

**MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS**

Zoom link: <https://us06web.zoom.us/j/88934077467?pwd=ZmhVWC9DejVaSlFLQ0FpdFlZdk5qUT09>

Livestream: <http://facebook.com/BentonCoGov>

Tuesday, February 21, 2023

9:00 a.m.

Present: **Pat Malone**, Chair; **Xanthippe Augerot**, Commissioner; **Nancy Wyse**, Commissioner; **Vance Croney**, County Counsel; **Joe Kerby**, County Administrator

Staff: **Laurel Byer**, **Darren Nichols**, **Greg Verret**, **Inga Williams**, Community Development; **Cory Grogan**, Public Information Officer; **Suzanne Hoffman**, **April Holland**, **Jasper Smith**, Health; **Nick Kurth**, JSIP; **Gordon Kurtz**, Public Works; **Adam Loerts**, Information Technology; **Amanda Makepeace**, BOC Staff; **Erika Milo**, BOC Recorder; **James V. Morales**, Records & Elections; **Jef Van Arsdall**, Sheriff; **Matt Wetherell**, Juvenile Department

Guests: **Brittany Beyer**, **Colin Bussell**, **Dawn Gallagher**, Solarity; **Cynthia Crosby**, **Ken Eklund**, **Claire Fulsher**, **Kevin Fulsher**, **Bill Gellatly**, **Connie Jordan**, **Bob Larkin**, **Debbie Palmer**, residents; **John Harris**, Horsepower Productions; **Raymond Hill**, **Dan Oleson**, LS Networks, **Sam Imperati**, ICM Resolutions; **Tracy Lang**, **James Thom**, HP Corvallis; **Hyatt Lytle**, Corvallis City Councilor; **Andree Phelps**, Attorney; **Mike Reeder**, Attorney; **James Rennard**, Pioneer Connect; **Alex Powers**, Mid-Valley Media; **Jennifer Williams**, Corvallis Advocate

1. Opening:

1. Call to Order

Chair Malone called the meeting to order at 9:01 a.m.

2. Introductions

3. Announcements

2. Comments from the Public

**Bill Gellatly, Corvallis resident:* Gellatly, a retired mechanical engineer, asked the Board to consider these questions regarding Coffin Butte Landfill (CBL):

- Has there been a supplier analysis of Republic Services as if evaluating a new operation? How does RS compare with other suppliers in quality, technology, or environmental compliance issues?
- Has the Board asked RS to provide plans to address long-term problems of water treatment or ways to drive recycling issues back to the suppliers?
- Is there a plan to ensure that the substantial franchise fee increases will assure continuous improvement of operations at CBL? Might some of the franchise fee increases be tied to RS meeting improved rates of returning recycled plastic materials to the supply stream?

[Click here to see Exhibit 1](#)

{Exhibit 1: Gellatly Letter on Coffin Butte Landfill}

Debbie Palmer, resident: Palmer stated it was her understanding that the County would hire an independent third party to help create a request for proposals for the Sustainable Materials

Management Plan. If so, Palmer asked that the County solicit information from the community on who the consultant should be.

3. Review and Approve Agenda

The following item was removed from the agenda:

4.4 **Benton County Talks Trash Budget Review and Request** – *Darren Nichols, Community Development; Sam Imperati, ICM Resolutions*

The agenda number for **Broadband 101** was corrected from 4.5 to 4.6.

4. Work Session

4.1 ***Letter of Support Regarding CHIPS (Creating Helpful Incentives to Produce Semiconductors) Act Application** – *James Thom, Director of Operations, HP Corvallis*

Thom described the 2022 CHIPS Act, which offers \$52 billion to incentivize domestic manufacturing capacity. The CHIPS Act request for proposals is expected this week; HP intends to apply by May 2023 and would like to include letters of support from the Board and others. The HP Corvallis campus is the only HP semiconductor processing and assembly facility in the United States and is the most advanced microfluidics facility in the world. HP will seek funding for new advancements in printing technology and possibly other projects depending on funding requirements. HP will also apply for an enterprise zone in Benton County in March 2023, working with Jerry Sorte, Corvallis-Benton County Economic Development Office. Thom can provide information on HP utility usage and wastewater. Thom invited the Board to tour the facility and asked what other topics the Board would like addressed.

Augerot noted that if HP Corvallis brings in additional employees, housing will be a challenge, and asked how HP could help forge solutions for housing issues.

Wyse noted that an enterprise zone includes tax incentives for HP, and asked how that would impact the government.

Thom replied the Federal government is evaluating CHIPS applications based on community, city, county, and state support, and wants to see state financial commitment, which Thom is working on through Business Oregon. HP Corvallis is also part of an e-commerce zone.

Augerot asked if an enterprise zone is usually limited duration.

Thom confirmed a zone usually lasts three to five years. HP will probably request five years. There is potential for renewal based on job and wage criteria.

Malone asked what it would look like if HP succeeds in this initiative.

Wyse shared a community member chat question asking how much land HP has and whether HP will need more.

Thom replied that all work will be done within HP's existing buildings.

Augerot shared that Linn-Benton Community College (LBCC) is considering what programs to provide to support the local economy; Augerot mentioned to LBCC that HP was interested in this expansion.

Thom replied that HP helped design and provides instructors for the LBCC electronics program; HP hires interns from the program every year and actively recruits from it.

Responding to a question from Wyse, Thom shared that HP is requesting the letter of support in March or April 2023, before the early May 2023 application.

[Click here to see Exhibit 2](#) **{Exhibit 2: CHIPS Presentation}**

4.2 COVID Update from Department Operation Center – April Holland, Health Services

Holland reported that 250 people were hospitalized with COVID-19 statewide as of February 13, 2023, an increase from 219 two weeks ago, after a low of 203 on February 4, 2023. The last peak was 370 hospitalizations statewide in November 2022. As of yesterday, 153 people were boarding (waiting for a bed) in hospitals statewide, down from a peak of 355 at the end of 2022. About 5% of occupied Intensive Care Unit beds are filled with COVID-19 patients statewide; available beds have returned to levels seen before the end of 2022 surge. Variant XBB1.5 is advancing and estimated to make up over half of new infections in the Pacific Northwest. XBB1.5 does not seem to cause more severe disease than the original Omicron strain, but is more contagious. Reported COVID-19 cases are low in BC, as people are mainly using rapid antigen tests at home; it is estimated that about 5% of cases are reported. The week of February 5, 2023, Benton County had 77 reported cases, for a seven-day rate of 83 cases per 100,000 residents. Last week's testing positivity rate was 16%, which is high and indicates more cases are likely present, up from 11.7% two weeks ago. Wastewater signals continue to be elevated. Holland encouraged all to get the bivalent booster. About 28% of BC residents have received the booster, including 83% of residents ages 65 and up. Staff have been distributing the figures from the previous report about bivalent booster immunity through social media and partner emails. Tests are still widely available. If you test positive, consider getting assessed for treatments, especially if you are at high risk.

The Federal COVID-19 Emergency Declaration ends May 11, 2023. During the emergency, the Federal government extended health coverage, long-term services and support, and food benefits. Some of these temporary programs end soon. Oregon Health Authority and Oregon Department of Human Services are working to preserve benefits for as many people as possible and ensure coordination of additional resources. Staff should soon learn more about specific funding for vaccines, personal protective equipment, and tests for local Public Health, such as whether these can be purchased with remaining COVID-19 funds, or if additional funding may be coming.

Augerot noted that cold weather is expected again this week and staff are preparing inclement weather sheltering.

Malone asked about vaccination options for people who have not had the full series or the bivalent booster.

Holland replied that providers, pharmacies, and SamCare Express locations offer the primary series and bivalent boosters. The County COVID-19 information line is still available.

4.3 *Update from Benton County Talks Trash (BCTT) Solid Waste Process Work Group (WG) – Darren Nichols, Community Development

Regarding Palmer’s comment, Nichols noted that a Sustainable Materials Management Plan (SMMP) consultant is needed, but candidates have not been discussed yet. The BCTT WG will help advise on the scope of the SMMP and consultant criteria. Nichols did not expect to use a third party to help make the selection.

Imperati shared an updated WG schedule (exhibit 3):

- March 1, 2023: Subcommittees will create report draft five, to be issued March 3, 2023.
- March 4-5, 2023: public survey opens, focusing on the public’s reactions to the subcommittee recommendations.
- March 9, 2023: public virtual open house.
- March 13, 2023: final draft six to be published with survey results.
- March 17, 2023 staff and Imperati start assembling final report.
- March 24, 2023: final report to Board, to be published the week of March 26, 2023.
- April 18, 2023: WG to present at Board initial work session on this topic.

Imperati and Malone expressed appreciation for the significant time commitment that WG members have put in.

Nichols concurred. Members contributed well over 2,000 hours of volunteer time. Nichols also thanked staff including Grogan, JonnaVe Stokes (Communications), and Sarah Siddiqui (Equity, Diversity, & Inclusion) for helping prepare the open house. The communications team plans to translate materials into Spanish and American Sign Language.

[Click here to see Exhibit 3](#) {Exhibit 3: Updated BCTT Schedule}

4.4 Benton County Talks Trash Budget Review and Request – Darren

[Click here to see materials](#) *Nichols, Community Development; Sam Imperati, ICM Resolutions*

This item was postponed.

4.5 *Update from Justice System Improvement Program – Nick Kurth, Justice System Improvement Program Manager

Kurth reviewed recent JSIP milestones. January 2023: final Community Advisory Committee meeting, Board’s bond package decision. February 2023: staff submitted the bond measure title, which is under review and should be accepted shortly. The final JSIP Executive Committee meeting was last week, followed by an open house. Counsel to submit the bond measure/explanatory statement to the Board today (item 8.2). Remaining milestones: February/March 2023: submit materials for safe harbor review, community informational events. April 2023: mailer sent to residents. May 16, 2023: bond measure vote.

Kurth shared feedback on the open house; venue and format were well received, with considerable community interest and demand. This was the sixth large JSIP community event since mid-2021. Staff have held more than 50 small group presentations/meetings, which are ongoing. The open house had at least 200 community participants plus electeds and staff, with strong media coverage; 82 questionnaires were filled out. Kurth thanked Lindsey Goodman (JSIP), Grogan, Brenda Downum (Communications), Stokes, and Marriah De La Vega (Board’s Office).

Grogan described media coverage of the open house, including television, radio, and newspapers. The County advertised in local media and sent a mailer to all County residents as well as email lists and e-newsletters. Social media coverage was in the thousands.

Malone praised the event format and asked if this was the last large format JSIP presentation.

Kurth confirmed, but public engagement will continue. Kurth showed a video of the open house event. Staff and the Board thanked Harris for help with the video.

Augerot praised the event and the thoughtful questions from community members. Augerot felt there was a lot of community support and felt very optimistic.

Van Arsdall echoed feeling very optimistic.

Van Arsdall, Kerby, and the Board thanked staff.

[Click here to see Exhibit 4](#)

{Exhibit 4: JSIP Open House Video}

Chair Malone recessed the meeting at 10:16 a.m. and reconvened at 10:22 a.m.

4.6 Broadband 101 – Adam Loerts, Information Technology Services; Brittany Beyer, Dawn Gallagher, Solarity Representatives
[Click here to see materials](#)

Loerts explained that in 2021, a consortium of counties convened a Broadband Action Team (BAT), partnering with Oregon Cascades West Council of Governments (COG), which commissioned Solarity to study broadband access in the mid-Willamette Valley.

Beyer introduced Solarity, which provides broadband planning, mapping, outreach, and grant application assistance. Broadband means an always-on high-speed internet connection with specific technical specifications. Schools, libraries, hospitals, and municipality buildings need to be wired to 1 gigabyte capacity. Broadband providers depend on subscriptions, so suburban and especially rural areas are usually underserved. Beyer emphasized adoption, affordability, and access. Adoption: even if the infrastructure is there, people may need assistance to use or afford the service. Affordability: there is some Federal low-income assistance to reduce internet cost. Affordability is a bigger priority in urban areas, while access is a bigger priority in rural areas.

Broadband is an equity issue. Since the pandemic, everyone needs access to remote education and telemedicine. Emergency services and businesses are now highly tech-dependent. Many jobs and social services are only accessible online. Areas that provide return-on-investment have already been served; the remainder need public-private partnerships or provider incentives to close the gap. Many grants require matching funds. Beyer recommended reading the Oregon Broadband Strategic Plan from the Oregon Broadband Office (OBO).

COG tasked Solarity to create a Broadband Strategic Plan by the end of 2023. Solarity began with outreach in 2022 about the statewide program Faster Internet Oregon (FIO), which allows users to do home speed tests. Beyer showed a map of internet speed variation in the County, based on FIO data. Best speeds are in the City of Corvallis. A United States Department of Agriculture (USDA) \$25 million grant was just awarded to Pioneer Telephone to improve service in the area between northwest Benton and northeast Lincoln County. Monroe Telephone

Company is a protected area under USDA. Long-term strategy needs to focus on areas that do not have those solutions.

The Infrastructure Investment and Jobs Act (IIJA) passed in 2021, including \$42 billion for broadband nationwide. Oregon has already received \$5 million for planning and will receive \$550 million for infrastructure and related grants and \$782,193 for digital equity work. Grants will most likely be issued mid-2024. OBO will oversee about \$120 million in US Treasury Capital Projects Funds for Technical Assistance Grants to be awarded spring 2023, and Broadband Infrastructure Grants available fall 2023. Other sources: USDA ReConnect (November 2023 deadline), Economic Development Authority (Federal grants for smaller projects), and American Rescue Plan Act (ARPA).

The Broadband Equity, Access & Deployment (BEAD) five-year plan and Economic Development Authority five-year plan will probably be approved in fall 2023; then each state must submit a plan to allocate its IIJA grant. Municipalities can prepare for potential broadband infrastructure builds by studying current coverage, considering a County-level point of contact, and working on matching funds. Counties can also form a county-level BAT or other structure, and consider applying for a Broadband Technical Assistance Program level one project.

In March 2023, Solarity will deliver a near-term broadband funding matrix to COG. Outreach, surveys, and speed tests will continue. Rapid Design Studies will show the cost to close the gap in areas of concern. Solarity recommends that County leaders support the FIO speed test initiative, align interested parties, and consider funding options.

Loerts to send more information, including talking points to share with other electeds.

Augerot expressed concern about uneven coverage in Corvallis, in addition to gap areas, and asked how much Corvallis had engaged with the contract.

Loerts replied that Corvallis is not part of the BAT, but had been involved in some community efforts.

Augerot noted Corvallis is a critical partner, with the majority of Benton's population. Service is also a matter of economic competitiveness, such as being able to support the HP buildout.

Loerts stated that this study will examine options as well as availability. This data is focused on rural broadband availability, but will provide information that also helps urban areas.

Beyer added that each County asked Solarity to work on a business-specific survey. If there are areas of concern in Corvallis, make sure internet users are taking speed tests, which allow Solarity to analyze the information and take that to providers. The overall strategy will be about closing gaps between urban areas, but city hubs will not be forgotten.

Malone asked if IIJA funding goes to states, after which counties compete for grants.

Beyer confirmed.

Loerts explained the OBO has expanded to help address this issue and has a larger committee working on how to divide funding among counties. The mapping will be a living document of broadband as a utility, and will give the County a new information tracking resource.

Malone asked about the relationship between the Benton County Information Technology (IT) Department and COG regarding grant applications.

Loerts is a member of the regional BAT and provides information to the IT team. COG is taking the lead on working with Solarity, but BAT will work with Solarity's plan, develop strategies, and return to the Board about match funding.

Augerot asked if Loerts had done external networking with local internet providers.

Loerts replied that many providers are involved in BAT, and BAT keeps providers up to date.

Malone emphasized telling the public about the speed tests. More participants means better information, which improves the County's chance of getting grants.

Loerts shared that Grogan and Stokes have been spreading the word on all County channels.

5. Consent Calendar

[Click here to see materials](#)

5.1 In the Matter of Appointment to the Benton County Planning Commission: Ed Fulford

[Click here to see materials](#)

5.2 In the Matter of Reappointments to the Community Services Consortium Community Action Advisory Council: Cookie Johnson, Mark Edwards, Jerry Groesz

[Click here](#)

5.3 In the Matter of Approving the Minutes of the February 7, 2023 Tuesday Board Meeting

[Click here](#)

5.4 In the Matter of Approving the Minutes of the March 22, 2022 Information Sharing Meeting

[Click here](#)

5.5 In the Matter of Approving the Minutes of the February 22, 2022 Information Sharing Meeting

[Click here](#)

5.6 In the Matter of Approving the Minutes of the January 25, 2022 Information Sharing Meeting

MOTION: Augerot moved to approve the Consent Calendar of February 21, 2023. Wyse seconded the motion, which **carried 3-0.**

6. Public Hearing

[Click here to see materials](#)

PH1 In the Matter of a Public Hearing and Potential First Reading of Ordinance 2023-0318 Revising Benton County Code (BCC), Chapters 4, 5, and 6 – James V. Morales, Records & Elections

Chair Malone opened the Public Hearing at 11:15 a.m.

Staff Report

Morales explained the revision was mainly clean-up after staff identified areas of concern for the process. Chapter 4: the filing deadline for a commissioner candidate was updated to align with Oregon Revised Statutes (ORS). Chapter 5: an update on advisory measures, which Morales

proposed because there was an instance of an advisory measure that went out to the community, but staff did not have any guidance. There is no State guidance. Morales' concern was the space that an RCV contest or advisory measure takes on a ballot. The change clarifies that three dates in the two-year election cycle (besides primary, general, and special district elections) are available for advisory measures. Chapter 6: makes code on voters pamphlet distribution more clear and less restrictive, allowing options such as placing the pamphlet in the ballot envelope. A redundant section was removed.

Augerot noted that in chapter 6, clauses 6.305(2)(b)(ii) and 6.405(2)(b)(ii) state: "The Elections Office shall reject any argument which: incites, promotes, or advocates hatred, abuse, violence, or hostility toward or which tends to cast ridicule or shame upon any person or group by reason of race, color, religion, or manner of worship." Augerot opined that this should include gender, or refer to State anti-discrimination statutes.

Counsel was fairly certain that the proposed language mirrored ORS or Oregon Administrative Rules, and that the phrase 'which tends to cast ridicule or shame upon any person' might be broad enough to capture Augerot's concern.

Augerot requested that staff investigate a more specific approach.

Morales asked if it would be possible to pass the Ordinance saying staff will add gender to those sections.

Counsel preferred to research the item first.

Public Comment

No comment was offered.

Because the Ordinance as written included all three chapters, Counsel recommended that the Board postpone the vote on this item until the March 7, 2023 board meeting.

Chair Malone continued the Public Hearing to March 7, 2023 at 11:00 a.m., time certain or as soon thereafter as the matter may be heard.

PH2 *In the Matter of a Public Hearing Regarding an Appeal of Planning Commission Land Use Decision Regarding LU-22-023; Jordan – Inga Williams, Community Development

[Click here for link to see materials](#)

Chair Malone opened the Public Hearing at 11:30 a.m. Malone explained that the applicable substantive criteria on which this case shall be decided are found in Benton County Code (BCC) 55.120, 55.405, 99.810, and 99.705. Applicants have the burden of proving that all of the relevant approval criteria have been met.

The Board had no bias, conflict of interest, or ex parte contacts to declare.

Staff Report

Williams explained that Community Development (CD) received this application for an accessory farm help dwelling for a relative of the farm operator on March 21, 2022. CD denied the application. The decision was appealed to the Planning Commission (PC), which denied the appeal. The applicants appealed the PC decision to the Board. March 21, 2023 is the final state-mandated deadline for all County-based appeals. The property contains 64 acres zoned Exclusive

Farm Use (EFU). Cynthia Crosby is the farm operator and Connie Jordan is the farm owner. Claire and Kevin Fulsher are relatives who provide help to Jordan and Crosby.

