

**JACKSON COUNTY PLANNING COMMISSION  
PUBLIC MEETING**

**JULY 9, 2009**

MINUTES

MEMBERS PRESENT: Vice Chair Don Greene  
Joel Ockunzzi  
Richard Thierolf Jr.  
Tani Wouters

MEMBERS EXCUSED: Chair Reeve Hennion

GUESTS PRESENT: Don Rowlett, citizen  
Don Hickman, FD #3  
Mike Monterro  
Lee Johnson  
3 other guests

STAFF PRESENT: Director Kelly Madding  
Planner Josh LeBombard  
Planner Tracie Nickel  
Office Assistant Lisa Canon

The meeting was called to order by Vice Chair Don Greene at 9:03 a.m. The roll was called.

**APPROVAL OF MINUTES:**

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Don Greene to approve the June 25, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**POTENTIAL BUSINESS FROM THE AUDIENCE:** None

**CONTINUED PUBLIC HEARING** - Continued consideration of amendments to the Jackson County Land Development Ordinance including substantive changes to Section 8.7 (Wildfire Safety), Section 9.5.3 (Private Roads) and Section 9.5.4 (Emergency Vehicle). Only public testimony regarding Wildfire Safety will be accepted during this hearing. Public testimony on the other two items will be accepted at a later date. File no. LRP2004-00014B

Don Greene read the summary. Josh LeBombard gave the staff report. Josh stated that County Counsel advised that we can't limit today's testimony to only one topic but staff is strongly recommending that testimony and discussion only be about Wildfire Safety.

Agricultural buildings-Should they be exempt from wildfire safety requirements? Clarification of what is defined as an agricultural building and the terminology used in the LDO regarding new construction, structures, and significant outbuildings. Discussion ensued regarding building size, agricultural building requirements and structures needing or not needing permits. What building size should be required to have the fuelbreak review, should having an electrical permit cause it to as well? Don suggested moving on to the next section and coming back to the building question after we get public testimony.

Josh continued to review the proposed changes to the LDO, including:

- Fuelbreak footage
- Road terminology; private, maintained, improved
- Preexisting roads
- Trees close to structures
- Fuelbreaks and natural slopes
- Homesite terminology changed to proposed structure
- Changes made referring to specific sections of the building code as it may change over time and they would no longer be correct
- Access
- General Fire Safety Guidelines; Bridges
- Address Signs
- Existing Structures; remodeling and additions
- Significant trees terminology

Don Greene called on Don Hickman from the audience for his input.

Don Hickman FD#3: Don spoke about how homeowners could remove the brush and material from around an existing tree and remove lower branches, and the tree would be allowed to remain. Removing the "ladder fuels" reduces the risk of fire spreading to the tree.

Question and answer took place between commission members and Don. It was agreed to add in the language "significant wildfire hazard."

- Reroofing or repair of existing Structures, changed from Buildings
- Conditional Approval Requirements When Deemed Necessary
- Riparian standards

Clarification discussion took place between staff and commission members throughout the review.

Josh discussed the Evans Valley Fire District #6-an area within their district was to be excluded from the Wildfire requirements, however the fire district would like the area to be left in and not be excluded.

The public hearing was declared open at 10:29 am. Speakers included:

Don Rowlett, Box R Ranch, citizen: Don commented on the difficulty of the commissioner's job on this subject. The Private Roads section states the requirement of having a road around a building for emergency access. There should be exemptions from this requirement. He feels that if the homeowner had to meet all the requirements when they built their home they shouldn't have to go through the whole process again for a simple outbuilding. There should be exemptions to the requirements, such as "non-habitable" buildings and those outside of fire districts.

Don Greene clarified that the exemption for those outside of fire districts does exist in the Emergency Vehicle Access section.

Clarification took place that Don Rowlett supports the Fuelbreak requirements but only wants exemption from the access requirements.

Public hearing will remain open to allow further public testimony.

Staff and commission members continued their discussion regarding the language of the applicable structures/buildings. The discussion included:

- Requirement of building permits
- Agricultural buildings
- Type of use
- Significant outbuildings
- Size of building
- Dwellings
- Primary structures
- Habitable structures

The commission determined that non-habitable structures less than 400 square feet in size, transmission and utility towers would be exempt from fire safety requirements.

Discussion took place regarding the Evans Valley Fire Districts request to not be excluded from the Wildfire Safety requirements. Commission members agree to follow the fire districts recommendation for now and would be changed if public testimony is given to oppose it.

Josh LeBombard suggested that the 9.5.4, Emergency Vehicle access, be heard at the August 27<sup>th</sup> meeting.