MINUTES

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

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

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

Deschutes County 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

Other Agency Staff:
Patrick Davenport, City of Sisters
Doug Green, Bend Fire Department

Nick Lelack said that the November 4th, November 18th, and December 2nd minutes are up for approval.

Roger moved to approve the minutes, Ken seconded. Jim Beeger presented changes to the November 2nd and November 16th minutes attendance list. The motion was unanimous.

Nick Lelack summarized the events of the December 2nd meeting and the agenda for tonight. He said that tonight members will split into three groups to work through the Decision Matrix. There would be one group for each of the two maps, and the third group would be for members completely opposed to R327. Once the groups have met each will give a presentation about their results.
The Committee reviewed new cost estimates provided by Matt and Karna for fire hardening costs. Doug also provided some cost estimates that he received at a conference earlier this month. There were clarifications provided from members and staff about Simplicity Homes relationship to Hayden homes; window requirements per R327; and what kinds of qualities (decks, foundations, etc.) were build standard with various Pahlisch homes.

Zech explained the differences between the two maps provided. He said that one map is where the Fire Hazard Area is defined throughout the entire county and the other has boundaries defined by the CWPPs (Community Wildfire Protection Plans) throughout the County. There was discussion about federally owned land and land inventory. Tim said that a complete buildable land inventory was impossible due to time and data constrictions.

Karna recommended that there only be two groups, one for each map, rather than three. She made this recommendation based on the knowledgeability a member would obtain by helping develop a map. Nick said that staff did not want to force any members into a role they were uncomfortable with. There was consensus to have two groups rather than three.

Nick concluded by saying that the end result of this process is that two recommendations would be forwarded to the Board of County Commissioners, one for each map.

**Break out into groups to work through decision matrix**

The Committee split into two groups to discuss their proposals for each map. The summary of each groups discussions are provided below. The group members were as follows:

**CWPP (Community Wildfire Protection Plan) Boundary Map** – Karna Gustafson, Brent Landles, Matt Van Coutren, Jodie (Joe) Foran and Tyler Neese.

**Entire County Map** – Brian Braddock, Geoffrey Reynolds, Jim Figurski, Jim Beeger, Ken Kehmna, and Roger Johnson.

**Group Presentations**

Karna presented for Group One. She said that the group started by using UGBs (Urban Growth Boundaries) from each City, as well as borders from unincorporated community. During that discussion she said that the group decided that all new lots and replacement dwellings within 2 miles of those boundaries would be subject to the regulations. Additionally, all new roofs (more than 50% threshold) should also be fire hardened. She said that the group realized that this method had potential short comings since UGB boundaries are subject to change. They resolved this issue by deciding to use specific zone designations rather than UGB boundaries. The zones where fire hardening would be required are: RR10, F1 and F2.
Jim F presented for Group 2. He said that the group came to consensus quickly that using UGBs was going to be meaningless. As a result the group concluded to apply fire hardening to all lots and all zones. He said that they considered exemption from fire hardening in the Resource Zones (EFU and Forest), but quickly realized that these areas were also hazardous. He said that the idea of having boundaries became too complicated to enforce.

Next Steps

Nick said that we will bring the updated map from Group 1 to the group for review, but that both maps would be forwarded to the Board of County Commissioners for review and decision. He said that the next two committee meetings will cover Land Use regulations. Brent requested that the Group 1 map have the matching grey areas to the Group 2 map. Staff said they would add this feature.

Adjournment

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