

PLANNING COMMISSION STUDY SESSION AGENDA AUGUST 26, 2019



MEDFORD
OREGON

Commission Members

David Culbertson

Joe Foley

Bill Mansfield

David McFadden

Mark McKechnie

E. J. McManus

Patrick Miranda

Jared Pulver

Jeff Thomas

Planning Commission study sessions are held on the second and fourth Mondays of every month

Study Sessions begin at noon

City of Medford

Lausmann Annex Room 151

200 S. Ivy Street, First Floor

Medford, OR 97501

541-774-2380

PLANNING COMMISSION STUDY SESSION AGENDA



MEDFORD
OREGON

August 26, 2019

Noon

Lausmann Annex, Room 151

200 South Ivy Street, Medford, Oregon

10. Introductions

20. Discussion Item

20.1 Discussion regarding a citizen initiated request to amend Chapter 9 of the Municipal Code to expand the number of zones that permit electric fences.

20.2 GF-19-006 Wildfire Risk Reduction Program (WRRP)

30. Adjournment



MEMORANDUM

To: Planning Commission
From: Carla Angeli Paladino, Principal Planner
CC: John Watt and Greg Lemhouse, JWA Public Affairs
Date: August 22, 2019 *for August 26, 2019 study session*
Subject: Discussion regarding a citizen initiated request to amend Chapter 9 of the Municipal Code to expand the number of zones that permit electric fences

BACKGROUND

On July 8, 2019, a letter was received from John Watt, of JWA Public Affairs who has been retained by Electric Guard Dog, LLC on this project (**see Exhibit A**). Electric Guard Dog, LLC is seeking to amend the City's Municipal Code and expand the zoning districts where electric fences are permitted. Planning staff met twice with representatives from both companies to discuss the initiation process and better understand the request. Electric Guard Dog, LLC has been approached by local Medford businesses to install this type of fencing and is finding that it is not permitted in all of the commercial zoning districts thus limiting where this service can be provided.

EXISTING & PROPOSED CODE

Electric fence references are found in Sections 9.560, 9.561, and 10.732 (**see Exhibit B**) of the Municipal Code. The following section identifies which zoning districts are permitted to have electric fences:

Section 9.561 Electric Fences

It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section. The construction and use of electric fences shall be allowed in the city only as provided in this section, and section 10.731 through 10.735, subject to the following standards:

- (1) Electric fences shall only be permitted around outdoor storage areas, including vehicle storage areas in the following zones: C-H (Heavy

Commercial), I-L (Light Industrial), I-G (General Industrial), and I-H (Heavy Industrial), or where needed to control livestock.

Mr. Watt's letter suggests a possible modification to the above code section to read as follows (additions noted in bold italics):

(1) Electric fences shall only be permitted around outdoor storage areas, including ***but not limited to*** vehicle storage areas in ***all Commercial and Industrial Zones*** or where needed to control livestock, ***with the following exceptions:***

a. Electric fences shall not be permitted within the Central Business Overlay or P-1 zone.

EVALUATION OF REQUEST

The existing code language is found in Chapter 9, the Building Section of the Municipal Code. The inclusion of Section 9.561, Electric Fences was adopted by Ordinance No. 2015-88 in September 2015, and is a fairly new regulation added to the City's code. The Council agenda item commentary from the Council meeting in 2015 (see Exhibit C) provides limited background as to the reason for the change, but it states Council and staff were approached in 2013 by an electric fence contractor to review and revise the language. The purpose of the change was to secure against theft at businesses.

The City has five commercial zoning districts. Currently, only one of the five zones permits electric fences. The Heavy Commercial (C-H) zoning district was most likely included in the 2015 ordinance because it is most comparable to the industrial zoning district in regards to allowable uses. The ordinance was purposeful in limiting the types of uses that can be fenced and in what zoning districts.

The City's commercial zoning districts are very versatile and permit a wide variety of land uses including multi-family residential (with the exception of Neighborhood Commercial C-N). A change to the ordinance to more broadly allow electric fences in all of the commercial zoning districts and around any type of use is too permissive in staff's opinion. The location of the City's commercial zones for the most part run along the spine or major roadways that bisect the City. The commercial zones are more frequently adjacent to residential and park/open space uses where more conflicts may occur between business owners and residents if the location for electric fences is expanded.

It is unclear from the applicant's letter, what the reason is for expanding upon the permitted zones so broadly. How many customers have they heard from that are interested in having this type of fencing? Where are they located? What is their use? If there are so many uses

that require electric fences in the commercial zoning districts then the City may need to re-evaluate the permitted uses within these zones.

Staff is also concerned about the unintended consequences of allowing electric fences in more of the commercial zoning districts from a quantity and aesthetic perspective. This use could be equated to allowing electric message board signs within the City. If the use is expanded upon, how many electric fences will be installed within the City? In the case of electric message signs, the proliferation of these types of signs can be seen driving down almost every major roadway in the City. Such uses whether signs or electric fences change the look and character of the City's corridors and commercial districts, and may not be in the best interest of the City.

