is worth the cost. Brian would like to see a more comprehensive cost estimate. Jim Beeger is concerned that by doing nothing we are going to have the state implement rules that are not optional going forward. He has concerns with people's safety.

Further discussion on this topic included promotion of defensible space, concerns about hidden costs, government overreach, impacts of Commercial Activities Tax, and entry-level housing affordability. The group's to-do list for this meeting included a check in with Southern Oregon builders about costs, and a gathering of home sale statistics. The discussion ended with a conversation about Manufactured Homes and regulations, or lack thereof, for their construction. There are approximately 25 manufactured homes permitted each year, and 500 stick built residential permits in the County.

5:45 Break
Roundtable & Vote on R327.4 (“Go / No Go”)

There was a discussion about Defensible Space. The definition of Defensible Space is the removal of ladder fuel and easy igniters in a 100’ radius around your home. Karna suggested that we research avenues to make defensible space a requirement through the Land Use process. There was a vote on whether or not to continue discussing the implementation of R327. The vote was that Karna, Brent and Tyler were not in favor of further discussion. The rest of the Group favored continuing this discussion 9 to 3. and how requiring defensible space could be a solution to this problem.

The 6 maps were voted on as follows:

**Map 1** – CWPP (Community Wildfire Protection Plan) Sub regions (numbers rounded): 4 reds, 3 yellows, and 5 greens.

**Map 2** – CWPP Sub regions (raw numbers): 3 reds, 4 yellows, and 5 greens.

**Map 3** – Fire District Boundaries (numbers rounded): 5 reds, 3 yellows, and 4 greens.

**Map 4** – Fire District Boundaries (numbers raw): 5 reds, 3 yellows and 4 greens.

**Map 5** – CWPP with no sub regions (numbers raw): 11 reds, 0 yellows and 1 green.

**Map 6** – School District Boundaries: 12 reds.

**Keep Wildfire Hazard Map**: 5 reds, 2 yellows and 5 greens.

These votes will be discussed more thoroughly at the next meeting.

Narrow Wildfire Hazard Zone Map Alternative(s) for November 18 Recommendation

Adjournment

*Next meeting:*
Monday, November 18, 2019 – 4:00 to 6:30 pm
Barnes and Sawyer Meeting Rooms – 1300 NW Wall Street, Bend