Staff concluded the application meets all criteria except BCC section 55.120(1)(b): “the relative’s assistance in the management and farm use of the existing commercial farming operation is required by the farm operator.” The decision rested on two issues: when is farming a commercial farm operation (CFO), and how does the word ‘require’ apply to the applicant’s stated need. Staff used the objective criteria established by the Land Use Board of Appeals (LUBA) to determine that the appellants’ operations do not rise to level of a commercial farming operation, based on a minimum parcel size of 80 acres, a minimum \$80,000 gross income for primary or accessory farm dwelling, and the definition of a commercial agricultural enterprise in Oregon Administrative Rules (OARs). Staff concluded that live-on farm help is not required. Claire and Kevin Fulsher already provide supplemental help within a 15-minute drive from the property. Appellants also rely on help from neighbors, a part-time employee, and others. The appellants have retirement savings and thus do not rely on this farm for their living.

Williams noted that the appellants and their attorneys have submitted supporting documentation. While appellants and attorneys do not agree with the staff assessment, those parties may not substitute their own definition of a CFO or the term ‘required.’ Staff recommended that the Board uphold the PC’s denial of the appeal.

Appellants

Mike Reeder explained that he and Andree Phelps are attorneys jointly representing the appellants. Reeder provided a memo to the Board (exhibit 5) detailing the appellants’ case against the denial. Reeder cited ORS 196.307(4), which states that a local government may adopt only clear and objective standards (C&OS) for housing development. LUBA and courts have held that any standard that is not clear and objective must be waived. Reeder argued the following standards in BCC are not clear and objective and thus should be waived:

1. Does the farming operation rise to the level of a CFO?
2. When is the relative’s assistance with the management and farm use of the existing CFO required?

1. Commercial Farming Operation

Reeder stated that staff’s determination of what activities would constitute a CFO was inconsistent with prior interpretations. Staff stated that only two of the appellants’ farming operations create a profit: breeding cattle and raising hay. Reeder maintained the appellants’ apple orchard and agricultural equipment maintenance and use should also be included.

Staff stated the land was not used primarily to obtain a profit, whereas the submitted business and marketing plan shows that the primary use is for CFOs. Staff’s determination was a judgment call. Staff suggest the appellants do not rely on the farm for the majority of their income, which is inaccurate and not a criteria in code.

LUBA has dealt with questions from other counties about how to determine if a farm operation rises to the level of a CFO to merit a relative farm-help dwelling (RFHD). LUBA allows RFHDs that meet the criteria to fit in one of three safe harbors. But in the 2009 *Richards* case, LUBA held that despite those safe harbors, the County can approve an RFHD when the scale and intensity of farm use rises to the level of a CFO. Staff recognized this option in the original staff report, but that analysis was later omitted.

2. Need for Assistance; Definition of ‘Required’

Reeder addressed whether the farm operator requires assistance. The term ‘requires’ is not defined in BCC or ORS, and thus is not clear and objective. In prior decisions, staff have defined ‘requires’ as ‘less than absolutely necessary.’ Staff have shifted the definition of ‘required’ in the appellants’ case. Reeder discussed different dictionary definitions of ‘requires’ and cited cases relating to the interpretation of ‘required’ assistance and standards for a CFO:

- *Roberts Application*: County Counsel cited this case to argue that C&OS were used in the appellants’ case; however, Reeder argued that *Roberts* supports the appellants.
- *Lane County versus R. A. Heintz*, a 1961 Oregon Supreme Court case, found that the language of an ordinance must be interpreted, where doubt exists as to the intention of the legislative body, in favor of the property owner and against any implied extension of the restriction.
- *Fortier Application*: Benton County approved an RFHD on a 48-acre hazelnut farm with zero income, based on the owner’s statement that the help was required.
- *Bricker Application*: the County defined ‘required’ as ‘needed for a specific purpose,’ not ‘absolutely necessary.’ The County stated that an \$80,000 annual income is a subjective standard and a farm could be a CFO even if it does not meet that threshold, saying that the closest definition of a CFO is from the OAR definition of commercial agricultural enterprise.
- This non-specific definition was further developed by the *Richards* case, where the County admits that this is not a C&OS.
- Staff stated that ‘necessary’ as used in *Louks versus Jackson County* is different from the term ‘required’ in BCC. Staff provided no explanation of why that analysis was not applied in the appellants’ case.

Expert Testimony

Reeder provided two expert testimonials (see packet) to evidence the farmers’ production levels and need for assistance, and stated that this information was not addressed by staff. The appellants also submitted a business plan which described their desire to increase yields and productivity. The plan projects 2024 cattle and hay yields which would earn over \$80,000 per year. Reeder concluded this farm is a CFO for the purpose of obtaining a profit.

Responding to questions from Wyse, Reeder replied that the farm is not located in any UGB or incorporated area, is not currently making \$80,000 per year in profit, and is not over 80 acres in size.

No other testimony or staff response was offered.

Augerot asked whether C&OS did not prevail in this instance because those standards apply within the Urban Growth Boundary (UGB), and are pertinent to housing decisions and expansion of housing, rather than any additional housing on EFU land (which is governed by Oregon planning goal three).

Counsel replied that the courts have applied C&OS for housing both inside and outside the UGB.

Malone asked if Community Development had anything to add, since some of the appellants’ information was provided after PC deliberations.

Nichols replied that staff reviewed the additional evidence and determined it does not change staff’s original decision.

Wyse asked about the Board’s options for deliberating and making a decision at a future meeting, to allow time to read the new material.

Nichols replied that the County must make its decision no later than the extended deadline of March 21, 2023, otherwise the appellants can file a mandamus.

Counsel noted it has not been unusual to continue these hearings in the past, particularly when new information was received.

The Board decided to continue the public hearing at the March 7, 2023 meeting.

Wyse asked if the prohibition on ex parte contact was still in effect.

Counsel replied that the prohibition on ex parte contact, bias, and conflict of interest still applies until the Board makes its final decision.

Chair Malone closed the record for this hearing at 12:23 p.m.

Chair Malone continued the Public Hearing to March 7, 2023 at 11:00 a.m., time certain or as soon thereafter as the matter may be heard.

[Click here to see Exhibit 5](#)

{Exhibit 5: LU-22-023 Appeal Hearing Memorandum}

Chair Malone recessed the meeting at 12:25 p.m. and reconvened at 12:33 p.m.

7. Old Business

7.1 Approval of the 2023-2028 Community Wildfire Protection Plan (CWPP) – [Click here to see materials](#) *Inga Williams, Community Development*

Malone noted that the County delayed completing the CWPP due to waiting for the State to complete the Wildfire Risk Map (WRM); however, the WRM is on hold, so the County is proceeding. Malone asked how much the CWPP had changed since spring 2022.

Williams replied the WRM is now expected to be complete at the end of 2024 and will be incorporated into the CWPP at that time. The existing WRM is an appendix of this document. Few differences are expected. Benton County is designated as low to moderate risk. The Oregon Department of Forestry (ODF) and the Fire Defense Board Chair requested a few revisions to the CWPP; staff made those changes, and those agencies approved the document.

Augerot asked if “Appendix G: Strategic Planning Areas and Projects” was a living document, to be updated with priorities and additional information.

Williams confirmed. The document will probably be updated soon if staff receive funding, because project priorities must be determined. An update involves convening all the Fire Chiefs, OSU, a steering committee, ODF, and the full advisory body with FireWise chairs and interested members of the public.

MOTION: Wyse moved to accept the 2023-2028 Community Wildfire Protection Plan as presented by staff and as approved by the Fire Defense Board and the Department of Forestry. Augerot seconded the motion, which **carried 3-0.**

7.2 In the Matter of a Second Reading of Ordinance No. 2023-0316, Development Code Amendments Regarding Stormwater – Greg Verret, Community Development; Gordon Kurtz, Public Works

[Click here to see materials](#)

Verret explained that on February 7, 2023, the Board held a Public Hearing and first reading on these code amendments. The amendments are necessary to comply with State requirements. The Ordinance is unchanged since the first reading.

MOTION: Augerot moved to enact Ordinance No. 2023-0316, amending the stormwater provisions of the Development Code, and conduct the second reading of the Ordinance. Wyse seconded the motion, which **carried 3-0.**

Counsel read the ordinance aloud (short title). Effective 3/23/2023.

7.3 In the Matter of a Second Reading of Ordinance No. 2023-0317, Benton County Code Amendment Regarding the Adair Village Urban Growth Boundary (UGB) – Greg Verret, Community Development

[Click here to see materials](#)

Verret explained that on February 7, 2023 the Board held a Public Hearing and first reading of the Ordinance. A joint Public Hearing with the Adair Village City Council was held. The Ordinance amends the UGB by adding two properties, to be rezoned from Exclusive Farm Use to Urban Residential. This is a holding zone until the area is annexed into Adair Village, at which time it will be rezoned, supplied with city services, and developed.

MOTION: Wyse moved to enact Ordinance No. 2022-0317, amending the Adair Village Urban Growth Boundary, and conduct the second reading of the ordinance. Augerot seconded the motion, which **carried 3-0.**

Counsel read the ordinance aloud (short title), to be effective March 23, 2023.

8. New Business

8.1 Revised Ranked Choice Voting (RCV) Rules – James V. Morales, Records & Elections

[Click here to see materials](#)

Morales presented revised rules for implementation for RCV. If approved by the Board, Morales will request that the City of Corvallis adopt the same rules or tie to the County rules so both jurisdictions remain aligned. The amendments are additions which capture some of the functionality in the current system and clarify the process, including:

- Defining continuing ballots.
- Clarifying on RCV returns that the County will only release first-choice rankings, and will wait until all ballots are cast before running the RCV process.
- Defining batch elimination as a process utilized when more than one candidate is mathematically eliminated from having the opportunity to win, and defining the winning threshold that comes from those continuing ballots.
- Applying automatic recount for a RCV contest to ensure consistency with the plurality voting method, where the top two candidates' number of votes is used to determine when the threshold for an automatic recount is reached.
- Clarifying that RCV would be applied in the event of a tie vote if there were two or more remaining candidates.

Counsel noted that these changes reflect the experience that Records & Elections office has gained since the original rules were created.

Malone asked if the Oregon legislature is considering applying RCV statewide.

Morales confirmed, primarily through House Bill 2004, which Speaker Dan Rayfield drafted. Morales will meet with Rayfield to discuss further. Morales has received requests to participate in many groups to provide feedback on RCV.

MOTION: Augerot moved to accept staff recommended revisions to the Ranked Choice Voting Rules for Implementation. Wyse seconded the motion, which **carried 3-0.**

8.2 Justice System Improvement Program (JSIP) Ballot Measure and Explanatory Statement for SEL 801 – Vance Croney, County Counsel; Nick Kurth, Justice System Improvement Program (JSIP) Manager
[Click here to see materials](#)

Counsel explained this is the last step in submitting the JSIP measure to the Elections Office for publication and vote. SEL 801 is the notice of the ballot measure for the election, which is submitted after the publication period. Provided there are no challenges or changes, the language on this form is the same that the Board approved two weeks ago.

Morales noted there were no challenges as of this morning.

Counsel added that the explanatory statement went through extensive edits and reflects a truly collaborative effort. If approved, Counsel will file the items on February 24, 2023.

Responding to a question from Augerot, Counsel confirmed the inclusion of the sentence, “If the bonds are approved, they will be payable from taxes on property ownership that are not subject to limits of sections 11 and 11b, Article XI of the Oregon Constitution.”

Kerby and the Board acknowledged staff for participating in this milestone.

MOTION: Augerot moved to adopt/approve SEL 801 and the explanatory statement as presented. Wyse seconded the motion, which **carried 3-0.**

9. Departmental Reports & Requests

9.1 Establish Quality Assurance Coordinator (QAC) Position in Developmental Diversity Program – Jasper Smith, Suzanne Hoffman, Health Services
[Click here to see materials](#)

Smith explained the State Office of Developmental Disability Services passed ARPA funding to Benton County for the QAC position. The position was approved by the Position Review Committee, but the Committee can only approve the position as limited duration. Staff would like this to be a full-time permanent position and expect to have long-term funding.

Responding to questions from Augerot, Smith explained that instead of providing direct services, the QAC works on administrative aspects such as foster care licensing, billing, payments, and/or protective service investigations. The County will receive State funding every two years. The County bills for services with the State, receives reimbursements through the local match program, and uses the local match to fund these positions. Funds were already received from the State and must be spent before March 2025.

Hoffman added that this position will be included in forthcoming budget information; Chief Financial Officer Rick Crager has reviewed and approved the funding plan.

MOTION: Augerot moved to approve the creation of a permanent Quality Assurance Coordinator position in the Developmental Diversity program, and begin recruitment for a potential hire date in April 2023. Wyse seconded the motion, which **carried 3-0.**

Smith shared that the Developmental Diversity Program will be in its new location at the Sunset Building on February 27, 2023.

10. Other

Wyse volunteered to serve on the Inter-Governmental Council for the Coordinated Homeless Response Office.

MOTION: Augerot moved to appoint Commissioner Wyse to serve on the Inter-Governmental Council for the Coordinated Homeless Response Office under House Bill 4123. Wyse seconded the motion, which **passed 3-0.**

Wyse shared that Branden Pursinger, Association of Oregon Counties, is seeking county data on well needs and water insecurity for the 2023 Legislative draft package. Although Benton County has not been in a formal drought, Wyse asked if staff want to be involved.

Kerby recommended that Hoffman and Kerby discuss who best to address that.


Wyse expressed interest in the project. Wyse to reply to Pursinger and forward to Kerby and Hoffman.


Augerot asked if another Commissioner could attend the ODF meeting and tour on March 8-9, 2023.

Malone could probably attend on March 9. Malone noted the Board will finish Information Sharing from the February 16, 2023 meeting at a later date.

11. Adjournment

Chair Malone adjourned the meeting at 1:14 p.m.

DocuSigned by:

09666320C1A2400...
Pat Malone, Chair

DocuSigned by:

736EA4FEB0B0496...
Erika Milo, Recorder

** NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*



AGENDA REV1

(Chair May Alter the Agenda)

BENTON COUNTY BOARD OF COMMISSIONERS

Tuesday, February 21, 2023, 9 AM

How to Participate in the Board of Commissioners Meeting			
In-Person	Zoom Video	Zoom Phone Audio	Facebook LiveStream
Kalapuya Building 4500 Research Way Corvallis, OR	Click for Zoom link	Dial 1(253) 215-8782	Click for Facebook LiveStream link
	Zoom Meeting ID: 889 3407 7467		
	Zoom Passcode: 559346		

1. Opening

- 1.1 Call to Order
- 1.2 Introductions
- 1.3 Announcements

2. Review and Approve Agenda

3. Comments from the Public

Time restrictions may be imposed on public comment, dependent on the business before the Board of Commissioners. Individual comment may be limited to three minutes

4. Work Session

- 4.1 15 minutes – Letter of Support Regarding CHIPS (Creating Helpful Incentives to Produce Semiconductors) Act Application – *James Thom, Director of Operations, Hewlett Packard Corvallis*
- 4.2 15 minutes – COVID Update from Department Operation Center – *April Holland, Health Services*
- 4.3 15 minutes – Update from Benton County Talks Trash Solid Waste Process Workgroup – *Darren Nichols, Community Development*
- 4.4 15 minutes – Benton County Talks Trash Budget Review and Request – *Darren Nichols, Community Development; Sam Imperati, ICM Resolutions*

The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

- 4.5 15 minutes – Update from Justice System Improvement Program – *Nick Kurth, Justice System Improvement Program Manager*
- 4.5 60 minutes – Broadband 101 – *Adam Loerts, Information Technology Services; Brittany Beyer, Dawn Gallagher, Trey McMullen; Solarity Representatives*

The Board will take a brief recess between the Work Session and Business Meeting

BUSINESS MEETING

5. Consent Calendar

- 5.1 In the Matter of Appointment to the Benton County Planning Commission: Ed Fulford
- 5.2 In the Matter of Reappointments to the Community Services Consortium Community Action Advisory Council: Cookie Johnson, Mark Edwards, Jerry Groesz
- 5.3 In the Matter of Approving the Minutes of the February 7, 2023 Tuesday Board Meeting
- 5.4 In the Matter of Approving the Minutes of the March 22, 2022 Information Sharing Meeting
- 5.5 In the Matter of Approving the Minutes of the February 22, 2022 Information Sharing Meeting
- 5.6 In the Matter of Approving the Minutes of the January 25, 2022 Information Sharing Meeting

Public Hearings

(Hearings are heard at 11:00 a.m., time certain or as soon thereafter as the matter may be heard)

Those wishing to speak should sign the “Public Comment” sign-in sheet – Thank you.

- PH1 In the Matter of a Public Hearing and Potential First Reading of Ordinance 2023-0318 Revising Benton County Code (BCC), Chapters 4, 5, and 6 – *James V. Morales, Records & Elections*

The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

PH2 In the Matter of a Public Hearing Regarding an Appeal of Planning Commission Land Use Decision Regarding LU-22-023; Jordan – *Inga Williams, Community Development*

7. Old Business

- 7.1 Approval of the 2023-2028 Community Wildfire Protection Plan– *Inga Williams, Community Development*
- 7.2 In the Matter of a Second Reading of Ordinance No. 2023-0316, Development Code Amendments Regarding Stormwater – *Greg Verret, Community Development; Gordon Kurtz, Public Works*
- 7.3 In the Matter of a Second Reading of Ordinance No. 2023-0317, Benton County Code Amendment Regarding Adair Urban Growth Boundary – *Greg Verret, Community Development*

8. New Business

- 8.1 Revise Ranked Choice Voting Rules – *James V. Morales, Records & Elections*
- 8.2 Justice System Improvement Program (JSIP) Ballot Measure and Explanatory Statement for SEL-801 – *Vance Cronney, County Counsel; Nick Kurth, Justice System Improvement Program (JSIP) Manager*

9. Departmental Reports and Requests

- 9.1 Establish Quality Assurance Position in Developmental Diversity Program – *Jasper Smith, Suzanne Hoffman, Health Services*

10. Other

ORS 192.640(1)“ . . . notice shall include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects.”

The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

WORK SESSIONS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Board of Commissioners

Contact Name * Joe Kerby

Phone Extension * 5417666394

Meeting Attendee Name * Darren Nichols, Sam Imperati

Agenda Item Details



Item Title * Benton County Talks Trash Work Group: Detailed project budget update

Item Involves *

- Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 15 minutes

Board/Committee Involvement * Yes No

**Name of
Board/Committee**

Benton County Talks Trash Work Group

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

The County's process facilitator will provide the Board with a detailed project and budget update, as well a detailed estimate of resources needed to complete work under the Board's adopted Charter.

Options*

Provide direction and approval for remaining work tasks and budget.

Fiscal Impact*

- Yes
- No

Fiscal Impact Description*

The process facilitator will prepare and present a detailed overview of resources expenditures to date and a detailed estimate of required resources remaining to complete work under the Charter.

2040 Thriving Communities Initiative

Mandated Service? * Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values * Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections * Solid Waste and Disposal impact nearly every aspect of Benton County - from environmental to economic to social - including the Core Values of the 2040 Healthy Communities initiative.

Focus Areas and Vision * Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection * While solid waste and disposal are not directly listed in the Focus Areas, those issues are part of the County's adopted Comprehensive Plan and are a critically important factor in the County's sustainable future.

Recommendations and Motions

Item Recommendations and Motions

Staff

Recommendations*

Staff recommends that the Board receive an update from the County's third-party process facilitator, then provide feedback and support appropriate to complete the work under the Board's adopted Charter.

Meeting Motions*

I move to ...

Based on information presented by the County's process facilitator, and in support of the Board's commitment to complete work outlined in the adopted Charter, I move to

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Comments (optional) Sam Imperati, the process facilitator will prepare and present detailed project and budget updates through the completion of the work group's February 17, 2023, Draft #4 Findings and Recommendations Report.

If you have any questions, please call ext.6800

**Department
Approver**

JOE KERBY

1.

Department Approval

Comments

Signature

Hanna Kwiatkowski

4.

County Administrator Approval

Comments

Signature

Hanna Kwiatkowski

2.

Counsel Approval

Comments

Signature

Vance M. Coney

5.

BOC Final Approval

Comments

Signature

Hanna Kwiatkowski

3.