A review of surrounding jurisdictions identified the following regarding electric fence provisions:

Name of Jurisdiction	Allowed	Prohibited
Albany	✓ Permit in Light Industrial and Heavy Industrial zones	
Ashland	✓ Permit with restrictions/special standards	
Bend		Barbed wire and razor wire prohibited; Silent on Electric Fences
Central Point		✓
Grants Pass		✓
Phoenix		Barbed wire not acceptable; Silent on Electric Fences

STAFF RECOMMENDATION

Staff recommends against the Planning Commission initiating this text amendment for the following reasons:

- Insufficient information to understand the reason for expanding the zoning districts for this use
- An expansion of this use into all of the commercial zones would change the character of the built environment in a negative way

NEXT STEPS

The Planning Commission will be asked to decide if the request to initiate a code amendment should be granted at the September 12, 2019 hearing.

ATTACHMENTS

- Letter dated July 8, 2019 from John Watt
- Municipal Code sections on electric fences
- Agenda Item Commentary front page for September 3, 2015 Council meeting



July 8th, 2019

Director Matthew Brinkley
City of Medford Planning Dept

200 South Ivy Street, Lausmann Annex, Room 240
Medford, Oregon 97501
Phone: 541-774-2380

John Watt
President & CEO

Sean Tate
Vice President of Business
Development & Public Affairs

Scott Lubich
Vice President of Operations

Cathy Watt
Chief Financial Officer

Kim Jones
Corporate Counsel

Al Densmore
Senior Account Executive,
Client Management

Greg Lemhouse
Senior Account Executive,
Client Management

Dave Dotterrer
Senior Account Executive,
Project Development

Dear Director Matthew Brinkley:

Our firm has been retained by Electric Guard Dog, LLC to assist them in their efforts requesting a text amendment to the City of Medford code regarding the allowance of electric fences in all Commercial and Industrial Zones with some reasonable limitations.

We do not believe this request is a leap from what is already permitted within the city and we are very willing to work with staff and the Planning Commission to find a solution to allow electric fences in these areas. We are proposing the below as a starting point to further discussions:

Text Amendment for 9.561:

(1) Electric fences shall only be permitted around outdoor storage areas, including but not limited to vehicle storage areas in all Commercial and Industrial Zones or where needed to control livestock, with the following exceptions:

a. Electric fences shall not be permitted within the Central Business Overlay Zone or P-1 zone.

We appreciate your consideration of our request and look forward to working with you and your staff.

Warmly,

John Watt
President/CEO
JWA Public Affairs

Exhibit B

9.560 Hazardous Fences and Walls

Pursuant to and in conformance with Medford Code Section 10.731-10.733, the following shall be prohibited:

- (1) Electric fencing, except as regulated by Section 9.561;
- (2) Barbed wire, except at a level of 6 feet or more from the ground;
- (3) Broken glass, barbs or similar hazardous material imbedded in the fence or wall.

All new fences exceeding 6 feet in height, including replacing existing fences, require a building permit with the fee based on the valuation and Medford Code Section 9.270, Table 9-A.

[Amd. Sec. 11, Ord. No. 2011-63, Apr. 7, 2011; Amd. Sec. 1, Ord. No. 2015-88, Sept. 3, 2015.]

9.561 Electric Fences

It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section. The construction and use of electric fences shall be allowed in the city only as provided in this section, and section 10.731 through 10.735, subject to the following standards:

- (1) Electric fences shall only be permitted around outdoor storage areas, including vehicle storage areas in the following zones: C-H, I-L, I-G, and I-H, or where needed to control livestock.
- (2) Electric fences shall only be installed under a permit issued by the Building Safety Department, and if an alarm is included, shall also have a Burglar Alarm permit issued under Medford Municipal Code 8.605 through 8.695.
- (3) The electric charge produced by the fence upon contact shall be non-lethal, and shall not exceed the energizer characteristics set forth in the International Electrotechnical Commission (IEC) Standard No. 60335-2-76, 2002 edition. All electrical components shall bear the label of a testing agency recognized by the State of Oregon Department of Consumer and Business Services, Building Codes Division.
 - (3.1) The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery may be charged either by a solar panel, or a commercial trickle charger, or a combination of both.
- (4) No electric fence shall be installed or used unless it is separated from the abutting property or right-of-way by a non-electric fence or wall. When abutting a residential property, the non-electric fence or wall shall be of solid construction.
 - (4.1) The non-electric fence shall be installed under the regulations and height limitations in Medford Municipal Code 10.731 through 10.735.
 - (4.2) The non-electric fence shall be a height equal to, or greater than the highest level of electrification, but in no case less than 6 feet in height. Electric fences shall not exceed the height of the legally permitted non-electric surrounding fence. Electric fences shall not be located in the front yard setback.
 - (4.3) A separation shall be maintained between the electric fence and a surrounding non-electric fence or wall, adequate to allow maintenance of landscaping, but no less than 12 inches, and no electric fence shall be installed within 24 inches of a property line.
 - (4.4) When an electric fence is installed within a required buffer yard as defined in Medford Municipal Code 10.790, the non-electric fence shall be shall be constructed of a material and design that is sight-obstructing, and compatible with adjacent uses, per the standards of that section. The installation of the electric fence shall not interfere

with or cause the removal of the required buffer yard plantings.

