Call to order, approval of meeting minutes, agenda summary & prior meeting follow-up

Nick Lelack summarized the events of the November 18th meeting and the agenda for tonight. He went over the members absent. He asked the Committee review the minutes and approve at the next meeting.

**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)
- Martha Meeker – Home Owner
- Karna Gustafson – Central Oregon Builders Association
- Tyler Neese – Central Oregon Realtors Association
- Roger Johnson, Sisters-Camp Sherman Fire District

**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
- Ashley Williams, Administrative Assistant

**R327.4 Implementation Costs Follow-Up**

Chris discussed the memo that was provided in the packet outlining the items that R327.4 affects and doesn't affect. The topics in this discussion included sheer walls, prescriptive building designs, siding, and ventilation. More specifically the stack effects and the cost of ember resistant vents were vetted and discussed amongst the group.

There was discussion about the stringency of some of the building requirements. Brent expressed concerns with future implementations of the code. Chris said that it is inevitable that with time the implementations would become stricter. However, he offered to discuss his ideas for implementations with our surrounding Central Oregon counties to see if those building divisions
would be willing to consider a less stringent method of compliance comparable to Deschutes County's. This would assure that the region would be utilizing the same requirements. Chris closed by saying that his purpose for this memo was to attempt transparency of what is being used, what won't be necessary, and the areas where this will create more cost for builders.

**Consideration and Discussion of R327.4 Decision Points (Exceptions)**

Brian thanked Tim for the updated map. Tim went over the breakdown of house construction in different areas throughout the county. Chris went over the three areas that already have exceptions, those were non-habitable structures, subdivisions that are not built out but approved, and buildings under 400 square feet. Nick went over the subdivisions that are not built out to 50% currently. Those include destination resorts, and non-buildable lots in South County where the groundwater is too high for septic systems. There was discussion about the best ways to narrow the list, which lots can be built on, and how the calculation for 50% buildout is achieved. Zechariah reminded the group that this seem like a large list, but compared to the County as a whole it is a relatively small subset.

The decision making matrix was discussed to attempt to narrow the exceptions that the Committee would like to see. There was a discussion about subdivisions and where the exceptions should apply. The consensus was that only larger subdivisions should be required to follow R327.4 requirements and potentially areas close to UGBs. The differences in cultures, rural and urban, around the County were discussed. The differences between what is expected during a house fire and what is expected during a wildfire were discussed.

Chris recommended that members select areas they wanted to see protected rather than try to narrow areas where restrictions wouldn't fit. There was a recommendation to use statistics from Senate Bill 360 to help narrow their decision. Senate Bill 360 provided fire hazard classifications for all lots in Oregon back in 2004. Those classifications are not up to date, but members agreed that the information could be helpful. Other member suggestions included a certain distance from UGBs, inclusion of subdivisions, use of the newly created hazard map, and only propose requirements on new construction.

**5:30 Break**

**5:45 Consideration and Discussion of R327.4 Decision Points (Exceptions)**

Geoffrey presented a map that he had conceptualized based on fire history. The group reviewed the map. There was discussion about how the maps could be manipulated in real time with the Committee present. Committee members requested density focused maps that show varying
radiuses (1 mile, 2 miles, etc.), senate bill 360 classifications, incorporation of the map Geoff presented, and subdivision build out. This will aid decision making. There were additional recommendations to provide a decision matrix for each map. Nick expressed concerns that the matrixes and maps must be reviewed prior to the meeting to adequately provide context at the meeting.

6:15 Overview of Land Use Approaches (if time allows)

Nick said that there is no road map to guide this decision as Deschutes County is only the second place to attempt to design these rules. He said that there have been grants received to research land use regulations. Zechariah said that he would send out minutes in the next packet for all of the meetings up to date. Karna offered to email Wasco County's Defensible Space Standards. Jim offered to send California Landscape brochures regarding defensible space as well.

6:30 Adjournment

Next meeting:
Monday, December 16, 2019 – 4:00 to 6:30 pm
Barnes and Sawyer Meeting Rooms – 1300 NW Wall Street, Bend