Finance Approval

Comments

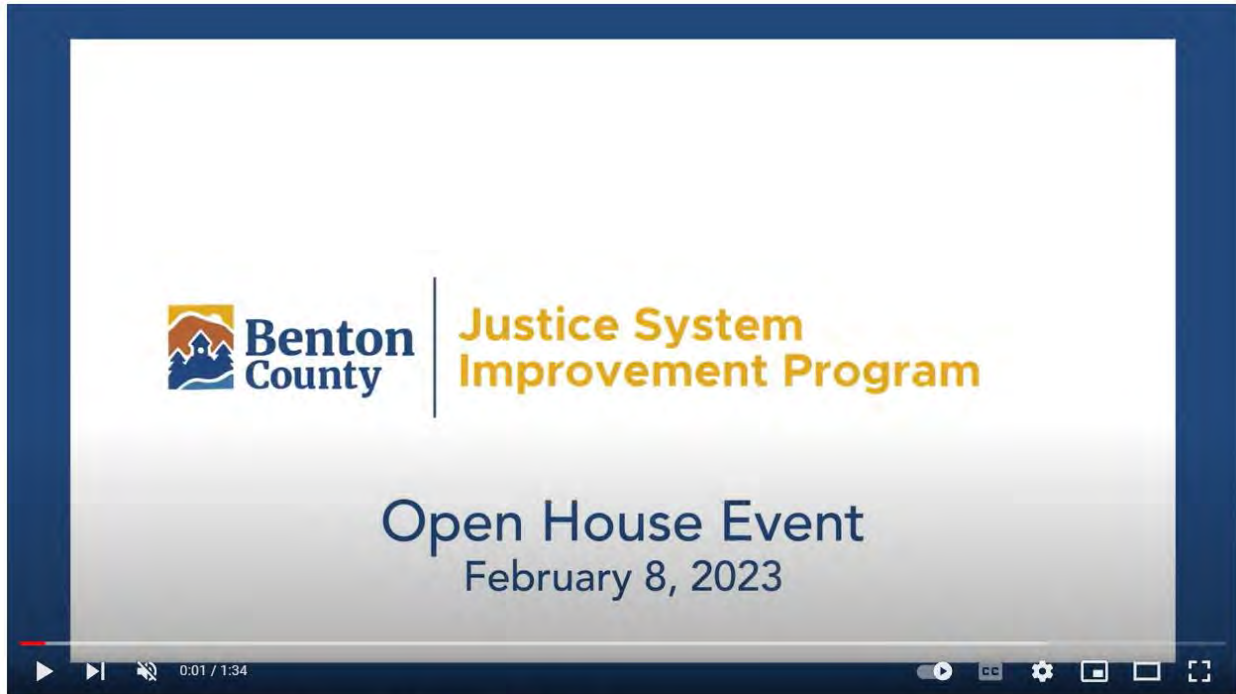
Signature

Rick Crager

6.

For 230221 Tuesday Board Meeting, 4.5 JSIP Presentation, Nick Kurth **(EXHIBIT)**

Direct link: <https://youtu.be/e3H4lCnyZOW>



Benton County Justice System Improvement Program Open House



Benton Co, Oregon
2 subscribers

Subscribe

0 Share Download Save

MAKEPEACE Amanda

From: KURTH Nick
Sent: Wednesday, February 15, 2023 1:16 PM
To: MILO Erika; DELAVEGA Marriah
Cc: GROGAN Cory; MAKEPEACE Amanda
Subject: RE: JSIP Open House for Tuesday 2/21

Many thanks, Erica!

Best,
ncik

From: MILO Erika <Erika.Milo@Co.Benton.OR.US>
Sent: Wednesday, February 15, 2023 1:08 PM
To: KURTH Nick <Nick.Kurth@Co.Benton.OR.US>; DELAVEGA Marriah <marriah.delavega@Co.Benton.OR.US>
Cc: GROGAN Cory <cory.grogan@Co.Benton.OR.US>; MAKEPEACE Amanda <amanda.makepeace@Co.Benton.OR.US>
Subject: RE: JSIP Open House for Tuesday 2/21

Hi Nick,

Thank you for the advisement; the video will be queued up for you.

Best wishes,

Erika

From: KURTH Nick <Nick.Kurth@Co.Benton.OR.US>
Sent: Wednesday, February 15, 2023 12:47 PM
To: DELAVEGA Marriah <marriah.delavega@Co.Benton.OR.US>; MILO Erika <Erika.Milo@Co.Benton.OR.US>
Cc: GROGAN Cory <cory.grogan@Co.Benton.OR.US>
Subject: FW: JSIP Open House for Tuesday 2/21

Marriah and Erika,

I am providing the Commissioners a short JSIP update next Tuesday that will focus on the Open House. In the email below near the bottom is a link to the YouTube video of the event. I would like to play the video for the Commissioners as part of my update and ask that you have it queued-up to play.

Thank you.

Best,
nick

From: GROGAN Cory <cory.grogan@Co.Benton.OR.US>
Sent: Thursday, February 9, 2023 11:56 AM
To: MALONE Patrick <Pat.Malone@Co.Benton.OR.US>; VANARSDALL Jefri <jefri.vanarsdall@Co.Benton.OR.US>; KERBY Joseph <Joseph.Kerby@Co.Benton.OR.US>; AUGEROT Xanthippe <Xanthippe.Augerot@Co.Benton.OR.US>; WYSE Nancy

<nancy.wyse@Co.Benton.OR.US>; HAROLDSON John <John.M.HAROLDSON@co.benton.or.us>; KURTH Nick <Nick.Kurth@Co.Benton.OR.US>; HOFFMAN Suzanne <suzanne.hoffman@Co.Benton.OR.US>; CRAGER Rick <rick.crager@co.benton.or.us>; WETHERELL Matt <Matt.Wetherell@Co.Benton.OR.US>; STOCKHOFF Gary <Gary.Stockhoff@Co.Benton.OR.US>; SANDS Damien <damien.sands@Co.Benton.OR.US>; GARCIA Ricky <Ricky.Garcia@CO.Benton.OR.US>; DEVANEY John <John.Devaney@Co.Benton.OR.US>; Allison Hobgood <allison.hobgood@gmail.com>

Cc: GLASS Jaimi <jaimi.glass@Co.Benton.OR.US>; CHAMBERS Jade <jade.chambers@Co.Benton.OR.US>; MCNAUGHTON Melanie <Melanie.Mcnaughton@Co.Benton.OR.US>; *Benton Web PIO; DOWNUM Brenda <Brenda.Downum@Co.Benton.OR.US>; OLSON Kailee <Kailee.Olson@Co.Benton.OR.US>; GLASS Jaimi <jaimi.glass@Co.Benton.OR.US>; GOODMAN Lindsey <lindsey.goodman@Co.Benton.OR.US>; TAYLOR James <james.taylor@Co.Benton.OR.US>; DELAVEGA Marriah <marriah.delavega@Co.Benton.OR.US>; STOKES JonnaVe <JonnaVe.Stokes@Co.Benton.OR.US>

Subject: JSIP Open House

Good afternoon,

FYI. The following information has been shared with the media and the public and includes news, video, and photos from the open house. Thank you for supporting a successful open house:

- [Benton County Website](#)
- [FlashAlert for media partners with video, photos, and captions](#)
 - KORC and Philomath News were at the event
 - Sent b-roll and photos with info to KEZI
- [Constant Contact JSIP listserv](#)
- [Constant Contact Benton County Employees](#)
- [Open House Feature Video - YouTube](#)
- [Flickr](#)

Posting on social media this afternoon

- Facebook
- Instagram
- Twitter
- LinkedIn
- Nextdoor

Thanks,



Cory Grogan

Public Information Officer

O: 541-766-6843 C: 541-745-4468

Email: cory.grogan@co.benton.or.us

www.co.benton.or.us

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VIDEO AND PHOTOS: BENTON COUNTY COMMUNITY OPEN HOUSE FOR JUSTICE SYSTEM IMPROVEMENT PROGRAM (PHOTO)

News Release from **Benton County Government**

Posted on FlashAlert: February 9th, 2023 9:29 AM

Downloadable file: [GLA_0943.jpg](#)

Downloadable file: [GLA_0988.JPG](#)

Downloadable file: [GLA_1001.jpg](#)

Downloadable file: [IMG_0453.jpg](#)

Last night, Feb. 8, Benton County hosted a Justice System Improvement Program (JSIP) Open House at the Kalapuya Building in Corvallis to share the County's vision to balance treatment and accountability to transform lives, ensure safety, and strengthen the community.

More than 200 community members attended with staff and elected officials to learn about concept plans for the downtown Corvallis Mental Health Crisis Center, the Community Safety & Justice Campus, and the new Courthouse and District Attorney's office and to provide information about safety, mental health, and homelessness services facilities to be included in a May 2023 bond measure.

The open house included displays and information for community members to learn more about the Justice System Improvement Program master plan, the new Benton County Crisis Center, the new Benton County Courthouse and District Attorney's office, financial stewardship for the project, a potential new correctional facility with sheriff's office and emergency operations center, and expanded homeless and mental health services.

The JSIP is a comprehensive effort to create a more equitable, effective, and safe justice system throughout Benton County. Learn more at: <https://bentoncountyjustice.org>.

[View and download community open house video footage.](#)

[Watch the video on YouTube.](#)

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BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * Work Session

Department * Information Technology

Contact Name * Adam Loerts

Phone Extension * 5417666889

Meeting Attendee Name * Adam Loerts, Information Technology
Director: Solarity Representatives

Agenda Item Details



Item Title * Broadband Informational Session

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 1 hour

Board/Committee Involvement * Yes
 No

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

**Identified Salient
Issues ***

Oregon Cascades West Council of Governments has contracted with Solarity to complete a Broadband Strategic Plan for Linn, Lincoln, and Benton Counties. This effort is timely, given the large investment the federal government is making in broadband access through the Infrastructure Investment and Jobs Act (IIJA), among other COVID recovery programs. These funds will begin to be accessible in the near future, and Solarity will be sharing important information with community stakeholders in order for these opportunities to be maximized locally.

Options *

Not Applicable

Fiscal Impact *

- Yes
- No

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values* Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections* Access to broadband affects each of our core values as it is now a foundational utility for citizens to access county services.

Focus Areas and Vision* Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection* Access to broadband affects each focus area that is dependent on broadband and internet infrastructure.

Recommendations and Motions

Item Recommendations and Motions

Staff N/A
Recommendations*

Work Session I move to ...
Motions* N/A

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

2023 Benton Co- BB 101 .pptx	6.63MB
Benton Co speed test GEO.PNG	367.44KB
Faster Internet Oregon FAQ.pdf	84.55KB
Faster Internet Oregon Flyer.pdf	74.75KB

Comments (optional) If you have any questions, please call ext.6800

Department Approver ADAM LOERTS

Department Approval

Comments

Signature

Adam Leerts

1.

2.

Counsel Approval

Comments

Signature

Teresa Fahley

3.

County Administrator Approval

Comments

Signature

Hanna Kwiatkowski

4.

BOC Final Approval

Comments

Signature

Amara Makepeace



Benton County Broadband Informational Session: How to meet the need in 2023

Benton County

February 21, 2023



A HealthTech Solutions Company

OBJECTIVES

- Introduction to Solarity / Health Tech Solutions and our process
- What is broadband?
- What are the issues with broadband and why should local communities be concerned
- Our Broadband planning process and findings so far
- Suggested next steps for Benton County
- Questions and Answers

Solarity / HealthTech Solutions

- HealthTech Solutions was established in 2011 working in the health care management space
- Acquired Solarity, a project management arm, in 2020
- HealthTech Solutions worked with Oregon Health Authority on their Health Information Exchange (HIE) process from 2017-2022
- Solarity participated in broadband efforts in KY. Efforts were taken country wide in the summer of 2022

Solarity's Approach: Broadband in a Box

- Project Management
- Grant Management
- Outreach
- Accountability

SOLARITY



RUSS ELLIOTT

GEO SOFTWARE

- Consulting Services
- Broadband Office Planning & Operations Expertise
- Outreach Support

- Mapping
- Crowdsourcing Analytics

- Strategic Planning and Technical Assistance
- Mapping
- Outreach and Education
- Digital Equity Plan preparation
- Grant Application Assistance
- Management, Compliance, and Accountability
- Knowledge Transfer and Transition Planning
- Implementation and Construction Management Oversight

SOLARITY



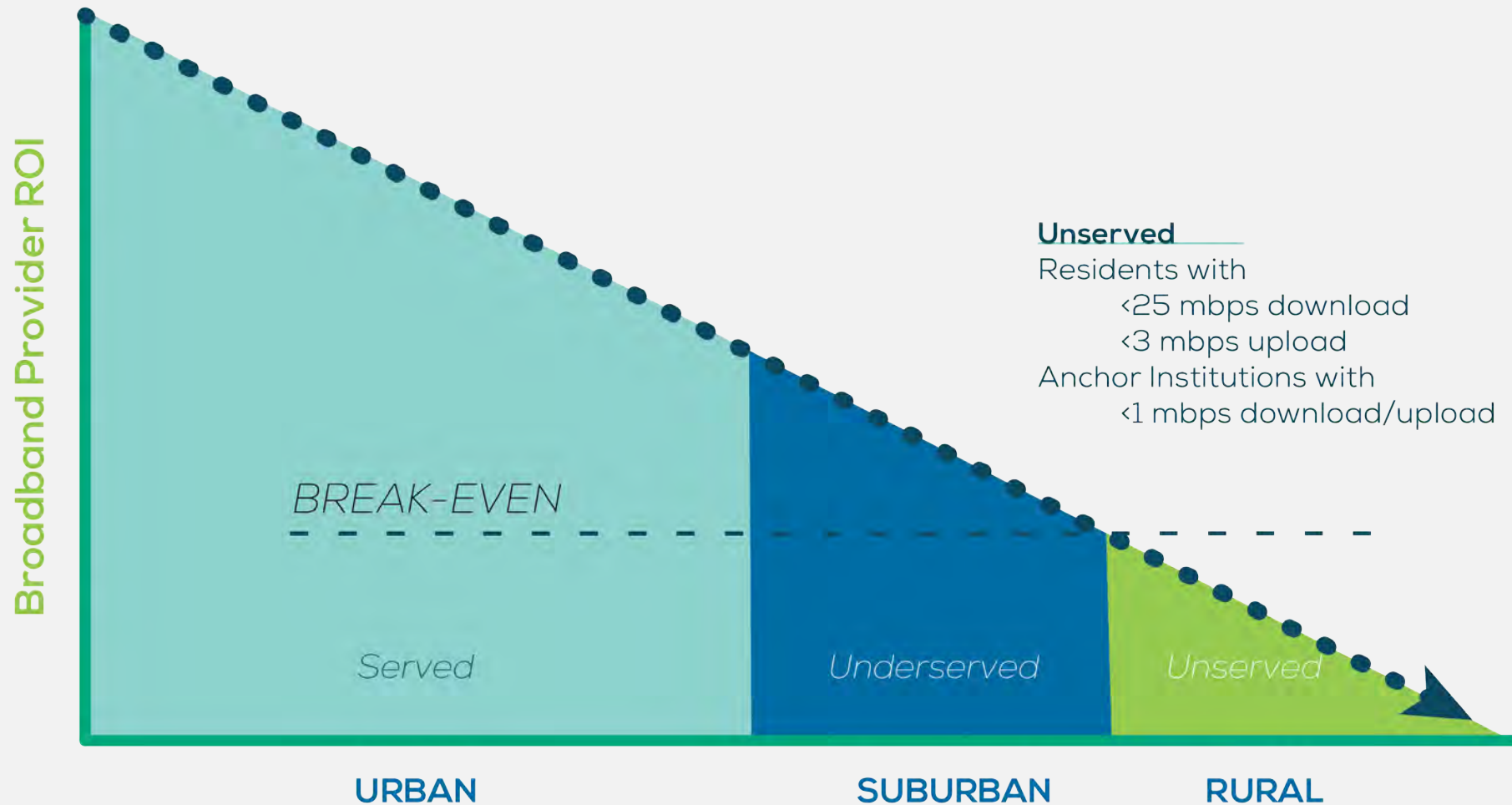
What is Broadband?

- “Broadband” is short-hand for an “always-on,” high-speed internet connection provided by a company or other entity known as an “internet service provider” (ISP).
- FCC considers 25 megabits per second (mbps) download and 3 megabits per second (mbps) upload, or 25/3 mbps, as the minimum speed to be considered as “served.”
- NTIA requires that Anchor Institutions should be wired to 1 gigabit capacity.
- Our use of technology continually asks for higher speeds. You may see 100/20 mbps and 100 symmetrical and beyond
- NOTE: cellular coverage is separate but related

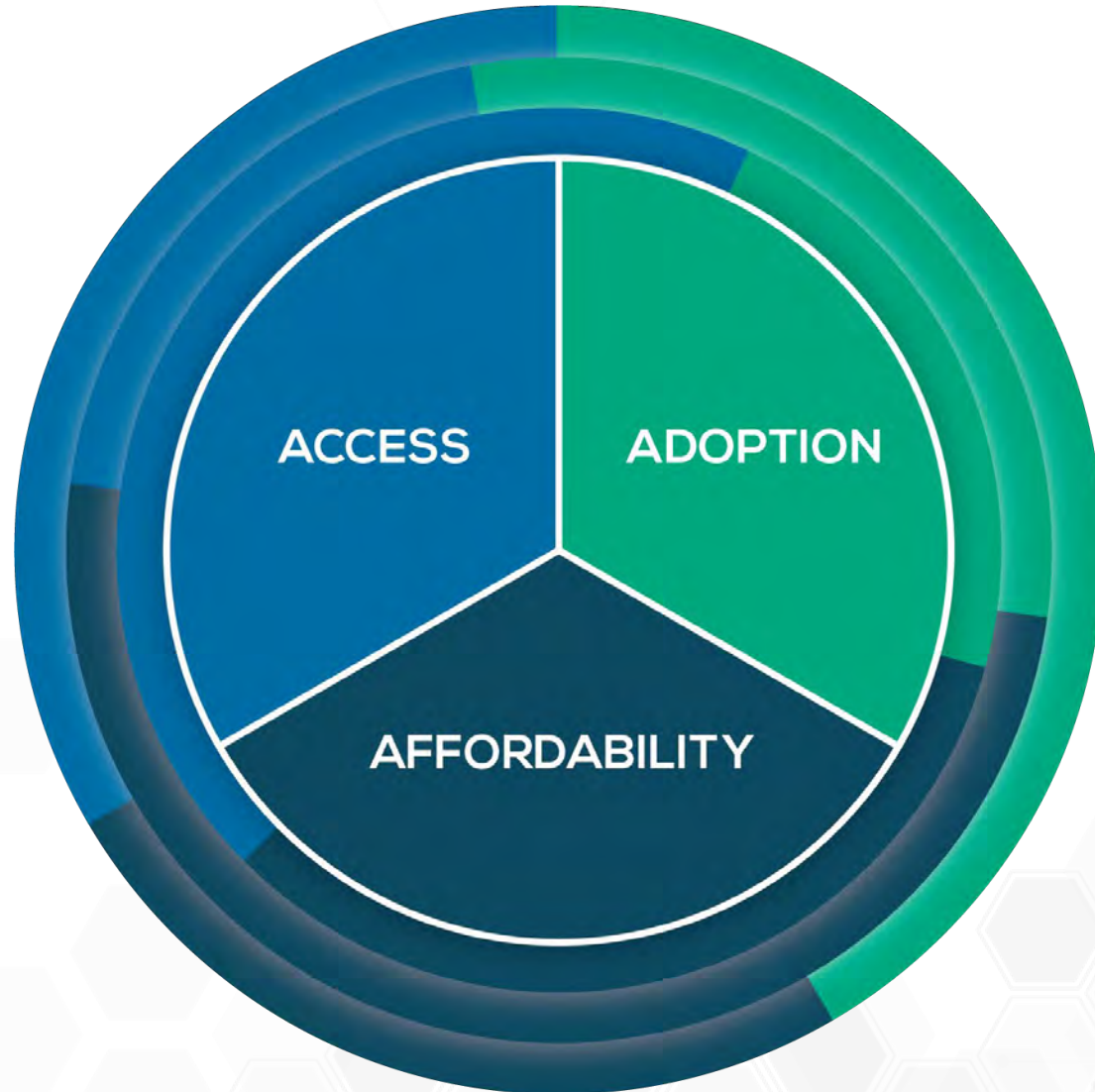
What are the types of broadband service?