(5) Electric fences shall be clearly identified with warning signs in English and Spanish that read: "Warning-Electric Fence" or an equivalent, together with a pictorial warning, at intervals of not to exceed forty feet.

(6) Emergency Access. Fire department access shall be provided in accordance with the Fire Code. An approved method to manually disconnect electrical power to all portions of the fence and gates shall be provided at an exterior location. The method and location of the electrical disconnect shall be approved by the Medford Fire Marshal.

(7) Failure to maintain an electric fence in conformance with the standards set forth in this section shall result in the fence being declared a public nuisance subject to abatement under Medford Municipal Code 5.530.

[Added, Sec. 2, Ord. No. 2015-88, Sept. 3, 2015.]

10.732 Fencing of Lots

(1) Fencing located within the front yard setback area of all zones, except the MFR zone, shall not exceed three (3) feet in height when measured from the grade of the street centerline. When within a MFR zone, a fence shall not exceed three (3) feet in height when located within ten (10) feet of a street right-of-way unless otherwise approved by the approving authority. (Effective Dec. 1, 2013.)

(2) Fencing located in the side or rear yards (when not a through-lot) shall not exceed eight (8) feet in height. Height shall be measured as follows:

(a) In required yards abutting a street, it shall be the effective height measured from the finished grade on the side nearest the street.

(b) In other required yards, it shall be measured from the highest adjacent finished ground level.

(3) No fencing shall conflict with the site distance requirements of Section 10.735, Clear View of Intersecting Streets.

(4) All fencing shall comply with Section 9.560, Hazardous Fences Prohibited, of the City Code.

(5) Gates on primary vehicle entrances adjacent to public streets shall be set back a minimum of 20 feet from the right-of-way. Gates on secondary entrances (e.g., stored vehicles, etc.) may be set back less than 20 feet if approved by the Engineering Division. Gates provided with a remotely operated opening mechanism may be set back 20 feet from the nearest existing or planned vehicular travel lane as determined by the City Engineer.

[Amd. Sec. 3, Ord. No. 7786, Dec. 15, 1994; Amd. Sec. 8, Ord. No. 7940, Aug. 3, 1995; Amd. Sec. 2, Ord. No. 8010, Dec. 21, 1995; Amd. Sec. 12, Ord. No. 8013, Jan. 4, 1996; Amd. Sec. 19, Ord. No. 2013-131, Sept. 5, 2013; Amd. Sec. 19, Ord. No. 2018-133, Dec. 6, 2018.]



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

www.ci.medford.or.us

Exhibit C
Item No: 60.3

DEPARTMENT: City Manager's Office
PHONE: 541-774-2351
STAFF CONTACT: Chris Reising, Deputy City Manager for Development Services

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: September 3, 2015

COUNCIL BILL 2015-88

An ordinance amending Section 9.560 of the Medford Code and adding Section 9.561 pertaining to fences, walls and electric fences.

ISSUE STATEMENT & SUMMARY:

An ordinance amending Medford Municipal Code section 9.560 Hazardous Fences, and adding a new section 9.561 Electric Fences.

BACKGROUND:

Medford has prohibited so-called hazardous fences since the early 1980's. The purpose of this ordinance was 2-fold; first for safety of the public and secondly for aesthetic considerations. New technology renders the safety concerns moot. The newer single-strand electric fences are non-lethal and integrated with alarm systems. Aesthetic issues are secondary to loss-prevention concerns in industrial zones. The revision of the ordinance will assist building owners in securing against theft.

- A. **History:** City Council and staff were approached in 2013 by an electric fence contractor with a request to review and revise the ordinance. Since the original ordinance contained in chapter 9 rather than chapter 10, the revisions are not a part of the development code.
- B. **Analysis:** The exception to the ordinance proposed will only affect properties in the C-H, I-L, I-G, and I-H, zones or where needed to control livestock (nearly non-existent in the City).
- C. **Financial and/or Resource Considerations:** None.
- D. **Timing Issues:** None.

STRATEGIC PLAN:

Theme: Safe Community

Goal 1: Ensure a safe community by protecting people, property and the environment.

Theme: Responsive Leadership

GOAL 14: In an open and transparent manner effectively deliver municipal services that Medford citizens need, want and are willing to support.

COUNCIL OPTIONS:

1. Approve the ordinance revisions.
2. Approve the ordinance revisions with modifications.
3. Deny the ordinance revisions.

STAFF RECOMMENDATIONS:

Staff recommends approval of the ordinance.

SUGGESTED MOTION:

I move to approve the ordinance amending Medford Municipal Code section 9.560 relating to hazardous fences.

EXHIBITS:

A copy of the proposed ordinance revision
Ordinance



MEMORANDUM

To: Planning Commission
From: Kyle Kearns, Planner II – Long Range Division
Date: August 19, 2019 *for 08/26/2019 study session*
Subject: Wildfire Risk Reduction Program (WRRP) – Project No. GF-19-00006

SUMMARY

Medford, like much of the American West, has become hyperaware of the impacts that wildfires can have to cities and the residents who call these places home. The increased awareness is in large part due to the increased severity of wildfires within the wildland-urban interface (WUI; pronounced WOO-EE). The WUI, as defined by the American Planning Association (APA), "...refers to any developed area where conditions affecting the combustibility of natural and cultivated vegetation (wildland fuels) and structures or infrastructure (built fuels) allows for the ignition and spread of fire through these combined fuels."¹



A Medford WUI fire, the Deer Ridge Fire, in 2009.

