MINUTES

Monday, November 18, 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 of the November 4th meeting and the agenda tonight. He discussed the maps for the Committee to review and explained how EFU and Forest Zoned land were reflected on those maps. He said that an update was provided by staff to the Board of County Commissioners on November 6th and they were particularly interested in the costs provided by the Committee.

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

Staff Present:
Nick Lelack, Community Development Director
Chris Gracia, Assistant Building Official
Zechariah Heck, Associate Planner
Ed Keith, County Forester
Tim Berg, Applications Systems Analyst III
Ines Curland, Applications Systems Analyst I
Ashley Williams, Administrative Assistant
Patrick Davenport, City of Sisters

Present and Discuss Options to Implement R327.4

Nick said that there were five concepts to be presented tonight. He said that each concept tiers up to the next level of restrictions with Concept One being the least amount of restriction and Concept Five being the most amount of restriction. He said that he will outline the concepts one at a time at a higher level and then details can be discussed about each one.

Concept one – Concept one would apply R327 to all new lots and parcels created. There was a
discussion about the differences between lots and parcels. Some of the other items discussed were life of an application, entitlements, extensions, and how these actions are administered fairly and accurately throughout the county. There was further discussion on the intention of the retroaction of the codes if adopted. Lastly the committee was asked to consider what types of other criteria, for instance Accessory Structures and Destination Resorts, should be considered.

**Concept two** – Concept two would have all of the requirements of Concept One, but would also include any new dwellings applied for in the Resource Zone. There was clarification that a subdivision could not be created in a resource zone unless it were a Destination Resort.

**Concept three** – Concept three would include all of the provisions from Concepts One and Two in addition to requiring R327 be applied to any replacement dwellings.

**Concept four** – Concept four would include all of the prior requirements and be applied to any construction within a certain distance of the UGB.

**Concept five** – Concept 5 would recommend that all lots and parcels be required to comply with R327.

There was discussion about farmlands and what is considered farming for a profit. There was further discussion about hobby farms and if those property owners should be required to fire harden. There was discussion about which parts of the County were most susceptible to fire and where these risks have already been mitigated through Land Use requirements (i.e. the WTZ, and Miller Tree Farm). Some of the other items discussed were accessories, starter home costs vs. high end housing, narrowing scope by using Fire Halls, concerns about the Citizens Safety, the housing inventory and the differences between a Wildfire and a House fire.

There was much discussion about whether to start at Concept One and add in more requirements or start at Concept 5 and remove requirements. Many committee members expressed opinions about which way to narrow was more favorable. It was decided to start with Concept 5 and begin putting exceptions on certain areas. There was general favorability for placing restrictions within a certain distance of the UGB’s of cities.

5:30 - Break

**Roundtable Discussion on Wildfire Hazard Maps**

The Committee members provided reasons for their yellow vote’s last meeting. Geoffrey said that he voted yellow because he thought that rounding was important, and that reductions in
vegetation should be considered. Jim F agreed, noting that rounding provides a false sense of accuracy. Martha said that she preferred the map with the entire county because last year she saw fires in both climates, the dryer brushier climate and the forest. Brian said that his reasoning for voting yellow was that these things did not have to be decided right away and may transpire differently in the upcoming meetings. Joe said that he would favor raw numbers since this is not a perfect science. Ken said that he voted for the whole county because he believes the whole county is susceptible to fire. Brent expressed concerns with how the fuel is counted and that it is counted twice. Roger supported the Hazards map because he is concerned about the elimination of shake roof standards. Jim B closed the conversation by saying that he doesn’t want the regulations to be pushed too hard at the onset, which would upset the homeowners.

Chris provided some clarification regarding the shake roofs. The committee decided that if regulations regarding shake roofs were to change, they would prefer the opportunity to revisit these maps and make a new recommendation. There was discussion about how insurance companies evaluate fire risk. There was a discussion about the criteria that must be used for the map.

**Vote on Wildfire Hazard Maps**

**Map 1** – Community Wildfire Protection Plan Boundaries with Whole numbers: 7 red, 3 yellow and 1 Green.

**Map 2** – Community Wildfire Protection Plan Boundaries with Raw numbers: 5 Red, 1 Yellow and 5 Green.

**Map 3** – Current Hazard Map: 4 Red, 1 Yellow and 6 Green.

The group discussed their reasoning for voting the way they did. It was decided to keep maps 2 and 3 for consideration at the next meeting. There was also discussion about Land Use and Defensible Space and how those goals could be achieved.

**Adjournment**

*Next meeting:*
Monday, December 2, 2019 – 4:00 to 6:30 pm
Barnes and Sawyer Meeting Rooms – 1300 NW Wall Street, Bend