	Speeds Reliability	Future Proof?
DSL (copper wire based)	Under 10/1 slow- not reliable	No- already underneath the FCC definition of Broadband
Fixed Wireless	Around 25/3 Not reliable- need line of site	No- equipment needs to be replaced every 5-7 years
Cable	Up to 100/20 and beyond reliable for the most part	They are continuing to upgrade facilities to fiber
Fiber to Premises	1 gig + capital planning on fiber lifespan is 20 years	Yes. Most expensive but the longest lasting
Satellite	Varies latency and jitter are questions along with line of site	Mostly, no

THE BROADBAND DELIVERY CHALLENGE



The Three “A’s” of Broadband



- Each location exhibits issues of broadband connection on a sliding spectrum of need
- Each community will need tailor-made solutions because demographics, tactics, education, and exposure to digital literacy levels are different

Why should community leaders be concerned?

- It is a cross-cutting community vibrancy issue- education, economics, emergency services, and health access
- It is an equity issue. Participation in the 21st Century services = broadband access necessary
- The providers have stated where the return on investment is clear, those areas have been served. *The remainder needs public-private partnership participation or provider incentives to close the gap*
- The investment match may come from the local governmental bodies, philanthropic means, providers investment, in-kind asset offerings, *or a combination of all of the above*
- Read Oregon's broadband plan to become familiar with their goals:
<https://www.oregon.gov/biz/Publications/BroadbandStratPlan2020.pdf>

Cascade West Council of Governments Broadband Strategic Plan Roadmap

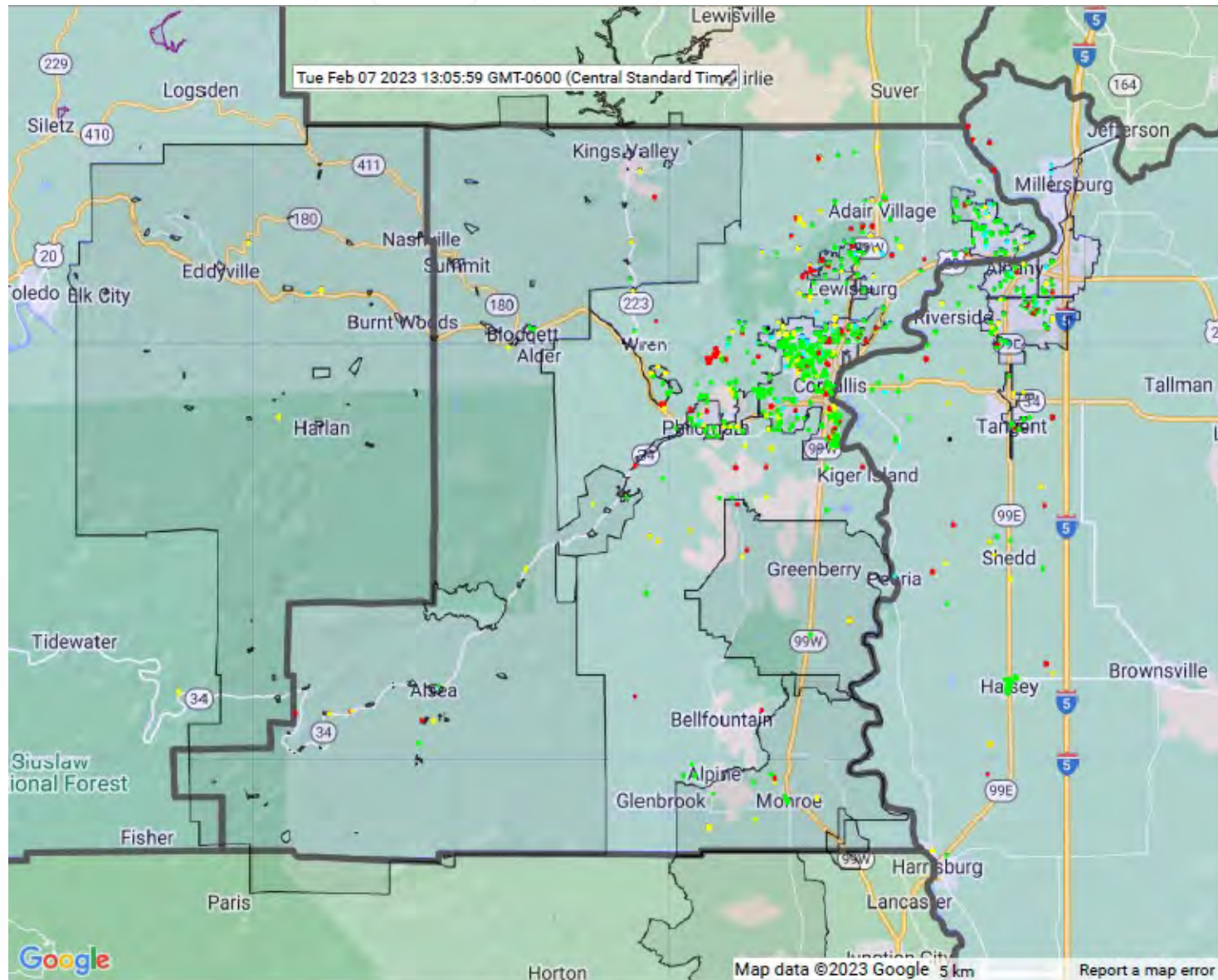


Why speed testing?

- Speed tests are taken on a home or work device (laptop, desktop) to test the upload and download speed.
- For our purposes, we are interested in the aggregated data- not individual speed tests.
- Faster Internet Oregon and Solarity are using the same software- great partnership
- You can test over and over- especially if you have times of the day with speeds dipping



Benton County Today



Lightly outlined black areas:
USDA
Pioneer Telephone \$25 Mil
(ReConnect 2023 under review)

Pioneer Telephone \$25 Mil
(ReConnect 2022 awarded)

Monroe Telephone – USDA
Protected area

The moment of opportunity is now: time to prepare

Infrastructure Investment and Jobs Act (IIJA)

- Historic *once-in-a-generation investment* into broadband expansion with \$42 Billion allocated nationwide
- Alabama set to receive \$5 mil for planning + \$1.9 Billion for infrastructure and related grants; \$981,0181 for Digital Equity related planning and programs
- **Most likely broadband grants will be let in 2024**

Capital Projects Funds serviced by Oregon Broadband Office:

- Technical Assistance Grants to be awarded sometime in the spring of 2023
- Broadband Grants for infrastructure builds available in the fall of 2023

Other pathways to funding:

- USDA ReConnect (Federal- November deadline)
- Economic Development Authority (Federal- rolling. Smaller projects)
- ARPA- Broadband is an allowable expense

BEAD and Digital Equity Timeline

Infrastructure Grants will not be out until 2024 at the earliest

Grants for buildout begin



Digital Equity Plan Approved
Funding Received
State Digital Equity Projects commence



Funding Received



Milestone or Deliverable



Combined Work Due

Why should Municipalities prepare?

“In terms of the incumbents... it doesn't make any sense for them to deploy networks where they're not going to make a profit. But at the same time, cities have a responsibility to their communities.”

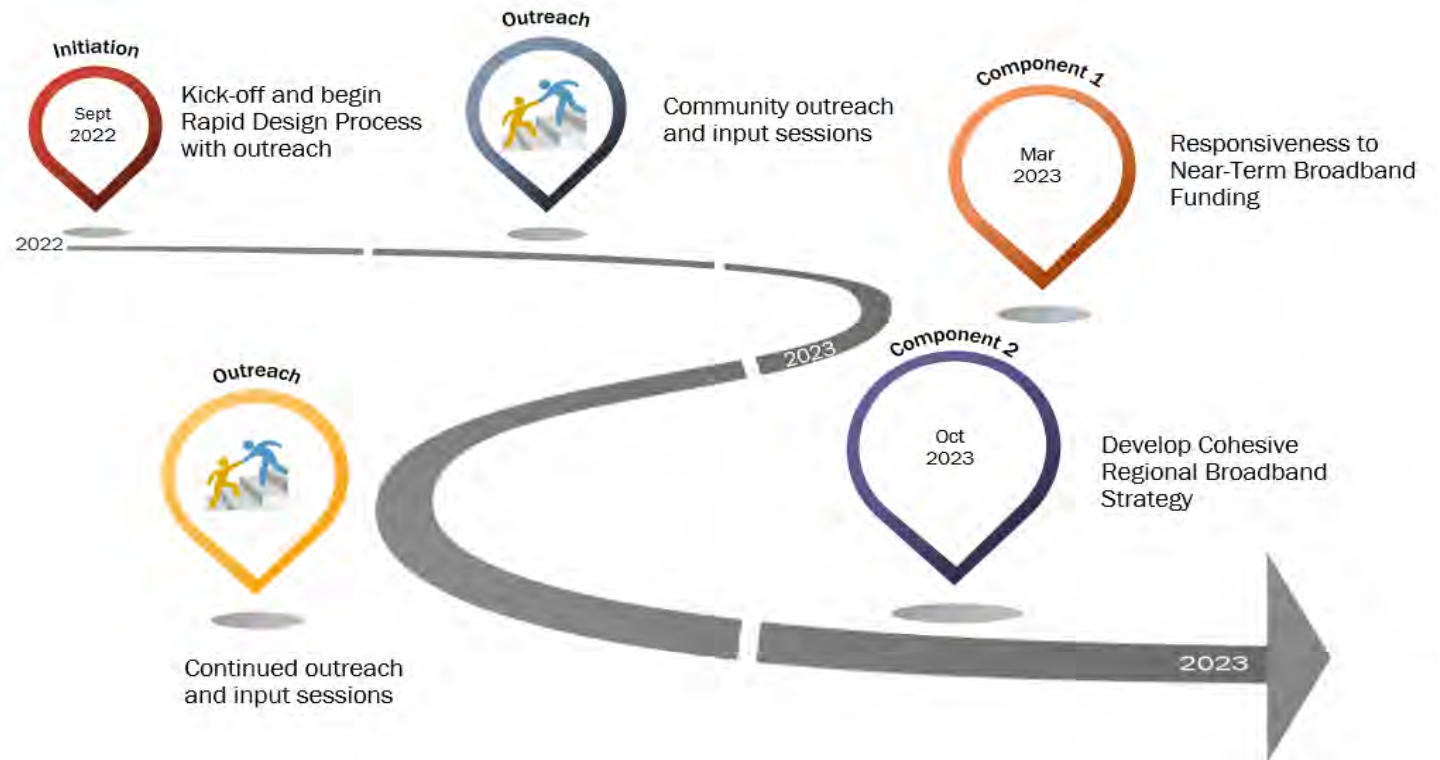
Linda Hardesty, [Fierce Wireless](#)

What can Municipalities do?

- Prepare for potential broadband infrastructure builds
 - Establish an understanding of coverage
 - Consider a point of contact designated at the county level
 - Begin strategic conversations to build matching funds
- Ongoing Technical Assistance
 - Form a county level Broadband Action Team or other structure- ongoing leadership from community
 - Consider applying for *Broadband Technical Assistance Program (BTAP)*. Our work aligns with a Level 1 project

Solarity's next steps in our Broadband strategic Planning:

- March: Deliver Near-term Broadband funding matrix
- Continued outreach-surveys, speed test support, and continued conversations
- Rapid Design Studies
- Deliver Broadband strategy by end of October



What should Benton County leaders do next?

- Support the Faster Internet Oregon Speed test initiative
- Broadband = investing in your community. Align the interested parties now
- Funding: are there any ARPA allocations remaining? Bonding? Others?
- Prioritize Broadband coverage for all county residents- set goals that look a generation in the future
- Consider broadband community collaboration a priority

Be ready for the once-in-a-lifetime opportunity

QUESTIONS



S LARITY

A HealthTech **Solutions** Company

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info@solarity.com

Brittany Beyer Brittany.beyer@solarity.com

Colin Bussell colin.bussell@solarity.com



WHAT IS THE FASTER INTERNET OREGON SPEED TEST CAMPAIGN?

The Faster Internet Oregon speed test campaign is a statewide broadband mapping effort for Oregonians to report Internet speeds or a lack of connection at home.

The Faster Internet Oregon project will provide decision-makers with data that will:

- Identify Oregon homes that lack high-speed Internet;
- Clarify which households don't have an Internet connection and why;
- Provide cost estimates and assess competitive viability of a variety of technical solutions for areas with identified gaps.

This campaign will help secure infrastructure funding across the state and ensure the funding is equitably allocated so that everyone has access to fast, affordable Internet service.

Please help us identify Oregon's areas with the greatest need for high-speed broadband by using this link: www.FasterInternetOregon.org. It takes less than 1 minute!

FREQUENTLY ASKED QUESTIONS

What information are you collecting?

We are ONLY collecting information on whether you have an Internet connection, the speed of that connection if you do, and your address. We do not ask for your name or contact information.

What about privacy?

Privacy is of the utmost importance to the campaign. No personally identifiable information will be stored beyond the address that residents provide. Information will NOT be used for commercial or marketing purposes. Only campaign partners and decision-makers who sign a data use agreement will have access to the household-level data.

Did you know? Through the federal Affordable Connectivity Program, eligible households may qualify for a discount on Internet service of up to \$30 per month and up to \$75 per month on Tribal lands. Go to <https://www.fcc.gov/acp>.

Does the type of Internet service I use matter for the speed test?

No. Even if you're connected via a mobile hotspot, cable, or satellite Internet like Starlink, please take the speed test. All of this information gives broadband leaders a better understanding of how and where Oregonians connect to the Internet.

If I don't have an Internet connection, do you still want me to respond?

Yes! Knowing what locations do not have an Internet connection is just as important.



FASTER INTERNET OREGON CAMPAIGN

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Please help us identify Oregon's areas with the greatest need for high-speed broadband by using this link: www.FasterInternetOregon.org. It takes less than 1 minute!

SHARE THE FASTER INTERNET OREGON CAMPAIGN

Help spread the word to your friends and family. Share the speed test with them in person or online. Please reference the Faster Internet Oregon Campaign or use #FasterInternetOregonCampaign.

The more you help us spread the word, the more data we'll receive. Having more information increases our eligibility for funding. We can then improve broadband access where it's needed most.



Benton County

Households	40,150
Population	95,184
Test locations	634
Total Tests	686
Percent participation	1.58%
Participation goal (10%)	4,015

Download

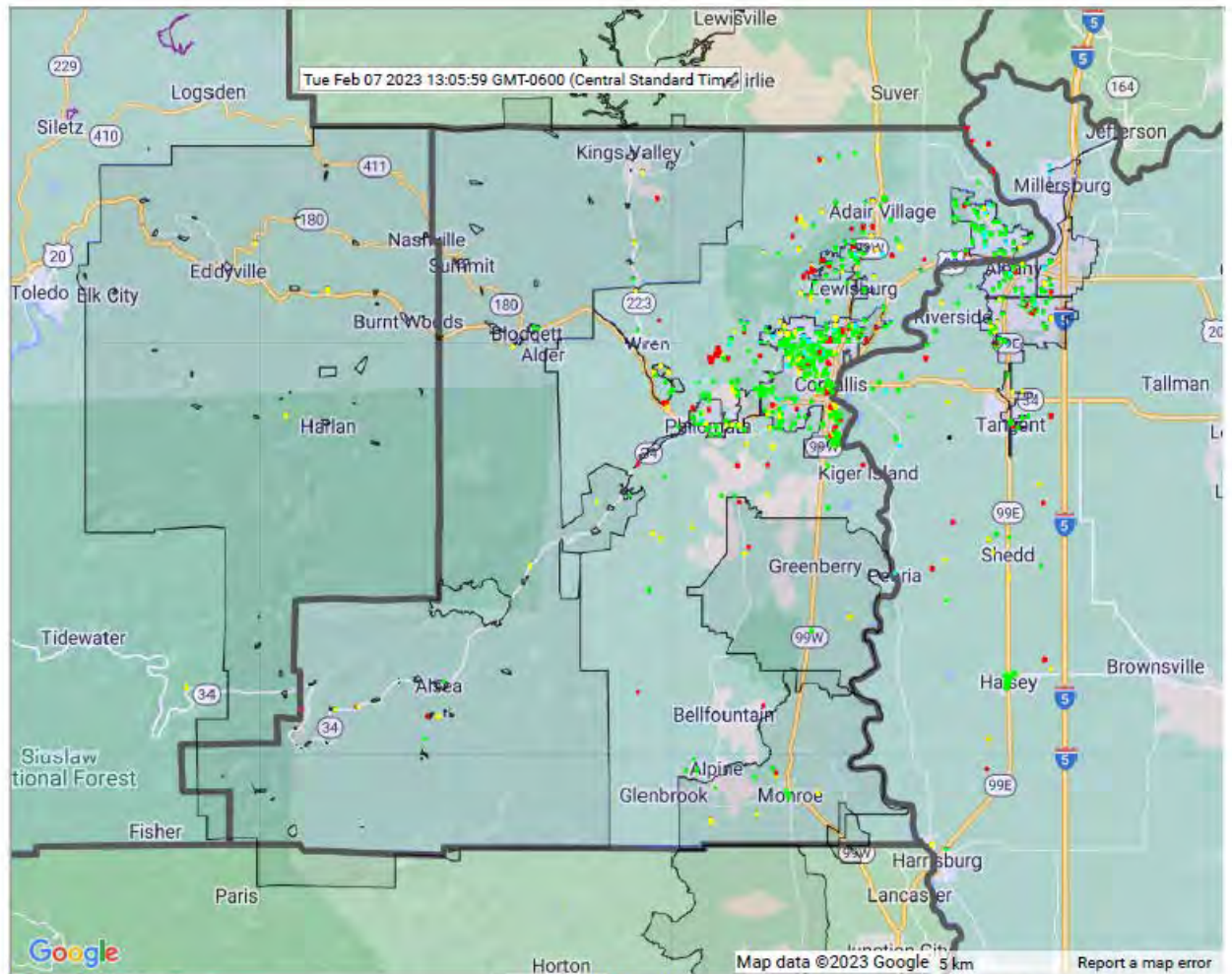
No Service	1	0.2%
<0-10 Mbps	92	14.5%
<10-25 Mbps	106	16.7%
<25-500 Mbps	403	63.6%
>500+ Mbps	32	5.0%

Upload

No Service	1	0.2%
<3 Mbps	162	25.6%
3-10 Mbps	220	34.7%
10-25 Mbps	179	28.2%
> 25 Mbps	72	11.4%

	Min	Max	Med Mbps
Download	0.16	921.26	231.14
Upload	0.01	451.08	5.89

No service reasons: may total >100%
100.00%



Prominent ISPs	6 of 40
Comcast Cable Communications, LL	258 40.69%
Alyrica Networks Inc.	80 12.62%
Comcast Cable Communications	79 12.46%
CenturyLink	70 11.04%
Pioneer Connect	43 6.78%
Verizon Business	13 2.05%

Fixed 400 locations

Download	Upload
No Service	1 0.3%
<0-10 Mbps	58 14.5%
<3 Mbps	111 27.8%
10-25 Mbps	76 19.0%
3-10 Mbps	138 34.5%
25-500 Mbps	250 62.5%
10-25 Mbps	110 27.5%
500+ Mbps	15 3.8%
> 25 Mbps	36 9.0%

Cellular 234 locations

Download	Upload
<0-10 Mbps	34 14.5%
<3 Mbps	51 21.8%
10-25 Mbps	30 12.8%
3-10 Mbps	82 35.0%
25-500 Mbps	153 65.4%
10-25 Mbps	69 29.5%
500+ Mbps	17 7.3%
> 25 Mbps	32 13.7%

CAF Areas

RDOF Areas

29.51% < 25/3
64.57% < 100/20

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CONSENT CALENDAR

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Appointment to the) ORDER No. D2023-031
BENTON COUNTY PLANNING COMMISSION)**

THE ABOVE ENTITLED MATTER COMING NOW FOR THE CONSIDERATION
OF THE BOARD AND,

IT APPEARING TO THE BOARD

THAT the following qualified and knowledgeable individual has have indicated a
willingness to serve on this committee:

<u>Name</u>	<u>Appointed & Position</u>
Ed Fulford	Appointed: 02/21/23 Expires: 12/31/23 Position: 6

NOW, THEREFORE, IT IS HEREBY ORDERED that the above individual is hereby
appointed to the Benton County Planning Commission.