An analysis of the areas considered to be in the WUI was performed as a part of the City's Natural Hazards Mitigation Plan (2017). This analysis was driven by Oregon Senate Bill 360 which determined the areas most susceptible to wildfire damages in the City of Medford and is below in the memorandum. The following are examples of the types of fires being referenced when discussing a wildland-urban interface fire:

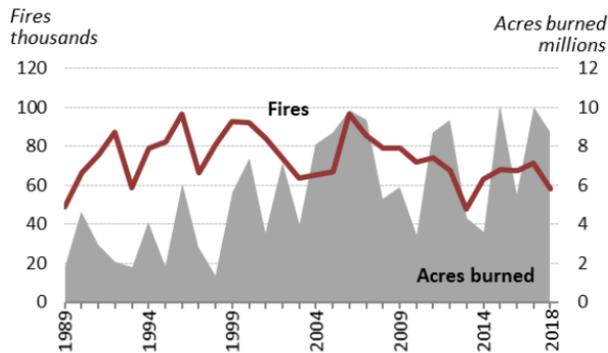
¹ Mowery, Molly, et al. "Planning the Wildland-Urban Interface." American Planning Association, Planning Advisory Service, Apr. 2019, www.planning.org/publications/report/9174069/.

- 2018 Camp Fire, which spread through the town of Paradise, CA (18,804 destroyed structures, 86 deaths, and was 153,336 acres in size)²,
- 2018 CARR Fire which went down the hillsides into the City of Redding, CA (responsible for 1,604 destroyed structures, 8 deaths and 229,000 acres in size)¹
- 2017 Tubbs Fire that burned parts of Napa and Sonoma Counties, impacting the City of Santa Rosa the most (5,636 destroyed structures, 22 deaths and 36,807 acres)²
- 2014 Boles Fire, Weed, CA (150 homes destroyed, 516 acres)
- 2010 Oak Knoll Fire, Ashland, OR (11 homes destroyed in 45 minutes, one death)

Other fires locally, like the Taylor Creek Fire (2018), Klondike Fire (2018) and the Chetco Bar Fire (2017), are examples of the damage, both from fire and smoke, which wildfires can have on the Rogue Valley. Examples of fires provide reminders of the local impacts that can still be seen to this day. Furthermore, in the US, wildfires burn 7 million acres annually (as of 2017), in 2018 this number jumped to 8.8 million;³ this increase in acreage seems to

be a continued trend.

Figure 1. Annual Wildfires and Acres Burned (1988-2017)



Source: NIFC.

Note: Data reflect wildland fires and acres burned nationwide, including wildland fires on federal and nonfederal lands.

It is the intent of this memorandum to provide educational materials to the Planning Commission in regards to wildfires and the WUI, inform of actions being taken by the Medford Fire-Rescue, Building and Planning departments as well as to propose next steps on how the Medford Land Development Code (MLDC) might be amended to best address the wildland-urban interface.

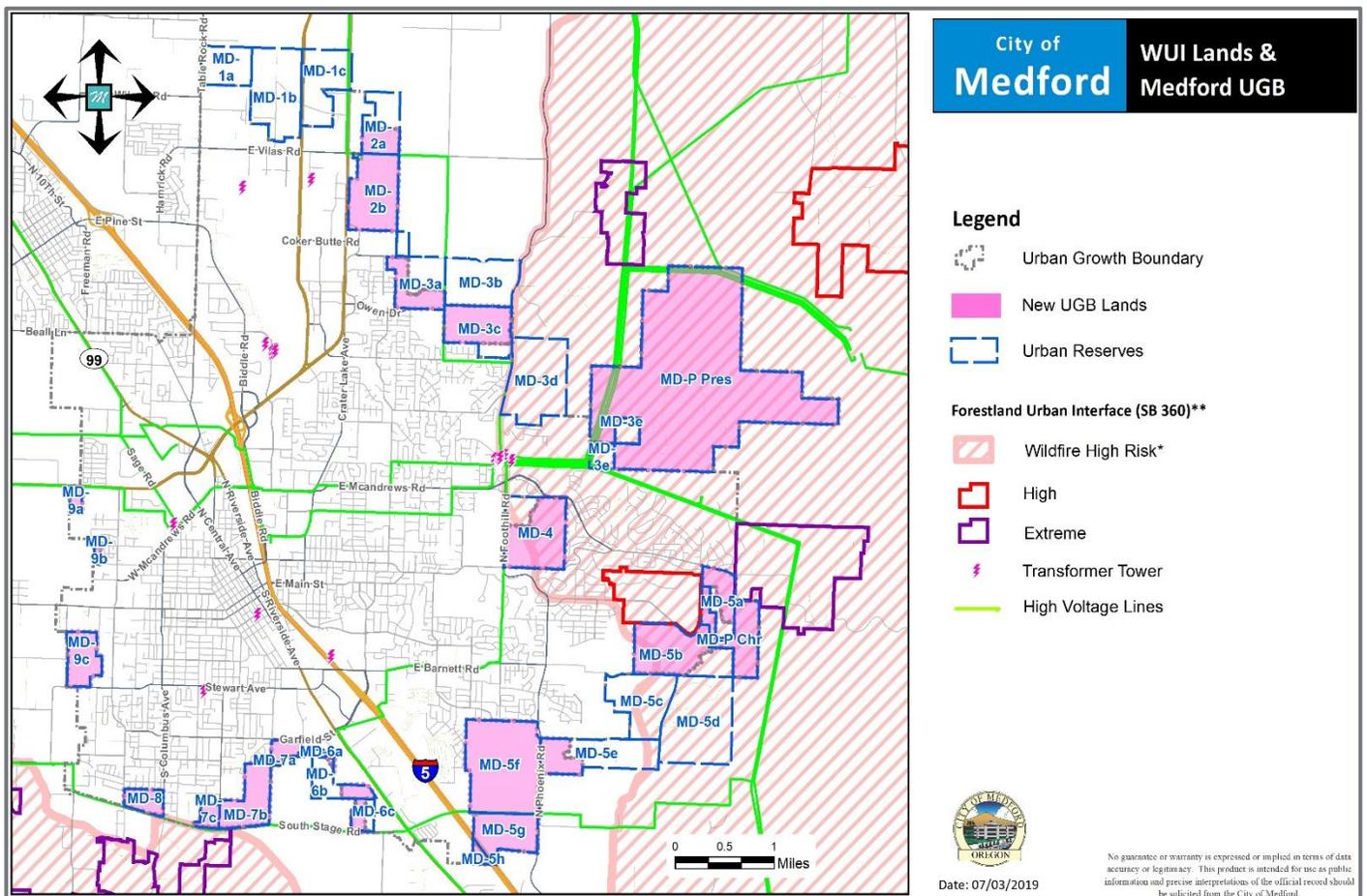
Over the course of the past few decades, development that has encroached into the WUI has increased significantly as well as risk from wildfire to homes. “Between 1990 and 2010, new houses in the WUI increased from 30.8 to 43.4 million (41 percent increase) and land area of the WUI increased from 581,000 to 770,000 square kilometers [or 224,325 to 297,299 square miles] (33% growth), making it the fastest-growing land-use type in the

² California Department of Forestry & Fire Protection, Cal Fire. “Fire.ca.gov.” Fire.ca.gov, Cal Fire, 8 Aug. 2019. www.fire.ca.gov/media/5511/top20_destruction.pdf.

³ Hoover, Katie, and Laura Hanson. “Wildfire Statistics .” Fas.org, Congressional Research Service, 31 May 2019, fas.org/sfp/crs/misc/IF10244.pdf.

conterminous United States.”⁴ Additionally, in the State of Oregon, 9% of households are at High or Extreme Risk from wildfire according to Verisk Analytics, an insurance research firm. Of the 33,568 residentially zoned addresses in Medford, 1,985 (6%) are at High or Extreme risk of wildfire. It is expected that this number will increase over time, as trends locally are indicating.

From 2010 to 2017 there has been an increase in Medford’s structures in the wildfire hazard area from 1,098 to 2,187, respectively (nearly a 50 percent increase); in 2017 this was represented by a total improvement value of \$314,524,970 (City of Medford Natural Hazards Mitigation Plan 2017, pg. 2.66). This increase in structures in the WUI should be expected to follow a similar pattern as many of the newly expanded UGB lands are within



*Note: This dataset represents High-Risk Wildfire Areas. Lands within this overlay are subject to Jackson County Planning & Development Requirements. The GIS data was created by Jackson County GIS.

**Note: Represents the 2010 State of Oregon Senate Bill 360 that was approved in 2011. The Forestland Urban Interface (SB360) was created by State and County representatives. The GIS data was created by Jackson County GIS.

⁴ Radeloff, Volker C., et al. “Rapid Growth of the US Wildland-Urban Interface Raises Wildfire Risk.” PNAS, National Academy of Sciences, 27 Mar. 2018, www.pnas.org/content/115/13/3314.

or adjacent to the WUI, this is in addition to already fast growing parts of Medford like the Southeast Plan area. Expanded UGB lands within the WUI include Prescott Park, Chrissy Park, MD-4, and MD-5; lands adjacent to the WUI include MD-3, MD-7 and MD-8. Additionally, 19% of the City's Urban Growth Boundary is within the Wildfire High Risk Area (WHRA), while a bulk of the east, southeast and southwest portions of the City are adjacent to the WHRA (See map above depicting the areas at highest risk). Lastly, looking further into the future, the City's Urban Reserves (land needed for a 50-year supply of developable land) are predominantly within the Wildfire High Risk Area.

Although the path of a particular wildfire is truly hard to predict, the fact remains that there are particular areas of Medford that are more susceptible to damage from a wildfire. This presents policy makers and City staff with the opportunity to be proactive in addressing some of the key factors that affect fire in the wildland-urban interface and the source of fuels available within the WUI. The remainder of this memorandum is to inform of actions being taken by the City as well as to identify land use strategies to consider implementing in Medford's WUI.