Adopted this 21st day of February, 2023.

Signed this 21st day of February, 2023.

BENTON COUNTY BOARD OF COMMISSIONERS

Pat Malone, Chair

Xanthippe Augerot, Vice Chair

Nancy Wyse, Commissioner

**BENTON COUNTY
PLANNING COMMISSION**

<u>POSITION</u>	<u>NAME</u>	<u>TERM PERIOD</u>	<u>TERM SERVING</u>	<u>DATE APPOINTED</u>
1	Ed Provost	Begin: 01/01/22 Expire: 12/31/25	Partial Term	12/20/22
2	Evelyn Lee	Begin: 01/01/20 Expire: 12/31/23	Partial Term	08/04/20
3	Andrew Struthers	Begin: 01/01/23 Expire: 12/31/26	1 st Term	12/20/22
4	John Greydanus	Begin: 01/01/23 Expire: 12/31/26	1 st Term	12/20/22
5	Elizabeth Irish	Begin: 01/01/20 Expire: 12/31/23	Partial Term	07/05/22
6	Ed Fulford	Begin: 01/01/20 Expire: 12/31/23	Partial Term	02/21/23
7	Catherine Biscoe	Begin: 01/01/23 Expire: 12/31/26	1 st Term	12/20/22
8	Nicholas Fowler	Begin: 01/01/20 Expire: 12/31/23	2 nd Term	12/15/15 12/17/19 reappt'd
9	Greg Hamann	Begin: 01/01/22 Expire: 12/31/25	Partial Term	12/20/22

STAFF:

Darren Nichols, Community Development Director -
darren.nichols@co.benton.or.us; 541-766-6823

Greg Verret, Community Development Deputy Director -
greg.verret@co.benton.or.us; 541-766-6294

RECORDER:

Linda Ray – 541-766-0250

TERM LIMIT:

4-year terms. Replace open positions with people from same geographical location.

MEMBERS:

9 members, only two can sell real estate, no more than two can share the same business or profession. They shall be residents of various geographical locations in the county.

MEETINGS:

Twice a month, 1st and 3rd Tuesday, 7:30 p.m., virtually

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Reappointments to the) ORDER No. D2023-030
COMMUNITY SERVICES CONSORTIUM)
COMMUNITY ACTION ADVISORY COUNCIL)**

THE ABOVE ENTITLED MATTER COMING NOW FOR THE CONSIDERATION OF THE BOARD AND,

IT APPEARING TO THE BOARD

WHEREAS, terms for Cookie Johnson Mark Edwards and Jerry Groesz beginning October 1, 2022 and ending September 30, 2025 is hereby retroactive October 1, 2022.

THAT the following qualified and knowledgeable individuals have indicated a willingness to serve on this council:

<u>Name</u>	<u>Appointed & Position</u>
Cookie Johnson	Appointed: 10/01/22 Expires: 09/30/25 Position: Low Income
Mark Edwards	Appointed: 10/01/22 Expires: 09/30/25 Position: Other – Educ.
Jerry Groesz	Appointed: 10/01/22 Expires: 09/30/25 Position: Community

NOW, THEREFORE, IT IS HEREBY ORDERED that the above individuals are hereby reappointed to the Community Services Consortium Community Action Advisory Council.

Adopted this 21st day of February, 2023.

Signed this 21st day of February, 2023.

BENTON COUNTY BOARD OF COMMISSIONERS

Pat Malone, Chair

Xanthippe Augerot, Vice Chair

Nancy Wyse, Commissioner



CAAC MEMBER INFORMATION 2022

LINN COUNTY	BENTON COUNTY	LINCOLN COUNTY
<p>Stephany Koehne Director Kidco Head Start</p> <p>Public Appt Term Expires 02-28-2025</p>	<p>Vince Adams Chair Board Development Specialist Oregon School Boards Association</p> <p>Public Appt Term Expires 09-30-2023</p>	<p>Jayne Romero Director Lincoln County Health & Human Services</p> <p>Public Appt Term Expires 02-28-2025</p>
<p>Miriam Cummins Consultant MGC Consulting – Diversity, Equity, Inclusion</p> <p>Public Appt Term Expires 02-28-2023</p>	<p>Kristi Collins Director Early Learning Hub</p> <p>Public Appt Term Expires 09-30-2023</p>	<p>Curtis Landers Sheriff Lincoln County</p> <p>Public Appt Term Expires 02-28-2026</p>
<p>Mitzi Naucner Retired Attorney Legal Aid Services of Oregon</p> <p>Low-Income Advocate Appt Term Expires 02-28-2023</p>	<p>Cookie Johnson Secretary Coordinator, Secretary Mary’s River Gleaners</p> <p>Low-Income Appt Term Expires 09-30-2025</p>	<p>Christopher Drago and Tailor Hausmann Head Start Policy Council</p> <p>Low-Income Appt Term Expires 02-28-2025</p>
<p>Frederick J. Edwards President Knight Vision Security, Inc. Faith, Hope & Charity</p> <p>Low-Income Advocate Appt Term Expires 02-28-2024</p>	<p>Donna Holt Executive Director Linn-Benton Housing Authority</p> <p>Other Major Group Housing Term Expires 09-30-2024</p>	<p>Taylor Gilmour Vice President – Samaritan Foundations Samaritan Health Services</p> <p>Other Major Group Health Term Expires 02-28-2023</p>
<p>Jason J. Dorsette Vice-Chair President National Association for the Advancement of Colored People – Corvallis-Albany Branch Other Major Group Culturally Specific Organization Appt Term Expires 02-28-2024</p>	<p>Mark Edwards Professor OSU School of</p> <p>Other Major Group Education Term Expires 09-30-2025</p>	<p>vacant</p> <p>Other Major Group Culturally Specific Organization Appt Term Expires 02-28-2024</p>
<p>Ricardo Contreras Interim Executive Director Casa Latinos Unidos</p> <p>Other Major Group Culturally Specific Organization Appt Term Expires 09-30-2024</p>	<p>Jerry Groesz Community member</p> <p>At Large Appt Community Term Expires 09-30-2025</p>	<p>Stephanie Linn Owner KSHL Radio</p> <p>Other Major Group Business Term Expires 02-28-2026</p>
<p>Nancy Greenman Community advocate and volunteer</p> <p>Other Major Group Volunteer Term Expires 02-28-2025</p>	<p>Luhui Whitebear Community member</p> <p>At Large Appt Community Term Expires TBD</p>	

**MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS**

Zoom link: <https://us06web.zoom.us/j/88954964239?pwd=Nlo0U0ZxTlNVVkhpL2tHLzdnMllvdz09>

Livestream: <http://facebook.com/BentonCoGov>

Tuesday, February 7, 2023

9:00 a.m.

- Present:** Pat Malone, Chair; Xanthippe Augerot, Commissioner; Nancy Wyse, Commissioner; Vance Croney, County Counsel; Joe Kerby, County Administrator
- Staff:** Shannon Bush, Laurel Byer, Darren Nichols, Greg Verret, Community Development; Rick Crager, Shurisa Steed, Finance; Cory Grogan, Public Information Officer; John Haroldson, District Attorney; Suzanne Hoffman, April Holland, Health; Nick Kurth, JSIP Manager; Gordon Kurtz, Gary Stockhoff, Public Works; Amanda Makepeace, BOC Staff; Tracy Martineau, Human Resources; Erika Milo, BOC Recorder; Jef Van Arsdall, Sheriff; Matt Wetherell, Juvenile Department
- Guests:** Timothy Cornelius, Debbie Palmer, Jennifer Williams, Mark Yeager, residents; Chris Edmonds, Coastline PR; John Harris, Horsepower Productions; Sam Imperati, ICM Resolutions; Brigetta Olson, Sarah Sullivan, City of Corvallis; Alex Powers, Mid-Valley Media; Ginger Richardson, Republic Services; Jerry Sorte, Corvallis-Benton County Economic Development Office

1. Opening:

1. Call to Order

Chair Malone called the meeting to order at 9:02 a.m.

2. Introductions

3. Announcements

No announcements were made.

2. Comments from the Public

No comments were offered.

3. Review and Approve Agenda

No changes were made to the agenda.

4. Work Session

4.1 COVID-19 Update from Department Operation Center – Suzanne Hoffman, April Holland, Health

Holland reported that hospital and healthcare staffing remains challenged, but hospitalizations from COVID-19 have decreased statewide since December 2022 and early January 2023. There were 219 COVID-19 hospitalizations in Oregon as of February 1, 2023. As of yesterday, 176 people were boarding (waiting for a bed) in hospitals, which is still high, although down from a peak of 355 at the end of 2022. COVID-19 patients fill around 5% of ICU beds; available beds have returned to levels seen before the last surge. Variant XBB.1.5 has begun to appear in

Oregon, and is expected to become dominant in February 2023. XBB.1.5 is not causing more severe disease than other strains, but is more contagious. Benton County had 76 reported COVID-19 cases in the week of January 26, 2023, up from 53 at last report, for a seven-day case rate of 80 per 100,000 residents. Last week, testing positivity in the County was 11.7%, up from 9%. Wastewater signals had been on the decline since early December 2023, but now are showing a sustained increase. The Centers for Disease Control estimate that XBB.1.5 constitutes about 30% of circulating strains in the Pacific Northwest.

Broader immunity will help slow spread; all eligible people are encouraged to get the bivalent booster. It is not recommended to get a second booster at this time. Those who have been vaccinated are three times less likely to get COVID-19, and also will clear the virus faster, reducing transmission. Those with the primary vaccine series are seven times less likely to die from COVID-19 than unvaccinated individuals, and those with the bivalent booster are 18% less likely to die. Age-adjusted rates of hospitalization are three times higher for people who are vaccinated but without the bivalent booster, compared to those who have the booster. Those rates are thirty times higher for unvaccinated people. Two weeks ago, the Food and Drug Administration (FDA) panel of advisors on vaccines recommended that all COVID-19 vaccines move to the formula for the bivalent booster. This is a step towards creating a single annual COVID-19 shot which will be matched yearly to circulating variants. According to current FDA plans, two doses may be given to seniors, immuno-compromised individuals, and young children. Last week, it was announced that the United States will allow the COVID-19 public health emergency to expire on May 11, 2023. This will cause some changes in how people receive tests, treatments, and vaccines.

Augerot noted that with the end of the Federal emergency declaration, additional Supplemental Nutrition Assistance Program benefits will expire. Many people are feeling vulnerable about not having enough food. Augerot asked if Public Health is working with community partners on that issue.

Holland replied that Health is in close contact with Oregon Health Authority, InterCommunity Health Network Coordinated Care Organization, and others; more details soon.

Malone asked if COVID-19 would follow a similar pattern to influenza, with cases dropping as weather improves.

Holland noted that a second wave of influenza is possible. This year's COVID-19 season has been different from previous ones, lacking a large surge, but Holland was unsure whether COVID-19 would follow a cyclic seasonal pattern.

Malone asked Grogan to share the vaccination statistics with the public to show the benefits of vaccination.

4.2 Update from Benton County Talks Trash Solid Waste Process Work Group (WG) – Darren Nichols, Community Development Director

Nichols reported that WG progress continues, and thanked everyone involved. The third draft report was sent to the Planning Commission (PC) and Solid Waste Advisory Committee (SWAC). The PC provided positive feedback on January 31, 2023 and will deliberate further tonight. Tomorrow, SWAC will review and provide feedback. The PC has asked how the Board of Commissioners would like to engage with the PC after the final report. Staff have been collecting public testimony continuously, and every WG meeting has an opportunity for public

testimony. At the end of February 2023, staff will release draft four to the public. There will be a virtual Open House on February 27, 2023 where the public can engage with members of each WG subcommittee.

Augerot asked if there would be a graphic presentation of report highlights.

Imperati confirmed there will be a visual presentation of key points. The goal is to have a summary table at the beginning of each section. The report is hyperlinked and will include an executive summary.

Nichols and Imperati praised the 30-40 community members who have been consistently involved in the WG, contributing hundreds of hours apiece.

Malone suggested recognizing community participants with a celebration. Malone asked if the work was on schedule.

Nichols confirmed; the next question is how the subcommittee meetings are affecting the budget, which Nichols will revisit with the Board. Staff to deliver the final report to the Board on March 24, 2023.

Augerot requested staff suggestions on how the Board should engage with the PC and SWAC after this phase. The other big question is what Republic Services (RS) will do.

Nichols noted that RS agreed not to submit additional landfill expansion applications while the WG is underway, so it would be good to discuss that before the WG process closes.

Augerot asked if the Sustainable Materials Management Plan (SMMP) was one of the policy option packages Nichols would propose in the Community Development budget for the next biennium.

Nichols confirmed. The SMMP is the cornerstone of the WG's efforts; the WG is in agreement about the table of contents and the scope of the plan.

4.3 Multi-Unit Property Tax Exemption (MUPTE) and Low-Income Rental Property Tax Exemption (LIRPTE) – *Brigetta Olson, Manager; Sarah Sullivan, Coordinator; Housing and Neighborhood Services, City of Corvallis*

Olson explained that tax exemptions are legislatively approved programs that relieve qualified organizations from all or part of their property tax. Organizations apply for relief and are reviewed case by case. Property tax exemption is granted for a specific amount of time. The City of Corvallis is Oregon's most severely rent-burdened community. MUPTE and LIRPTE will help increase housing supply. Approximately 37.1% of renting households in Corvallis spend more than 50% of their monthly income towards rent.

The Corvallis Strategic Operational Plan identified increased housing supply as a goal. MUPTE and LIRPTE were recommended by the Housing Development Task Force in 2016 and have been requested by multiple developers. To receive exemptions, a potential developer must meet a list of public benefits. Staff would not encourage or allow exemptions in the new Urban Renewal District (URD) in south Corvallis or in future Tax Increment Financing areas. For each dollar of Corvallis property taxes, 46.2% of tax goes to schools, 32.5% to the City, 16.2% to Benton

County, and 5.1% to special districts (including County Service Districts and Urban Renewal). Various Oregon cities are already utilizing these programs.

LIRPTE for non-profits allows 100% property tax exemption with no time limit. Units are limited to renters at 60% or less of the Area Median Income (AMI). Local government may allow eligible income to rise to 80% of AMI after the first year of occupancy, which Olson recommended. Properties can be existing housing, new development, or land held for development. Staff recommend only using this program for future development. The City Council has not approved this yet; staff are checking with the School District and the County first. The application must be annually certified. Local governments can add additional criteria.

Kerby asked if local governments can limit the number of years.

Olson confirmed. For-profit LIRPTE affordable housing is limited to people at 60% AMI with no increase after the first year of occupancy. The program is only for new construction and land being held for development. There is no minimum number of units. Exemption is for 20 years, though it can be renewed. The Corvallis Housing Division does annual certifications to ensure compliance. Olson shared LIRPTE success stories in the Cities of Eugene and Salem.

MUPTE is for market rate housing, including new construction, existing development, or land held for development. Statute requires at least two units; staff recommend four, and most projects involve more. The exemption is for up to 10 years. The developer is subject to a low income housing assistance contract, which means the City would require up to 15% of units to be affordable or 10% of units be pay in lieu of affordable (funds go into a revolving loan fund for affordable housing units).

Responding to a question from Malone, Olson explained that the Corvallis programs would focus on new construction and that staff do not recommend rebuilding extant market rate housing as affordable housing (as was done in Salem). Issues with existing affordable housing, such as construction defects, would be addressed with a different tool.

Augerot asked if there is other State funding for those challenges.

Olson confirmed that Community Development Block Grants and Construction Access Tax (CAT) can also be used for affordable housing.

MUPTE has many public benefits which staff would review with applicants. Resources that developers use through Oregon Housing & Community Services would not mesh well with MUPTE, so the pay-in feature is more likely to be used than a set-aside for units. Olson described Eugene's MUPTE program. Olson provided an example of 30-year annual tax revenue with a MUPTE 10-year exemption, and an example of tax revenue impacts across districts.

Malone asked Olson to describe the exemption approval process.

Olson described a possible process where applications are reviewed by the Housing Division, then sent to an outside financial expert to review; staff hold conversations with a municipality, the application goes to the City Council, and if the Council approves, staff contact the other taxing districts if needed. Projects need approval from 51% of the taxing districts. The City and the County do not make up 51%; staff will discuss the tool with the Corvallis School Board this week. Some municipalities automatically approve affordable housing projects, which Olson did not recommend. It is important to communicate with any taxing district.

Augerot commented that under these programs, districts would not receive less revenue than currently, simply forego future increases.

Olson added that with affordable housing, the revenue generally would not be generated later due to the complexity of financing. If there is no housing, there is no public benefit; MUPTE would help get a space fully utilized.

Augerot praised the proposal and the example of how this could incentivize commercial mixed-use development in downtown Corvallis.

Wyse summarized that MUPTE can be used as a tool to target certain kinds of development where desired; as proposed by Corvallis, MUPTE would include a portion of low income housing and paying into a revolving loan fund. Wyse asked what the fund would look like.

Olson replied the fund has not been formed yet, but would be similar to the CAT, a nimble resource that could be paid into future pre-development work, financing, et cetera. A MUPTE developer with a mix of affordable and market rate units would still pay taxes on the value of the land. For a development of entirely low-income affordable housing, there would be full exemption for the land and the future development.

Wyse noted that staff recommend not using these tools in the URD, and asked if there had been any exploration of a developer in the URD being able to choose one tool or the other.

Olson replied that LIRPTE and MUPTE are project-specific, but resemble mini urban renewals. The URD in south Corvallis is a geographic area. Olson did not see a benefit in an option.

Wyse asked if this would be an option if the developer of an affordable housing project in the URD did not want to wait for matching funds to be available.

Olson replied there is a pay-as-you-go model if there are not many resources in the district. One way to help financing: if an organization had paid property taxes, the City would repay the taxes, and the organization would receive the exemption.

Wyse asked how many developers might use these programs.

Olson had heard from national firms, local organizations, and local developers who want to help supply housing but cannot make it pencil out. Housing Division is short-staffed, but needs tools to advance housing. Olson anticipated that the first few years of these programs would be busy. In the next several years, Corvallis will have 328 more units of affordable housing, but that is still not enough. There is interest from both non-profits and for-profits.

Wyse asked if there is a set timeframe to re-evaluate the programs.

Olson suggested reporting to electeds annually. Staff will adjust the program as needed.

Wyse asked if there would be flexibility to a local government's additional criteria, allowing developers to negotiate without having to reapply.

Olson confirmed that staff negotiate often. Draft MUPTE criteria are set up. Additional criteria for LIRPTE are not developed yet.

Augerot asked if municipalities can request that MUPTE developers focus on senior multi-unit housing or other specific types of housing.

Olson replied it is possible to ask, but that is harder to do with market rate housing than affordable housing.

Malone asked if the impact on property tax receipts would be relatively small at first, then gradually ramp up.

Olson confirmed. MUPTE would see an increase at year 11.

Malone asked about the timetable for implementing these programs.

Olson replied that if the Board and the School District approves, the matter could go before the City Council around February 21, 2023. Multiple projects are ready to apply.

The Board expressed general support.

Malone favored hearing from Benton County Community Development and Assessment, then making motion of support at a future meeting.

Augerot preferred to let Corvallis proceed. The programs would increase the County's property tax revenue in the long-term.

Malone commented that LIRPTE has an impact on tax revenue.

Augerot affirmed, but those developments are not common in this area. Augerot expected MUPTE to be more popular than LIRPTE.

Kerby commented these are excellent programs that will benefit the community in the long-term. In most cases, taxing districts receive more property taxes than if the property were not developed.

Olson added this is a development-by-development approval, based on demonstrated need.

Sullivan noted that MUPTE does not have to grant 100% exemption; different amounts can be granted based on need.