CURRENT ACTIONS BEING TAKEN

On August 1, 2019 the Medford City Council considered adoption of an update to the City's building codes that will require more ignition-resistant building methods/materials for new homes built in the wildfire hazard zone identified in the above map. The updates to the building code will have up to a three-year grace period for lots platted prior to the ordinance adoption date, before implementation takes effect; the new regulations will apply immediately for all new development after the ordinance adoption date. This is to allow for developers and property owners to phase the new materials and cost into their budgets and operations. The updates also includes an infill exception. This project is being shepherded by the Medford Fire-Rescue and Building Departments. The City Council continued the hearing until October 17, 2019, in order for City staff and the building community to engage in discussions about the provisions listed below and try to answer any outstanding questions. The provisions include the following:

- Required roofing materials that meet a minimum Class B fire rating (e.g. asphalt, metal roofing, slate shingles, tile, clay and other similar materials; wood shingle or shake materials would be prohibited)
- Noncombustible rain gutters with provision to prevent the accumulation of leaves and debris in the gutter with leaf guards
- Attic and underfloor vents openings designed to prevent ember and flame intrusion

- Standards for non-combustible or ignition-resistant materials used for exterior walls, decks, porches, and etc.
- Dual glazing on windows and skylights

R327.4 Wildfire Hazard Mitigation Construction Guide for Wildfire Hazard Zones

Underfloor and Attic Vents
ORSC Section R327.4.4
All Vents 12' or more above grade or surface below:
All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid or be designed to resist flame and ember intrusion (ASTM E2886).
Eave, Soffit, and Cornice Vents less than 12' above grade or surface:
All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid and be designed to resist flame and ember intrusion (ASTM E2886).

Roofing
ORSC Section R327.4.3
Roofing shall be asphalt, slate, metal, tile, clay, concrete, or equivalent minimum Class B. **Wood shingle or shake materials are prohibited.** Cap off or fire block spaces between roofing and roof deck to prevent flame and ember intrusion and provide galvanized valley flashing where valley flashing is installed.

Walking Surfaces
ORSC Section R327.4.7
Deck, porch, and balcony walking surfaces greater than 30" and less than 12' above grade or the surface below shall be constructed of minimum 2" nominal lumber for decks <= 200 sq. ft., non-combustible, ignition-resistant conforming to ASTM E84 or UL 723, exterior fire retardant treated wood, meets ASTM E2632 and ASTM 2726 criteria, or meets ASTM E2632 with ignition-resistant wall covering.

Rain Gutters
ORSC Section R327.4.3.1
Non-combustible materials with provisions to prevent the accumulation of leaves and debris in the gutters (Non-combustible corrosion resistant metal screening).

Underfloor Protection
ORSC Section R327.4.6.4
Underfloor area of elevated structures shall be enclosed or meet non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" exterior grade Type X applied behind the exterior covering of the underside, or 1-hour fire resistive exterior wall assembly.

Windows, Doors, Skylights Glazing
ORSC Section R327.4.8
Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels (typical dual pane), glass block, or have a minimum fire-resistive rating of 20 minutes.

Overhanging Projections
ORSC R327.4.6.1; R3274.6.2; R327.4.6.3
All enclosed roof eaves, soffits, cornices, exterior patio/porch ceilings and floor projections less than 12' above grade or the surface below shall be covered with either non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" ext. Type X applied behind the exterior covering, or 1-hour fire resistive exterior wall assembly (Gable end overhangs are exempt).

Exterior Wall Covering
ORSC Section R327.4.5
Wall covering materials shall be noncombustible, ignition-resistant, heavy timber, log wall, or wall assemblies tested in accordance with ASTM E2707. Alternatively, one layer of minimum 5/8" exterior grade Type X applied behind the exterior wall covering or cladding or 1-hour fire resistive exterior wall assembly. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves or soffits, shall terminate at the underside of the enclosure.

For a list of approved materials/applications, visit: <http://www.ci.medford.or.us/Page.asp?NavID=4340>

Infographic on implementing provisions of ORSC Section 327.4 for home construction.

Additionally, the Fire-Rescue department is preparing an update to the Emergency Operations Plan. An update to this plan will allow for the City of Medford to create evacuation plans for the City in the case of a wildfire and all other natural disasters. This will also come with better training for City staff to incorporate best practices when responding to a natural disaster.

DIRECTION SOUGHT

The nature of wildfire risk, in particular in the wildland-urban interface, is unpredictable. A “silver bullet” solution does not exist in fully preventing an act of Mother Nature, but preparing to reduce the risk to life and property is possible. There are many things that

can be done in the short and long term to ultimately best prepare Medford for the worst case scenario. Staff is seeking direction from the Planning Commission to see what short-term actions can be taken within the Medford Land Development Code (MLDC) to aid in preventing damage to property and loss of life; additionally, staff is seeking direction on what long-term items should be revisited in a subsequent study session.

Items recommended to be pursued by Staff in 2019/2020 are categorized as short-term; however, all the items below are recommended for consideration. All recommended actions, unless otherwise specified, are proposed in the wildfire high risk area. Staff's recommendation is as follows:

Short-Term Actions

- Amend MLDC to prohibit highly flammable plants (e.g. blackberries, juniper, sagebrush) and require either an owner affidavit or landscape plan
- Amend subdivision requirements to require two access points
- Amend ordinances to ensure sufficient roads are available to evacuate residents living in vulnerable areas during emergencies and maintain adequate road design that allows emergency responders to effectively get into these areas
- Amend MLDC to require fuel breaks on undeveloped land adjacent to developed land (largely achieved through weed/nuisance ordinances)
- Amend MLDC to require non-combustible or ignition-resistant building materials for fencing, decks, and accessory structures within 10 feet of house that are not regulated by Building and Fire codes; an affidavit would be required
- Setback of 20 feet or greater for wood piles during fire season
- Participate in outreach efforts to better inform the community, including industries directly affected by proposed changes

Long-Term Actions

- Promote the benefits of fire sprinkles in the wildfire risk area
- Limit land uses that concentrate vulnerable populations (e.g. retirement homes, hospitals, congregate care facilities) and high density residential
- Limit land uses that use combustible resources (e.g. gas stations, certain industrial uses, certain farm uses)

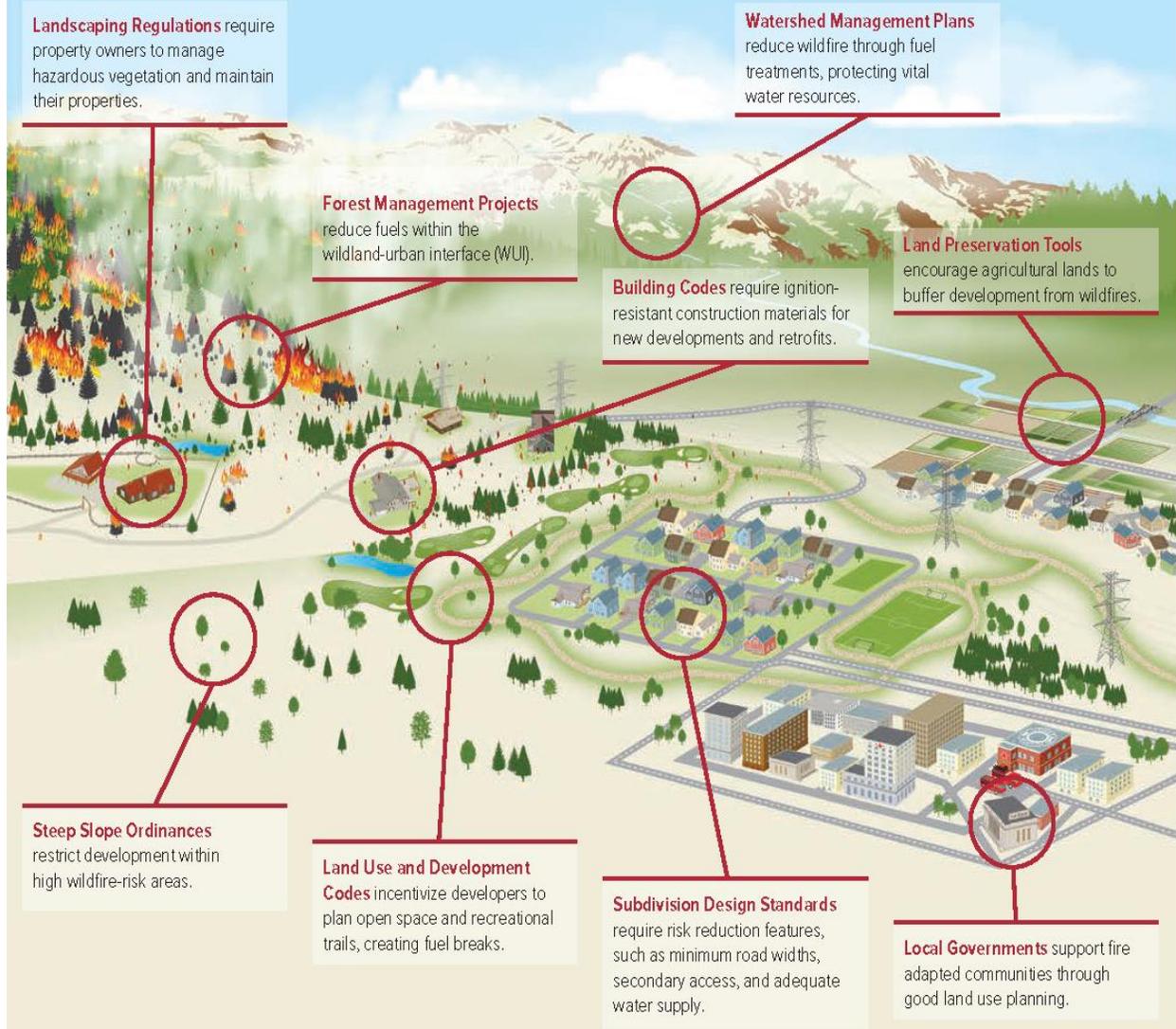
EXHIBIT

- A Land Use Planning Reduced Wildfire Risk Handout – from Wildfire Planning International and Headwaters Economics

Land Use Planning Reduces Wildfire Risk

http://planningforwildfire.org/wp-content/uploads/2018/09/CPAW_Firetopia_2016.pdf

Examples of Community Tools



Good land use planning helps reduce wild fire costs, increases public safety, and improves forest health.