Kerby asked if a motion of support would be helpful.

Olson affirmed.

MOTION: Augerot moved to support the City of Corvallis's use of both LIRPTE and MUPTE to incentivize housing development, both low-income and market rate. Wyse seconded the motion, which **carried 3-0.**

Malone asked to hear from County staff at a future meeting about how the Corvallis proposal affects the County, and whether it is appropriate for the County to consider such programs.

Chair Malone recessed the meeting at 10:25 a.m. and reconvened at 10:32 a.m.

5. Consent Calendar

5.1 **In the Matter of Approving the Minutes of the January 24, 2023 Board of Commissioners Tuesday Board Meeting**

5.2 **In the Matter of Approving the Minutes of the January 17, 2023 Board of Commissioners Tuesday Board Meeting**

5.3 **In the Matter of Approving the Minutes of the December 6, 2022 Board of Commissioners/Adair Village City Council Joint Public Hearing**

MOTION: Wyse moved to approve the Consent Calendar of February 7, 2023. Augerot seconded the motion, which **carried 3-0.**

6. Public Hearing

***PH 1 In the Matter of a Public Hearing Regarding Ordinance No. 2023 2023-0316, Development Code Amendments Regarding Stormwater – Greg Verret, Community Development; Gordon Kurtz, Public Works**

Chair Malone opened the Public Hearing at 11:05 a.m.

Staff Report

Verret explained that the Planning Commission (PC) recommended approval of the development code changes with one modification; today's Ordinance incorporates that change and input from Department of Environmental Quality (DEQ) review. These amendments are part of the National Pollutant Discharge Elimination System (NPDES) Phase II Implementation Plan involving six control measures to reduce non-point source pollution, specifically measure 4) construction site runoff control and 5) post-construction stormwater management in new development and re-development. The implementation deadline is February 28, 2023. The changes reduce the size threshold of a project requiring a permit from DEQ and/or the County. Verret compared current and proposed standards. There will be more rigorous treatment/detention standards inside Urban Growth Boundaries (UGBs). Proposed code would exempt agricultural buildings from the detention/treatment requirement if outside Benton County's Municipal Separate Storm Sewer System (MS4), where the DEQ requires the most stringent regulations. Verret reviewed other changes. Staff will review code and implementation procedures periodically.

Kurtz noted the Stormwater Design Manual is a living document, and work will continue for a year or so as staff review input from other agencies.

Augerot asked how many permits staff expect in the first year of implementation.

Kurtz replied that estimates vary, but probably 50-100 stormwater detention/treatment permits per year. The goal is to reduce the number of long-term maintenance agreements the County has with properties, which would become difficult to manage over time. The hope is to have one or two agreements per year, mostly for larger developments, such as the redevelopment in downtown City of Philomath, which could be complicated.

Bush shared that staff calculated permit estimates based on 2022 permit quantities for single-family homes, manufactured dwellings, and structural permits. Staff's estimate is 200 to 300 permits of this type per year. That will vary if the level of development changes.

Augerot asked if County permitting would affect development in cities, such as the Philomath Main Street project.

Kurtz affirmed. The County has an Inter-Governmental Agreement (IGA) to cover Philomath's NPDES compliance issues. The main concern will be in the heavily urbanized area of Philomath.

Verret clarified that these code amendments do not apply directly to Philomath, but through the IGA.

Kurtz added that Philomath would need its own system and code amendments if doing this independently. Instead, Philomath asked the County to partner, whereas Corvallis has its own system.

Augerot asked if the Cities of Adair Village and Monroe would also have to comply with Phase II.

Kurtz replied that Adair Village obtained an exception from Phase II requirements from DEQ. In the next permit writing process, Monroe and Adair Village will probably be required to meet DEQ permit conditions. Permits will not change significantly. Those cities may request County IGAs due to limited staffing.

Augerot asked if entities such as the Benton County Soil and Water Conservation District would have to obtain permits for stream restoration and invasive species removal, despite being exempt from the requirements.

Kurtz did not think so. When entities perform restoration work, a joint permit is often needed from the Army Corps of Engineers and the Department of State Lands; such entities can be trusted to manage their own activities under those permits.

Verret added that if a State or Federal permit is required, there is a local signoff where the County cites the exemptions.

Wyse asked about the timeline for completion of the support documents.

Kurtz replied that the Stormwater Management Plan and the Best Management Practices Manual are complete. The Stormwater Design Manual will be ready for engineering staff review at the end of February 2023 and will be placed on the County website by early March 2023.

Wyse asked how people will know what design standards to follow.

Kurtz replied that the current model will be the detention standards of Philomath and the treatment standards of the City of Independence. Above the .25 acre threshold, the work will be performed by engineers familiar with the documents.

Malone asked if the changes would impact the Community of Alsea.

Kurtz replied only in that an Alsea building permit would probably have to comply with these measures.

Malone asked how this would affect North Albany.

Kurtz explained that Linn County and the City of Albany now have their own MS4, but the boundary extends beyond their UGB into Benton County, so there is a pocket of Albany which is covered by an MS4 that does not have jurisdiction in Benton County. The DEQ gave responsibility for the area to Benton, so that will be covered by the new code. Kurtz did not think a formal agreement with Albany was necessary, as Albany does not have jurisdiction there.

Public Comment

No comment was offered.

Chair Malone closed the Public Hearing at 11:45 a.m.

Wyse and Augerot thanked staff, particularly for extensive outreach.

{Exhibit 1: Stormwater Management Development Code Amendments}

MOTION: Augerot moved to enact Ordinance No. 2023-0316, amending the Development Code regarding stormwater, and to conduct a first reading of the Ordinance. Wyse seconded the motion, which **carried 3-0.**

Counsel read the Ordinance aloud (short title). The item will return February 21, 2023 under Old Business for a second reading.

PH 2 In the Matter of a Public Hearing Regarding Ordinance No. 2023-0317, Amending the Adair Village Urban Growth Boundary – *Greg Verret,* *Community Development

Chair Malone opened the Public Hearing at 11:48 a.m.

Staff Report

Verret explained that at the December 6, 2022 Joint Adair Village/Benton County Public Hearing, the Board directed staff to prepare an Ordinance approving the amendment. Verret asked if the period for public comment concluded at that meeting.

Counsel stated that because this is a public hearing to enact a Benton County Ordinance, the Charter requires another opportunity for public comment.

Verret received an email from a member of the public directed to the Adair Village City Council, which is considering a similar ordinance, but there was no request to have it presented to Board.

Counsel stated the email could be added to the record. Counsel noted that if the Board makes changes to the Ordinance, those changes would also need to be approved by Adair Village.

Verret shared that many potentially related projects came up at the joint hearing. Staff outlined several of these in the agenda checklist to start discussion (the items were not conditions of approval).

Augerot noted that some of these topics will be dealt with in other planning efforts.

Nichols added it was important to deal with UGB mechanics first.

Public Comment

No comment was offered.

The Board thanked staff and partners in Adair Village.

{Exhibit 2: Adair Village UGB Expansion Community Letter}

MOTION: Augerot moved to Enact Ordinance No. 2022-0317, amending the Adair Village Urban Growth Boundary, and conduct a first reading of the Ordinance. Counsel corrected the Ordinance number to 2023-0317. Wyse seconded the motion as amended, which **carried 3-0.**

Counsel read the Ordinance aloud (short title). Second reading to occur on February 21, 2023; Ordinance to take effect 30 days later.

Malone asked for an update on a potential law change to make relatively small UGB expansions easier.

Verret replied there is currently a distinction based on size of the city, which allowed Adair Village to use a simpler process.

Nichols to follow up on the question.

Chair Malone closed the Public Hearing at 12:07 p.m.

7. New Business

***7.1 Justice System Improvement Program (JSIP) Bond Resolution R2023-002 and Title/Summary Language for SEL 805 – Vance Cronney, County Counsel; Nick Kurth, JSIP Manager**

Counsel explained that this Resolution carries the ballot measure to the clerk's office, then to the voters. The number of words and phrasing is prescribed by State Statute. The language was edited by many contributors. Bond Counsel put forward the Resolution to accompany a measure to sell bonds. The Resolution in the packet has a typo: two sections are labeled as section one, which will be corrected. Section two authorizes County Counsel and the Chief Financial Officer (CFO) to file the ballot measure with the County Elections Office, which Counsel will do, and authorizes those individuals to make adjustments as necessary. Filing Form SEL 805 triggers the publication of notice to County residents that a ballot measure is proposed. There is a seven-day review/appeal period where anyone who feels the measure is biased or subjective may file a petition asking a Circuit Court judge to review the title. If that happens, and if that results in judicially ordered changes to language, section two authorizes Counsel and the CFO to do so. Staff plan to file form SEL 805 on the afternoon of February 9, 2023; assuming there are no challenges, staff will file Title Form 801 on February 21, 2023.

Responding to a question from Kerby, Counsel clarified that both sections labeled "one" should be retained, simply renumbered.

Augerot asked if it was intentional that the two sections labeled "one" were somewhat redundant.

Counsel replied that is Bond Counsel's recommendation and thus County Counsel's intention.

MOTION: Augerot moved to adopt Resolution R2023-002 with corrections to section numbering. Wyse seconded the motion, which **carried 3-0.**

Counsel noted that the motion included approval of the SEL 805 form.

Kerby and Malone thanked staff.

{Exhibit 3: Corrected Resolution R2023-002}

7.2 Award of Construction Manager/General Contractor (CM/GC) Services Contract for the Courthouse/District Attorney Project to Hoffman Construction – Gary Stockhoff, Public Works

Stockhoff explained that Hoffman Construction was the unanimous choice of the hiring committee for the CM/GC for the new Courthouse and District Attorney’s Office. Staff have begun contract negotiations and hope to start construction in fall 2023.

MOTION: Wyse moved to award the Construction Manager/General Contractor (CM/GC) contract for the Benton County Courthouse and District Attorney facilities to Hoffman Construction and authorize staff to commence with contract negotiations. Augerot seconded the motion, which **carried 3-0.**

7.3 American Rescue Plan Act (ARPA) Grant - Proposed Business Grant Program –Rick Crager, Shurisa Steed, Financial Services; Jerry Sorte, Corvallis-Benton County Economic Development Office (EDO)

Crager explained that the County provided an ARPA award to the City of Corvallis Business Grant Program in 2022. EDO has experienced substantial staff transition; now Sorte is helping to advance the proposal. Part of the agreement was that EDO provide a program overview to the Board.

Sorte explained that EDO created a program plan. Funds received in July 2022 will be used for a \$5,000 grant program for businesses impacted by the pandemic. Eligible businesses must be a small business under the Federal definition and have been in existence before June 30, 2021. Businesses will certify impacts such as closure, decreased revenues, or increased costs. One-third of funds will be reserved for businesses outside the Corvallis UGB. If EDO receives more applications than available funds, a lottery system will be used. EDO recommended an application window of at least three weeks. The intent is to expend all funds by June 30, 2023.

Augerot asked about demand for aid and which sectors are struggling.

Sorte replied that some businesses continue to be stressed across sectors. EDO wants to help businesses that may not have known about Federal aid programs. Some trade sector businesses did fairly well during the pandemic; the service sector was hit hard, and some businesses have closed, but others are holding on.

Augerot asked if \$5,000 per grant was sufficient.

Sorte felt the amount would help. EDO is trying to spread the funds as widely as possible.

Kerby asked if other County ARPA grants included an amount for grant administration.

Crager confirmed.

Kerby asked if Sorte would hire additional staff for the program.

Sorte replied funds would be used to hire a financial organization such as Community Lending Works. The application will be as straightforward as possible. The administration fee is capped.

Augerot asked if only EDO would report to the County, or would grantees have to report.

Crager replied the County will keep reporting simple by collecting information from businesses.

MOTION: Wyse moved to approve, as required within Contract 503163, the proposed plan provided by the Corvallis-Benton County Economic Development Office for a Business Grant Program in the amount of \$275,000. Augerot seconded the motion, which **carried 3-0.**

8. Departmental Reports and Requests

8.1 Telework Policy Consideration and Approval – Tracy Martineau, Human Resources

Martineau explained this is a new policy. The County adopted an interim telework policy during the COVID-19 lockdown which was situational; this is a more routine Countywide policy. The policy went through the Policy Oversight Committee process and has been well vetted.

Augerot asked if the County's labor unions also reviewed the policy.

Martineau replied only as part of staff review, not through special outreach. The effective date of the policy was intentionally left blank; Martineau asked, if the Board approves an effective date of March 1, 2023, would it be possible to phase in the policy over several months. It would be difficult to achieve full compliance by March 1, 2023.

Counsel confirmed that the policy can be effective March 1, 2023 and roll out step by step.

Wyse asked if the suggested motion phrase "over the next few months" was specific enough.

Counsel asked if Martineau would recommend the phrase "phase in implementation beginning March 1, 2023."

Martineau confirmed.

MOTION: Augerot moved to adopt the Telework Policy as of March 1, 2023 and to phase it in over the next few months. Wyse seconded the motion, which **carried 3-0.**

9. Other

Wyse asked about a possible problem with the location for the March 4, 2023 Legislative Breakfast.

Malone replied that Maura Kwiatkowski, Board's Office staff, was looking into this and would have information next week.

Wyse expressed support for moving the event to the Kalapuya Building if necessary.

Wyse thanked staff for the quality of recent minutes, especially the Joint Benton County/Adair Village meeting.

Malone noted there was a vacancy on the Planning Commission (PC) and asked how the Board wished to proceed.

The Board favored appointing Ed Fulford to the PC.

Counsel to instruct Teresa Farley, Counsel's Office, to place Fulford's appointment on the February 21, 2023 Consent Calendar.

Augerot shared that the next Alsea Commissioners' Corner event would take place on the evening of February 17, 2023.

10. Adjournment

Chair Malone adjourned the meeting at 12:11 p.m.

Pat Malone, Chair

Erika Milo, Recorder

** NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

**MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS**

Tuesday, March 22, 2022

GoToMeeting link: <https://meet.goto.com/819470533>

Livestream: <http://facebook.com/BentonCoGov>

9:00 a.m.

- Present:** Nancy Wyse, Chair; **Pat Malone**, Commissioner; **Xanthippe Augerot**, Commissioner; **Joe Kerby**, County Administrator; **Vance Croney**, County Counsel
- Staff:** **Danielle Brown**, **Suzanne Hoffman**, Health; **Laurel Byer**, **Gary Stockhoff**, Public Works; **Rick Crager**, Finance; **Nick Kurth**, Justice System Improvement Project; **Erika Milo**, BOC Recorder; **Darren Nichols**, **Linda Ray**, Community Development; **Steanna Steingass**, Public Works; **Jefri Van Arsdall**, Sheriff; **Paul Wallsinger**, Facilities; **Matt Wetherell**, Juvenile Department
- Guests:** **Ken Eklund**, **Joel Geier**, **Janet Larkin**, **Deborah Palmer**, **Vicki Rowland**, **Mark Yeager**, residents; **John Harris**, Horsepower Productions; **Thomas Hewes**, Northwest Energy Works; **Cody Mann**, Mid-Valley Media; **Rebecca Merja**, City of Corvallis; **Janet Ohmann**, Oregon State University

Chair Wyse called the meeting to order at 9:00 a.m.

I. Opening:

A. Introductions

B. Announcements

There were no announcements.

II. Review and Approve Agenda

No changes were made to the agenda.

III. Work Session

3.1 *One-Year Update from Benton County Sheriff's Office (BCSO) – Sheriff Jefri Van Arsdall

The Board acknowledged Van Arsdall's one-year anniversary as Benton County Sheriff. Wyse praised Van Arsdall for demonstrating leadership and building relationships.

Malone expressed appreciation for Van Arsdall's engagement.

Augerot thanked Van Arsdall for strengthening relationships around the County, work in Law Enforcement and Behavioral Health, working with Captain John Devaney on pre-trial services, and working with the Justice Systems Improvement Project (JSIP) on programs and facilities.

Kerby thanked Van Arsdall for bringing BCSO and the County closer together.

Van Arsdall was given a personalized mug and golf balls. Van Arsdall's philosophy is "Relationships are primary, everything else is secondary," with emphasis on being transparent and consistent for the entire County. The phrase "Conservators of the Peace" was placed on all

marked patrol vehicles. BCSO divisions include Patrol, Parole & Probation, the Jail, Civil Division, Emergency Management, Search and Rescue, Accreditation and Policy, Finance, Hiring, and Training. Van Arsdall described staff numbers for each division. Van Arsdall is working to acquire more on-call Jail employees. There are about 150 Search & Rescue volunteers and a mental health crisis volunteer response team. There is a robust volunteer Posse, capped at 22 members. Van Arsdall attended a Posse Conference in February 2022.

When Van Arsdall became Sheriff, the local option levy was at the forefront. The levy passed with over 70% approval, which shows community support for Law Enforcement (LE). Van Arsdall's approved budget includes \$700,000 to rent 10 jail beds from Polk County. Van Arsdall has kept those beds fully occupied. When Van Arsdall came in as Sheriff, the Junction City Police Department was providing LE services to the City of Monroe; BCSO is now the service provider, with a Monroe substation on Highway 99-West. Van Arsdall is working with Adair Village City Manager Pat Hare to find a substation location, possibly in City Hall.

Van Arsdall meets weekly with Philomath Police Chief Reuben, Corvallis Police Chief Nick Hurley, Chief Anderson at Oregon State University (OSU), and Albany Police Chief Marcia Harnden. BCSO will provide Driving Under the Influence and Drugs and Impaired Driver training for OSU LE.

Van Arsdall explained that the County currently has pre-trial release, and has developed a re-entry form to see where individuals go after release. Staff then met with community stakeholders about finding housing for unhoused individuals. BCSO has been re-accredited for three years due to the efforts of Sergeant Leslie Filbert. The Oregon Accreditation Officer stated, "There were no files lacking proofs of compliance. In the last six years I have only seen this one other time." The County recently passed its on-site jail inspection through the Oregon State Sheriffs' Association (OSSA). BCSO increased its drone capacity to use with Patrol and the canine team, reducing risk of injury. Drones are also used to diagram major crimes.

Van Arsdall received funding from Capital Improvement Projects to purchase a side-by-side all-terrain vehicle for off-road rescues. Every marked Patrol vehicle now has automated external defibrillators, and all Patrol staff can act as first responders. A number of Benton County deputies were recognized by OSSA for life-saving efforts. BCSO Charity events included a pie-eating competition, a softball tournament, and a dodgeball competition with Linn County to benefit Ophelia's Place.

Several staff will retire this year, including Undersheriff Greg Ridler, Patrol Sergeant Randy Hiner, and Emergency Services Executive Assistant Lacey Duncan. Two new deputies begin work this week, and two more next week. Issues with the Jail include access to the Oregon State Hospital (OSH); Van Arsdall is working with OSH, the Jail, the courts, and the District Attorney's Office to make the process run efficiently and keep doors open. Mental health clients take more resources including single cells, which can reduce capacity quickly. The Jail was recently reopened, so staff are fingerprinting and photographing everyone, but also releasing offenders, which is not ideal.

Once the accreditation employee is on board, Van Arsdall wants to hold a community academy, then create a community review board for BCSO. Staff will ask the Board for names of possible participants. Once there is a new social media employee, Van Arsdall wants to launch a BCSO application to share information County-wide. BCSO needs to identify an Undersheriff for additional supervision and accountability.

The Jail and Parole & Probation are fully staffed; Van Arsdall is still working on staffing Patrol. Van Arsdall has a backlog of reserve deputies, and recently brought in two background investigators on contract. Last week, Van Arsdall performed JSIP community engagement. BCSO will participate in a Chili cook-off at the Philomath Frolic on September 11, 2022.

{Exhibit 1: Sheriff's One-Year Update}

**3.2 Agriculture and Wildlife Protection Program (AWPP) Annual Report –
*Sheanna Steingass, Environmental Program Coordinator, Public Works***

Steingass has worked in this position since mid-January 2022. AWPP is a community grant program where Benton County farmers can apply for reimbursable grants up to \$5,000 to protect crops, livestock, and property from wildlife interactions without using lethal techniques. AWPP has a \$45,000 Biennial budget, including \$5,000 for education outreach and specialist consultation services, and \$5,000 for a year-round beaver program.

Despite the pandemic, staff did great outreach last year. Steingass will offer a beaver webinar at the March 31, 2022 “Bea-vallis” Event. In 2021, AWPP awarded \$14,354 in grants to six farms for non-lethal wildlife deterrence projects. All projects were successfully completed. Steingass receives frequent inquiries, including other counties that hope to emulate the program. Steingass described 2021 grants. There have been no beaver project inquiries since 2020, so Steingass wants to amplify that program. Since 2017, over \$66,000 has been allotted to community projects, protecting thousands of animals from wildlife impacts and preventing lethal management of wildlife.

Steingass provided the quarterly report from United States Department of Agriculture (USDA) 2021 Wildlife Services. The County has an \$85,000 contract with Wildlife Services, which manages local calls about wildlife conflicts and predation and collects road-killed animals.

Malone asked about the consulting specialists.

Steingass replied there are designated experts on special topics. The AWPP webpage lists everyone involved in the creation of the program: <https://www.co.benton.or.us/awpp>

Malone suggested considering at budget time whether \$5,000 is the right amount. Completion of all six projects indicates staff are vetting projects well. Malone encouraged Steingass to continue outreach and partner with Benton Soil and Water Conservation District.

MOTION: Malone moved to accept the 2021 AWPP report. Augerot seconded the motion, which **passed 3-0.**

**3.3 Discussion Regarding Crisis Resource Center Location –
*Dannielle Brown, Behavioral Health***

Brown explained that staff have been working on a Crisis Resource Center (CRC) for three years and want to get it running in support of JSIP. The original project was to remodel the former Board of Commissioners (BOC) office building, but a feasibility study showed that seismic retrofitting and other upgrades would be very expensive (\$8.9 million, per architects DLR Group). The County has received \$1.25 million from Representative Dan Rayfield, \$1 million from Congressman Peter DeFazio, and \$5.4 million from the legislature, for a total of \$7,700,002, which should cover remodeling or a new building. The JSIP Operations Committee

has discussed proceeding to upgrade the BOC building, or new construction on the D & M Auto Sales lot on the corner of Northwest Fourth Street and Northwest Van Buren Avenue in the City of Corvallis; the team is also working with Lumen Technologies to acquire a lot on the corner of Northwest Fifth Street and Northwest Van Buren Avenue.

Kurth shared that staff are still in discussions with Lumen but no agreement has been reached.

Brown stated that the other option is to put the CRC on the JSIP campus after the 2023 JSIP bond measure. However, the Committee recommends keeping the CRC downtown for community access to services. The proposed campus lacks public transportation and accessibility. Downtown is connected to community-based organizations and is accessible to walk-in clients, Law Enforcement, and Emergency Medical Technicians.

Malone noted there are transportation options near the north JSIP site, and transportation should follow the need once the JSIP campus is operational.

Brown was concerned about the complexity and uncertainty of the campus location, which will not be ready for years. Waiting for the bond and infrastructure updates is a challenge given the immediate community need.

Augerot noted that a downtown location is also good for the general population who want to refer family members. A site that is not associated with the criminal/legal system can help destigmatize Behavioral Health and Mental Health challenges.

Brown has also discussed remodeling versus rebuilding with Stockhoff and Wallsinger. Staff are working on requests for proposals (RFPs) pending that decision. Some funding must be committed by the end of the 2023 fiscal year, and another portion by October 2024.

Kerby asked if the numbers being shared omitted acquisition of downtown property.

Brown affirmed; this is another advantage of the D & M lot, which the County already owns. Staff and DLR have also been meeting with Corvallis officials to better understand changes in City zoning code. This might require any new builds to be two stories, which would probably be necessary on the D & M lot to meet space needs. DLR is working on a test-fit for D & M. The Board needs to choose to continue with the BOC building remodel, keep the CRC downtown, likely on D & M, or co-locate on the JSIP campus. Staff want to put out an RFP and open the CRC as soon as possible.

Wyse asked if the Board should decide with the assumption of acquiring the Lumen lot.

Kerby replied that staff will update the Board on Lumen in Executive Session later in this meeting. The County continues to have interest in all or part of Lumen's two parcels. Progress is being made, but variables include the new City development requirements. If the Board does not wish to decide today, a decision is needed within the next week or two.

Responding to a question from Wyse, Brown confirmed that there is enough space for a new building even without the Lumen property.

Augerot strongly advocated using the County-owned land on the block, but not using the BOC building, which is not the ideal configuration.

Brown agreed that the downtown location is more trauma-informed and crisis-specific. Constructing a new building is estimated to cost \$6.7 million, which is less than the retrofit.

Kurth noted that the facility can be built on the D & M lot, but if the Lumen lot became available within the next six months, the project could be shifted there. Issuing a design RFP delays permitting a little. The DLR estimate was \$6-6.5 million for a new single-story building, which is no longer an option because of the new Commercial Mixed-Use 3 (CMU 3) zoning. A two-story building would cost about \$7.5 million, making the cost options closer.

Brown noted that the current D & M lease expires June 2022 and will come up for renewal soon.

Malone agreed that starting fresh made sense. No matter which lot is used, its value that should be included as a cost. The County has been negotiating with Lumen for over a year.

Wyse asked when the test-fit might be complete.

Kurth shared that information yesterday from DLR Group. Either lot is big enough for a two-story CRC, which would fill about half of the 10,000 square foot lot, with the other half for parking, although the CMU 3 zoning removes the parking requirement. Based on code and information from Jay Yaich, Corvallis Community Development, that is a viable option.

Wyse and Augerot felt comfortable deciding at this time.

Malone felt uncomfortable deciding until after hearing more about the Lumen situation.

Augerot suggested that the Board decide after Executive Session.

Malone and Wyse concurred.

3.4 Discussion on a Constructive, Community-based Approach to the Future of Solid Waste Management and Coffin Butte Landfill (CBL) – Darren Nichols, Community Development Director

Nichols reviewed that in mid-2021, Community Development received an application from Republic Services (RS) for a Conditional Use Permit (CUP) to expand CBL. In October-November 2021, the Solid Waste Advisory Council and the Planning Commission (PC) held hearings, which led the PC to deny the application on November 7, 2021. RS filed an appeal and request to stay further action until March 21, 2022. On March 11, 2022, RS withdrew its appeal, ending the County's action on that CUP.

Nichols reviewed goals for Benton County, the community, landfill neighbors and customers, and the future of solid waste. The County's first objective is to listen. The land use process offers limited opportunity for engagement. The County needs to provide a safe space for people to share perspectives and explore options. The County will need to build a common information base and outline next steps. Nichols suggested hiring an objective third-party facilitator to facilitate dialogue and build consensus, reframing the conversation from expanding CBL to the future of handling solid waste in the mid-Willamette Valley. Nichols requested Board support for staff to explore an objective assessment first phase, which could cost \$5,000-10,000. Nichols has reached out to many key representatives. RS expressed a commitment to engage with the community and incorporate feedback into long-term waste management solutions. Nichols contacted Oregon Consensus, a team of facilitators who expressed interest in participating.

Malone felt a third party facilitator made sense. Community members often say it is not clear where County and RS responsibilities lie. A frequent comment is “Just limit the refuse coming into Benton County,” but the County does not own CBL. Another common comment is closing Coffin Butte Road.

Nichols concurred that the County has some control over solid waste, but has limited ability to regulate CBL. These questions arose during the application, hence the need for a shared information base.

Augerot praised a consensus-based process to help clarify stakeholders, goals, and jurisdictions. Neighbors have a strong stake in this decision, but this is also a regional landfill and Benton is part of a waste-shed of other Counties. Augerot has been approached by other Commissioners with an interest in this decision. One component is the new producer recycling responsibility which was approved by the State legislature and is being built by the Department of Environmental Quality. That system will not be fully in place until 2025, but everyone needs to build towards it. The community conversation should be held soon, because RS is a large corporation with its own timeline.

Nichols added that the County needs to move quickly with community engagement because RS intends to submit a revised land use application to expand CBL. CBL is only one piece of the solid waste future; it is also necessary to reduce and divert solid waste that can be reused or composted.

Malone agreed that more recycling is needed; up to 20% of landfill debris is from construction. The idea of a separate transfer facility for construction debris was previously rejected due to cost, but should be re-examined.

Kerby commented that the Board is beginning to receive meeting requests from the public about this issue. Since there is no longer a pending permit application, the Board may meet with community members. Kerby shared a concern about how to ensure that those individual conversations are directed into the facilitated discussions.

Nichols emphasized that the first community conversations should be candid, respectful, and confidential. The County needs to listen first and be better informed and more inclusive. Rather than the Board responding to every email and idea, commit to re-engage on the solid waste conversation and emphasize that all perspectives will be considered.

Wyse asked if the Chair should send a brief email response along the lines of “We are re-engaging in a new process, more to come.”

Nichols felt that would be helpful, along with committing to a timeframe/deadline.

The Board directed staff to secure a neutral facilitator and funding for that process.

Nichols to return to the Board with specifics from Oregon Consensus.

V. Information Sharing

5.1 Nancy Wyse, Chair

Wyse explained that United Way President Blake Pang is seeking a Commissioner to serve on the Federal Emergency Food and Shelter Program. After brief deliberation, Wyse volunteered to take the role and inform Pang. As a member of the Local Officials Advisory Committee, Wyse provided feedback on interviews with two candidates for Director of the Department of Land Conservation and Development. Wyse recently toured the Juvenile Department, Behavioral Health, and Assessment; Wyse enjoyed meeting staff.

5.2 Pat Malone, Commissioner

Malone shared that last night, the Fair Board interviewed candidate Aurora Jensen. Natural Areas, Parks & Events (NAPE) gave a presentation of all Events projects. The new combined department structure is working well, especially given the difficulty filling positions. Each County in Oregon will soon receive \$270,000 in State funding for fairgrounds capital improvements. Staff are determining priority projects. The Benton County Fair will take place, but because of the two-year layoff, getting the carnival back is a challenge. NAPE Director Lynne McKee is cautiously optimistic. Malone asked when the four microshelters will be up at the Fairgrounds.

Kerby to find out and email the Board.

Malone emphasized the importance of starting the shelters as a pilot project and scaling up from there. Malone serves on the committee to pick an owner's representative for JSIP; three firms are still in the running, with interviews over the next two weeks.

Kurth added that the plan is to have a firm on board by mid-April 2022. The firm will support advancing the new Courthouse and possibly other facilities.

Malone recently attended the Linn-Benton Community College Board Budget Committee meeting. At the Philomath Chamber of Commerce luncheon, Chamber President Lisa Avery discussed the May 2022 Philomath levy, which needs more visibility. Malone attended the Celebrate Corvallis event. Last week's Association of Oregon Counties meetings included a facilitated retreat to consider what members want from the organization in the next several years. There was discussion of concerns about urban/rural counties and how to have a single voice. Partly due to less in-person contact, the group is more strained than usual.

5.3 Xanthippe Augerot, Commissioner

In the past month, Augerot had several community conversations on housing and homelessness. Augerot had passed that topic to Wyse, so wanted to share the conversations with Wyse.

- Augerot spoke to Unity Shelter Board member Jane Barth, who is also a contractor for Siuslaw National Forest. Forest Supervisor Robert Sanchez is also very interested in working on homelessness issues; forestry staff are seeing more casual and/or long-term camping in non-designated campground areas. Jesse Ott (NAPE) will contact Sanchez about including these topics in the land managers group.
- Augerot met with DevNW liaison Rebecca Weinstein to learn the status of DevNW housing plans in south Corvallis. The organization has been quiet lately; COVID-19 has been hard on their staffing. DevNW is another good contact for Wyse.
- There is another opportunity to request more State Turnkey funds.
- One of the best ways to make permanent supportive housing or very low-income housing viable is to have project-based Housing & Urban Development (HUD) Section 8 vouchers in conjunction with a residences, so housing operators can pay the bills.

However, project-based vouchers are much more difficult for Linn-Benton Housing Authority (LBHA) to manage than person-based vouchers. LBHA Executive Director Donna Holt told Augerot that LBHA would like to offer project-based vouchers, but it is challenging for the organization. The Board should advocate at the Federal level for less bureaucratic management of the HUD voucher program, expanding availability, and expanding funding to housing authorities. Currently 30% of Federal resources to housing authorities goes to Benton and 70% to Linn County because housing is more affordable there. Representative Rayfield provided some American Rescue Plan Act (ARPA) funds to LBHA to invest in Benton County. Augerot offered County support to Holt to make that possible. The Home, Opportunity, Planning, & Equity Project Manager can help look for real estate useable by LBHA.

Augerot continues to have conversations on the overlap of mental health and law enforcement and is the liaison to the Mental Health, Addictions, and Developmental Disabilities Advisory Committee. The Mental Health/Law Enforcement Subcommittee of the Willamette Criminal Justice Committee oversees the core program and discusses more ways to collaborate. A new working group formed from the Oregon Justice Department (OJD) Behavioral Health Summit, convened by Judge Matthew Donohue, which focuses on the aid and assist process for people who cannot represent themselves in legal proceedings and thus need restoration at the Oregon State Hospital (OSH) before they can help in their own defense. This has been a hot topic at AOC meetings, but was less pressing here until the last year or so; now Benton has 3-7 people in the County Jail at any time waiting to go to OSH. The Aid and Assist Working Group wants to help people returning from OSH to get hearings as soon as possible to avoid recurrence, and to keep people out of jail and OSH altogether. The group has been productive and includes representatives from the District Attorney's Office, ARC of Benton County, OJD staff including Trial Court Administrator Chris Westfall, Behavioral Health, BCSO, and Greater Oregon Behavioral Health Initiative. There is an Oregon Health Authority grant opportunity for mental health housing.

Augerot met with Kate Porsche, Corvallis-Benton County Economic Development Office, and Scottie and Greg Jones, owners of Leaping Lamb Farm in the Community of Alsea, about challenges the Joneses are facing with their agro-tourism program. The Joneses are national leaders in the farm stay movement, but the County does not consider them a legal operation; Nichols will work with them.

Wyse will meet with Nichols about agro-tourism today.

5.4 *Joe Kerby, County Administrator

Kerby had asked Crager to create a financial touchstone document for the Board and staff to use to track various sources of JSIP and related funding.

Crager explained the funding has five parts: Behavioral Crisis Relief Center (CRC); Emergency Operations Center (EOC); JSIP campus (including land acquisition, BCSO, Correctional Facility, new Courthouse (NCH), and District Attorney's Office); historic Courthouse (HCH) rehabilitation; and unbudgeted program support (communications, administrative support). This is a fluid document, to be updated as better estimates arise. Estimates for the CRC and EOC are fairly firm; the JSIP campus cost may need more adjustment. The document also shows funding sources, including:

County resources:

- County ARPA funds: \$4,250,000 committed to land acquisition.
- Capital financing over a 20-year period: \$20,383,129 (the match amount to OJD funds).
- Untapped County General Fund (GF) reserves: about \$4.4 million. The County is underspending at present, which provides flexibility.

State resources:

- State ARPA funds committed through Rayfield: \$1,250,000 for the CRC.
- OJD funding for NCH: \$20,383,129. Crager and Kurth are working with OJD to commit that resource.
- State GF: \$5,450,002.

Federal resources (recently approved in the Omnibus Bill):

- From Senator Jeff Merkley for the EOC: \$1 million. Requires a \$333,000 match.
- Department of Health and Human Services (DHHS): \$1 million; does not identify a program yet.

The current estimate of uncommitted funds is about \$150 million; Crager predicts the amount will be somewhat higher. Revenue forecast from the State legislature still looks good. It is possible that the County could pursue a more aggressive capital financing method than previously thought, but that would need to be discussed in future.

Augerot noted that the next State legislative session might provide funding for the HCH boiler, roof, and repainting; the document should distinguish between those projects and the seismic rehabilitation, which will cost considerably more than \$5 million. Augerot attended a National Association of Counties seminar about funding for the new national 988 mental health crisis hotline. The Federal 2022 budget includes a new program called Crisis Stabilization Community Re-entry Grants for crisis centers; perhaps the DHHS funding falls under that. The 988 function means more Federal funds are available for this type of initiative.

Crager felt it was worth checking that legislation for additional opportunities.

Augerot agreed, and suggested enlisting Hoffman and Community Health Centers Director Carla Jones in the search.

Crager noted that all of the above sources are hard numbers except capital financing.

{Exhibit 2: Financial Touchstone Document}

Kerby explained that the Board meeting room at the Kalapuya Building is still under reconstruction, but hopefully can be used for some types of meetings by April 4, 2022. Kerby to meet with Information Technology, Facilities, and Board staff about this. Due to supply chain issues, the room's new audiovisual system will not fully outfitted until around August 2022.

Teresa Farley is retiring from the Board's Office; the position has been offered to Larry Bogan, who will start work on April 4, 2022. Kerby is working with Farley on how to train Bogan.

Merkley's staff wants to meet with the Board for one hour on March 29, 2021 to discuss Benton's EOC. The Board will host a half-hour open public meeting with key County staff and Merkley's staff. BCSO staff and Van Arsdall will host the second half of the meeting, followed by touring the current EOC in the Law Enforcement Building. The press will be invited.

Chair Wyse recessed the meeting at 11:52 p.m. and reconvened at 11:57 p.m.

V. Executive Session

5.1 Executive Session ORS 192.660[2][e] – Negotiations for Property Transactions

Chair Wyse recessed the regular Board Meeting at 12:04 p.m. and immediately entered Executive Session.

Chair Wyse exited Executive Session at 12:29 p.m. and immediately resumed the regular Board Meeting.

VI. Other

Wyse was previously inclined to locate the CRC on the JSIP campus, but after hearing from staff, was convinced that downtown is a better location. Wyse would support a new building over a remodel.

Wallsinger noted that committing to a site will allow facilities to move forward dramatically.

MOTION: Augerot moved to support new construction for a Crisis Center on the BOC/Lumen properties. Malone seconded the motion, which **passed 3-0.**

VII. Adjournment

Chair Wyse adjourned the meeting at 12:35 p.m.

Nancy Wyse, Chair

Erika Milo, Recorder

** NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS
GoToMeeting link: <https://meet.goto.com/183440741>
Livestream: <http://facebook.com/BentonCoGov>
Tuesday, February 22, 2022
9:00 a.m.

- Present:** Nancy Wyse, Chair; **Xanthippe Augerot**, Commissioner; **Pat Malone**, Commissioner; **Joe Kerby**, County Administrator
- Staff:** **Jenn Ambuehl**, Finance; **JoeHahn**, Equity, Diversity, & Inclusion; **Suzanne Hoffman**, **April Holland**, Health; **Maura Kwiatkowski**, BOC Staff; **Sean McGuire**, Sustainability; **Erika Milo**, BOC Recorder; **Daniel Redick**, **Greg Verret**, Community Development; **Gary Stockhoff**, Public Works; **Jefri Van Arsdall**, Sheriff’s Office; **Matt Wetherell**, Juvenile Department
- Guests:** **Michael Ahr**, Benton County Soil & Water Conservation District; **John Harris**, Horsepower Productions; **Cody Mann**, Mid-Valley Media; **Kate Porsche**, Corvallis-Benton County Economic Development Office

Chair Wyse called the meeting to order at 9:03 a.m.

- I. Opening:**
A. Introductions
B. Announcements

No announcements were made.

II. Review and Approve Agenda

The following items were added to the agenda:

- 6.1 Ratify Letter of Appreciation to Anonymous Donor to Benton County Foundation for the Oak Creek Evacuation Route**
VII. Executive Session Under ORS 192.660[2][e]—Real Estate Transactions

III. Work Session

- 3.1 Third Quarter Update from Corvallis-Benton County Economic Development Office (EDO) – Kate Porsche, Executive Director**

Porsche highlighted EDO projects for Benton County. The Downtown Corvallis Association (DCA) decided not to pursue Economic Improvement District funding and has decided to disband. EDO is considering ways to support a similar organization. The Business Right-of-Way (BROW) program, which allows downtown Corvallis restaurants and businesses to use the public right-of-way, will continue temporarily this summer; owners and patrons want to make the program permanent, but staff are trying to align this with the City’s parking audit.