Wildfire Planning International
Molly Mowery, President
www.wildfireplanning.com
molly@wildfireplanning.com | 303-358-9589



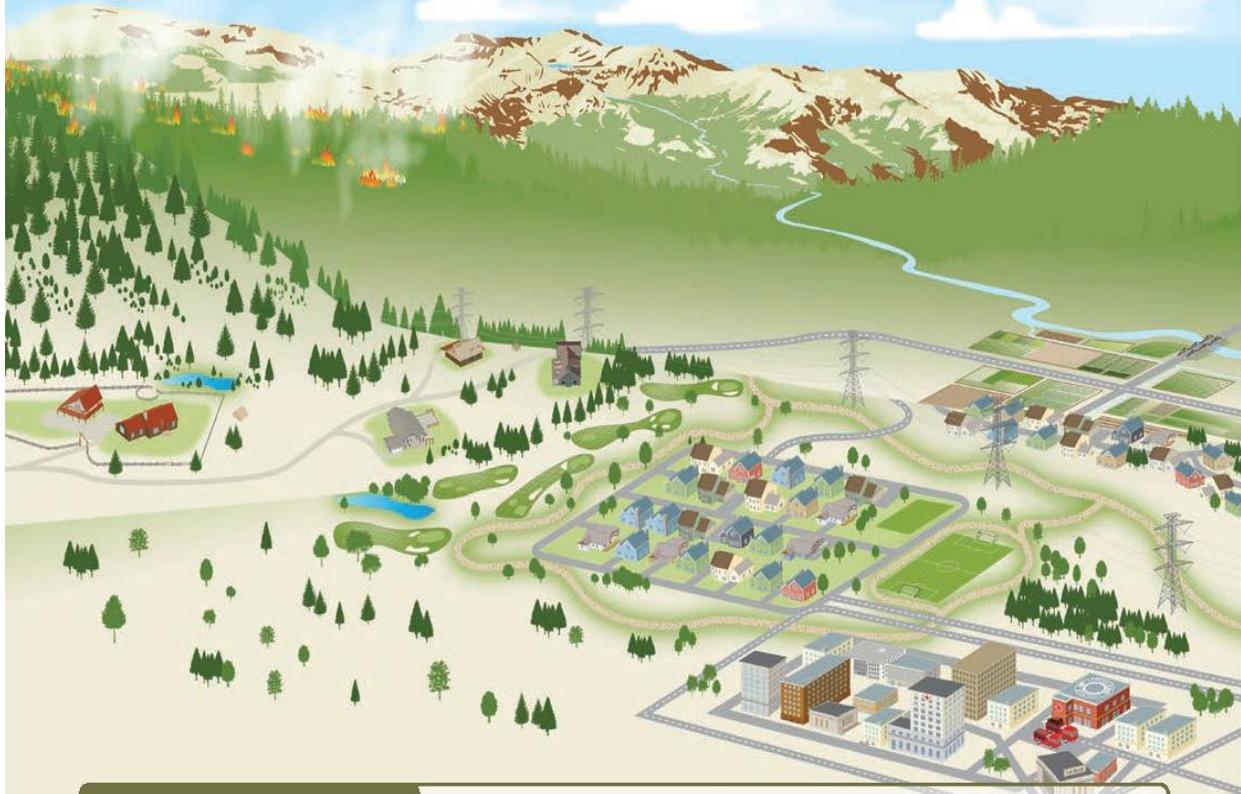
Headwaters Economics
Kimiko Barrett, PhD
<http://headwaterseconomics.org>
kimi@headwaterseconomics.org | 406-224-1837

Helping communities better plan the wildland-urban interface. | www.planningforwildfire.org

Land Use Planning Reduces Wildfire Risk

http://planningforwildfire.org/wp-content/uploads/2018/09/CPAW_Firetopia_2016.pdf

A fire adapted community is prepared for the next wildfire.

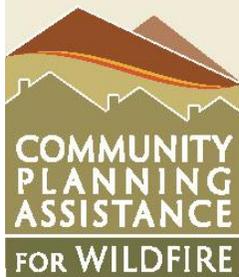


The Community Planning Assistance for Wildfire (CPAW) program works with communities to reduce wildfire risks through improved land use planning, including:

- Providing communities with professional consulting services, including land use planners, foresters, and wildfire risk modelers.
- Linking planning policies with other efforts, such as Community Wildfire Protection Plans (CWPP), Multi-Hazard Mitigation Plans, and Firewise Communities.
- Sharing lessons learned between different communities and enabling peer networking opportunities.

Good land use planning helps reduce wildfire costs, increases public safety, and improves forest health.

Participation in CPAW is voluntary and based on a competitive application process.
CPAW is a partnership between Headwaters Economics and Wildfire Planning International.



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Helping communities better plan the wildland-urban interface. | www.planningforwildfire.org