There are several upcoming meetings of the South Corvallis Urban Renewal District; Augerot is part of the group. Corvallis will add 200 units of affordable housing.

Annexation of the Airport Industrial Park: the lease process has been transferred from Public Works to EDO, which streamlines the applicant experience. EDO engaged with Sarah Means of the Governor’s Regional Solutions team, who offered assistance with new zoning, along with

experts from the Army Corps of Engineers, the Governor's Office, and the Department of State Lands.

Porsche joined the Oregon Cascades West Council of Governments Economic Development District Executive Committee, representing Corvallis and Benton County. This is a multi-county group in charge of Federal funding from the Economic Development Agency. There has been a conversation on childcare, a regional priority with social and economic development impacts. A disproportionate number of women have been affected by the pandemic; many have been unable to return to work.

EDO will meet with an economic development partner today to discuss a joint application for an American Rescue Plan Act (ARPA) grant from the County. Employee Heather Stevens left EDO; staff are interviewing an internal candidate. The Economic Development Consortium meeting will be held in April 2022. Reports from Oregon Regional Accelerator and Innovation Network and the Small Business Development Center are attached.

Malone asked if other downtown organizations were having difficulty.

Porsche replied that even without the pandemic, downtown organizations can be a challenge to operate, and COVID-19 had some negative impacts. Porsche has been in contact with Sherry Stewart from the Oregon Mainstream Project; most organizations are bouncing back.

Malone asked about the 2022 BROW schedule.

Porsche replied this was to be determined, but approximately April-October. Most patrons enjoyed using the space during those months, less so in the rainy season. Also, some businesses were exceeding occupancy limitations for structures. The goal is to coordinate with the City and make this more permanent. Some businesses really liked the program; many people feel it creates a sense of vitality. However, the City Council needs to consider the matter; some non-restaurant businesses were not supporters. Cost of parking downtown also needs to be determined through the parking audit, to help determine how much to charge businesses for the space. Until now, space rental has been free due to COVID-19. In future, the program would charge in order to stay equitable.

Malone praised this idea; a business can decide how much space it needs.

Wyse mentioned that Corvallis Community Development Director Paul Bilotta's update on Home, Opportunity, Planning, & Equity activities mentioned micro urban renewal districts (URDs), which the City Council would send to voters. Wyse asked for details.

Porsche replied that Bilotta is considering ways to create housing. Urban renewal is a common tool for affordable housing. One constraint in Corvallis is that URDs must be voted on by the entire electorate. Usually there is robust public outreach and public hearings. Bilotta thinks if the voting constraint is removed, it would allow creative options such as a single-lot URD. The City of Wilsonville did this in the past for economic development.

Wyse praised this idea and offered to help.

Malone praised efforts on the airport project and asked if that would be completed this year.

Porsche replied the plan is to complete annexation by the end of 2022. It is taking longer because Corvallis code does not have an existing zone that works for the area. Staff want to define what kinds of businesses should be encouraged or discouraged there. The Regional Solutions team helped the City of Coburg with a similar project, and has offered to help here.

3.2 Benton Soil & Water Conservation District (BSWCD) 202 Annual Report –
Gary Stockhoff, Public Works Director; Michael Ahr, Benton Soil & Water Conservation District

Ahr is the Willamette Mainstem Coordinator and Invasive Species Program (ISP) Manager, and also supervises several conservation planners. The ISP works with private landowners and urban residents on voluntary conservation. BSWCD is revising its strategic plan, to be completed by end of June 2022. Goals include communication, habitat restoration, invasive plants, and youth education programs. Through the ISP, Ahr administers the County's Cooperative Weed Management Area (CWMA). CWMA partners meet twice a year, discuss projects, offer trainings, and prioritize species. Based on the Oregon Department of Agriculture official invasive weeds list, CWMA creates a local prioritized list. Knotweed is a priority; there has been considerable progress on knotweed removal on Willamette River tributaries.

Through the Inter-Governmental Agreement between the County and BSWCD, the District and Benton Public Works work together and help with educational outreach. The County pays the District \$5,000 per year for these services. BSWCD provides six weed spotter trainings with the road crew and two volunteer events per year, distributes educational resources to County staff and the public, and provides an annual report. In-person road crew trainings resumed in June 2021. The highest priority species are oblong spurge and yellow floating-heart. Spurge is beginning to appear in oak woodlands, which is troubling. Weed-pulling is done in Special Management Areas where herbicide cannot be used. It is a challenge to get volunteers, so Ahr held a weed pull effort in the City of North Albany, among others. Trainings help road crew members direct landowners to more effective weed management strategies. Ahr can assist with those conversations.

Willamette Mainstem Cooperative (WMC) has been very successful with grant funding, monitoring, and paddle-and-pull canoe events, which staff hope to revive this year. WMC focuses on the Willamette River between Albany and Corvallis, but sometimes as far south as the City of Monroe. WMC has helped member groups identify priority projects.

Malone requested an update on the emerald ash borer.

Ahr replied that the closest infestation so far is in Boulder, Colorado. Oregon ash is very susceptible to the insect. Some ecologists think it is probably inevitable that the insect will reach Oregon. The Oregon Department of Forestry has a risk management plan for the insect, training people to identify its presence.

Malone suggested holding some advance trainings locally.

Augerot asked if BSWCD had worked with nurseries or landscapers to get the word out about plants like oblong spurge.

Ahr replied that it becomes illegal for nurseries to sell a high priority weed. However, landscapers are a key group to talk to, who can report outbreaks.

Wyse asked if the Benton County funding was used for Benton-specific projects.

Ahr replied the funding goes into the District's general fund towards staff salary. Oregon State Weed Board grants fund work done in the field. Being designated as the County's weed entity makes the District more competitive for those grants.

Wyse asked if the County funding came primarily from the Road Fund.

Stockhoff confirmed. Funding comes primarily from motor fuel tax if the area is within the right-of-way.

Malone asked about a timetable for moving into the Confluence Building.

Ahr replied the project had experienced supply chain delays and was over a year out from organizations moving in.

Chair Wyse recessed the meeting at 10:00 a.m.

Chair Wyse reconvened the meeting at 10:06 a.m.

MOTION: Malone moved to accept the BSWCD 2021 Annual Report. Augerot seconded the motion, which **passed 3-0.**

3.3 Discuss Sustainable Materials Management Grant Initiative – Daniel Redick, Greg Verret, Community Development

Redick explained that until 2007, the Solid Waste Program had a grant program for waste prevention, waste recycling, or recovery, funded through the Landfill Host Surcharge. Staff hope to revive the program using the same structure as before. The initiative would be funded through the Community Development Solid Waste budget, which includes \$30,000 per biennium for new waste prevention initiatives. Staff propose using \$20,000 for grants dedicated to community projects on sustainable materials management, solid waste prevention, material reuse, waste recovery, or recycling. Grant applicants would apply to Community Development; the Solid Waste Advisory Committee (SWAC) would evaluate applications; staff would use that feedback and also evaluate the applications. There is a maximum \$5,000 grant per recipient. The April 27, 2022 SWAC meeting is planned to include the first grant application review. Funds to be distributed by May 31, 2022.

Augerot asked if this would be an annual opportunity in future.

Verret confirmed that the program can be continued if successful. There would be one grant cycle this biennium; then, during the budget process for the next biennium, staff will likely propose an annual grant cycle.

Augerot commented that the grants are a small sum with high criteria. Augerot asked how realistic that is, and whether Redick had talked to community members about this.

Redick had worked with some community members and felt the proposed amount could definitely meet the needs of community projects. Some projects might need additional funding. Previous grant projects varied between \$5-10,000. The first round could show if the amount needs to be revised in future.

Augerot asked if there was discussion of using the County's new grant proposal platform instead of Redick having to distribute funds.

Redick replied not yet. Redick recently had discussions with Finance staff about fund distribution methods. There is not much detail yet about finance procedures.

Kerby underscored the value of using the platform to accept applications online and asked staff to invest more time in considering use of that tool for this purpose.

Malone noted a typo on page 42 of the packet: "a total of approximately \$10,000 is available" should read "\$20,000."

Augerot commented that SWAC worked on a strategy for sustainable materials management, and asked if SWAC created a prioritization document about the direction of the Solid Waste Management Program, and how that fits with the new emphasis on producer responsibility in materials management at the Department of Environmental Quality.

Redick replied that during SWAC's discussions in 2021, community members made recommendations for sustainable materials management. SWAC voted to prioritize a green business certification initiative, so staff will continue working on that initiative also.

The Board expressed support for the project.

3.4 COVID-19 Department Operation Centers Update – *Suzanne Hoffman, April Holland; Health Department*

Hoffman explained that staff felt an earlier COVID-19 update would be advisable.

Holland reported that COVID-19 case numbers remain high, but have reduced considerably. Benton County had 233 COVID-19 reported cases during the week of February 13, 2022, down from 574 the week before, a 60% reduction, and a 75% reduction over a two-week period. Positivity rates are not final yet, but should be slightly lower than last week. There were 865 statewide hospitalizations last week and 741 as of February 18, 2022. Nineteen COVID-19 patients are hospitalized at Good Samaritan Regional Medical Center, an average number for the past week or so. Due to vaccination or recent infection, many fewer people will be vulnerable to COVID-19; there should be a period of lower transmission. Changes in guidance are expected from the Centers for Disease Control (CDC), perhaps this week. This will relate to the Board's decision on whether to renew the indoor masking order. Recent modeling projects reaching the goal of 400 statewide hospitalizations by April 20, 2022. Oregon Health Authority is likely to remove the indoor masking requirement when that happens. Holland applied a similar, conservative 20-30% reduction to estimated Benton County's trajectory; if cases continue to decrease 25% per week, Benton will enter the CDC "moderate transmission" category by March 27, 2022. If cases decrease 30% per week, Benton will reach "moderate" by March 13, 2022. If the local mask mandate does end, staff will continue to communicate ways to keep vulnerable individuals safe.

Malone emphasized the need for a coordinated message about COVID-19 recommendations as the CDC considers revising the mask guidance. The pandemic is not over and indoor masking could resume later.

Augerot also shared concern that people are so eager to take off masks that they might not listen about resuming unless there was another big spike in cases. Augerot agreed with Malone about the need to message clearly about risk and layering protections. Community members have expressed concerns about spring break causing increased infections; this needs to be part of County messaging.

Kerby asked when Holland expected to ask the Board to make a formal decision about masking. The County's COVID-19 Emergency Declaration expires March 31, 2022.

Holland replied this will depend on the timing of CDC decisions and the Board's preference. It appears the Board wanted to hear from the CDC before deciding.

Augerot urged Kerby to work with Croney, Hoffman, and Holland on the timing of the Emergency Declaration expiration, which affects finances.

Hahn agreed with Holland about the need to focus on the most vulnerable populations, such as individuals with disabilities and those who are immune-compromised. Hahn stressed the importance of considering those perspectives.

IV. Information Sharing

4.1 Nancy Wyse, Chair

Wyse reported taking department tours. Wyse toured the Benton County Sheriff's Office and will tour Public Works this week.

4.2 Pat Malone, Commissioner

Malone met with Community Development last week for good discussions about current projects and the status of Coffin Butte Landfill. Malone echoed Hahn's sentiments that not everyone feels safer regarding COVID-19. This year's influenza season was mild again, probably due to COVID-19 protocols. Masks may still make sense in some situations.

4.3 Xanthippe Augerot, Commissioner

Augerot is a member of the Association of Oregon Counties Special Operations Committee, but the group has not convened yet. Augerot will do a ride-along with Patrol Sergeant David Iverson. Augerot will also volunteer with the Oregon State University College of Business pitch competition for students.

4.4 Joe Kerby, County Administrator

Kerby shared that the County continues to recruit a Public Information Officer. Over the last year, County vacancies have risen; recruitment has been challenging. Kerby encouraged Tracy Martineau, Human Resources, to advance a limited-duration Human Resources position to improve recruitment capacity. Martineau will bring the request to the Position Review Committee in the next few weeks. Although limited-duration positions do not need Board confirmation, Kerby will confirm the position with the Board. The County continues to recruit for the Board's Office administrative specialist position. There has been a good response, with the goal of having a new hire on board by March 22, 2022. The County is recruiting for a Justice Systems Improvement Program (JSIP) Communications Coordinator. This position was initially

approved as a limited two-year duration. To improve the candidate pool, Kerby recommended making this a regular position.

MOTION: Augerot moved to shift the JSIP communications position from limited duration to regular full-time employee. Malone seconded the motion, which **passed 3-0.**

VI. Other

***6.1 Ratify Letter of Appreciation to an Anonymous Donor via the BCF for the Oak Creek Route.**

{Exhibit 1: Oak Creek Letter of Appreciation}

MOTION: Augerot moved that the Board ratify their signatures on the letter of thanks to the donor that came through the Benton Community Foundation for the Oak Creek Evacuation Route. Malone seconded the motion, which **passed 3-0.**

Chair Wyse recessed the meeting at 10:54 a.m. and reconvened at 10:58 a.m.

VII. Executive Session Under ORS 192.660(2)(e)—Real Estate Transactions

Chair Wyse entered Executive Session at 11:02 a.m.

Chair Wyse exited Executive Session at 11:32 a.m. and immediately reconvened the regular Board Meeting.

VIII. Adjournment

Chair Wyse adjourned the meeting at 11:32 a.m.

Nancy Wyse, Chair

Erika Milo, Recorder

** NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS
GoToMeeting link: <https://global.gotomeeting.com/join/631992157>
Livestream: <http://facebook.com/BentonCoGov>
Tuesday, January 25, 2022
9:00 a.m.

- Present:** Nancy Wyse, Chair; Pat Malone, Commissioner; Matt Wetherell, Acting County Administrator
- Excused:** Xanthippe Augerot, Commissioner; Vance Croney, County Counsel; Joe Kerby, County Administrator
- Staff:** Cynthia De La Torre, Mac Gillespie, Sara Hartstein, Health; Joe Hahn, BOC Staff; Lynne McKee, Jesse Ott, Natural Areas, Parks & Events; Erika Milo, BOC Recorder
- Guests:** James Feldmann, Oregon Department of Transportation and Corvallis Area Metropolitan Planning Organization; Julie Manning, Oregon State University; Jessica McDonald, Greenbelt Land Trust; Reenie Owens, Owens Farm; Meredith Petit, City of Corvallis; Holly Purpura, Mary's River Watershed Council

Chair Wyse called the meeting to order at 9:00 a.m.

- I. Opening:**
A. Introductions
B. Announcements

No announcements were made.

II. Review and Approve Agenda

No changes were made to the agenda.

III. Work Session

3.1 Annual Report from Mary's River Watershed Council (MRWC) – Holly Purpura, Executive Director

Purpura introduced MRWC staff. The organization has added a full-time project coordinator and five employees. In fiscal year 2020-21, MRWC served 185 members and 72 volunteers, and engaged over 200 Kindergarten-12th grade students and 1,144 County residents through in-person and remote programming. In the past year, MRWC was able to expand revenue sources despite COVID-19. Education programs are resuming in person engagement safely, including field trips, swimming trips, and a Youth Watershed Council. Distanced learning also continues with third graders in the Lincoln Elementary dual-immersion Spanish/English program. MRWC hopes to create a local dual-immersion Outdoor School. MRWC is collaborating with partners on the Confluence Building in downtown City of Corvallis and working on a comprehensive Equity, Diversity, and Inclusion program. The Confluence group is raising funds for internal construction and hopes to co-locate in a few years.

Mid-Valley River Connections is a partnership of mid-Willamette watershed councils. The group is undergoing an Equity, Diversity, and Inclusion process and working on the Mid-Willamette Beaver Partnership, which focuses on assessment, restoration, and stakeholder engagement. MRWC is also working on Oak Creek watershed enhancement and the Trout Friendly Landscapes Program, which involves green stormwater infrastructure on urban streams countywide. With Oregon State University and other partners, MRWC will convene a technical assistance team in fall 2021 to identify first steps. MRWC also seeks funds from Oregon Health Authority to expand the program.

Purpura reviewed restoration projects. Oak Creek restoration is planned. Staff are seeking funding to begin a monthly volunteer program for invasive species removal, and are collaborating with Public Works on ongoing plantings. The invasive knotweed treatment program was expanded to the entire Marys River. Upper Marys System Recovery work was completed in 2021. Staff hope to work on the Muddy Creek Aquatic Habitat Restoration Project with the Bureau of Land Management. Work on Woods Creek is projected for summer 2023.

Malone asked about the timetable to occupy the new building.

Purpura replied that the timetable depends on funding internal aspects of the building. For the past year, staff have sought funding for a capital improvement project. The shell of the building is part of the original agreement. The Confluence group is paying \$750,000-\$1 million for walls and other elements. The amount is too much for the group to front.

3.2 Greenbelt Land Trust Presentation on Partnership Between Owens Farm and Jackson Frazier – *Lynne McKee, Natural Areas, Parks & Events Director; Meredith Petit, City of Corvallis; Jessica McDonald, Greenbelt Land Trust; Jesse Ott, Healthy Communities Coordinator, Benton County Health*

Ott mentioned partners including Owens Farm, Sara Hartstein, Cynthia De la Torre, and Mac Gillespie of Benton County Health, Julie Manning of Samaritan Health Services (SHS), Meredith Petit of Corvallis Parks & Recreation, Jessie McDonald of Greenbelt Land Trust (GLT), and McKee. The project is part of 2040 Thriving Communities and the Community Health Improvement Plan. Everyone deserves ready access to nature, trails, and camping with minimal impact to the resource.

Petit explained that Imagine Corvallis 2040 touches on many aspects such as a strategic operational plan, a City of Corvallis parks and recreation master plan, the Owens Farm management plan, and indicates increased need, particularly in the northeast corner of Corvallis.

McDonald described Owens Farm and Jackson-Frazier Wetland. The goal is to enhance a thriving natural landscape and develop an inclusive trail system. The area is a 477-acre network of interconnected properties managed by the County, SHS, and GLT. A map showed potential future access points and paths to connect multiple areas. Owens Farm is a “green gateway” to Corvallis, with historical and cultural connections and a mix of habitats.

Petit described historic structures of Owens Farm. Corvallis is creating a plan to secure and stabilize the structures.

McDonald explained that GLT purchased 95 acres of Owens Farm in 2001 and performed restoration of oak and wetland habitat.

Manning explained that SHS purchased about 84 acres of the Owens property to help develop additional medical services as need grew. Physical activity, especially outdoor recreation, is a key contributor to overall health and well-being for patients and employees. SHS is considering development of some of the property north of GSRMC and annexed about 18 acres of the SHS-owned land closest to GSRMC.

Ott explained that Jackson-Frazier Wetland has many native plant and bird species and an accessible wood boardwalk. Staff want to provide access to other parts of the site including GLT. However, the boardwalk is at the end of its lifespan; staff are examining replacement options.

McDonald shared that other partners include the Alliance for Recreation and Natural Areas and Willamette Partnership. The framework for promoting trail connectivity at Owens Farm is to reduce barriers to the outdoors, enhance natural features, increase access, and provide engaging programming. The Owens Farm conceptual trail plan was developed in 2021. Now it is time to activate and expand this vision. Community engagement is at the core. In 2021, partners sponsored outings at Owens and interviews with community members. Key themes and recommendations: fostering a sense of belonging and inclusion; access to nature; cultivating a feeling of safety; comfort and enjoyment of the outdoors. Engagement examined racial, physical, cultural, and societal barriers to accessing physical space. In 2022, partners will engage in fundraising, public engagement phase II (neighbor and general public input), long-range planning (the trail plan connects to many regional plans, such as the 2043 Regional Transportation Plan), trail construction, and the building stabilization plan. Board support is valuable in all aspects, especially long-range planning, such as the proposed pedestrian bridge over Highway 99-West between Owens Farm and Jackson-Frazier Wetland.

Wyse asked if the boardwalk was on this biennium's list of Capital Improvement Projects (CIPs).

Ott confirmed. Materials became much more expensive this summer, for an estimated cost of \$600,000-\$1 million. Staff are working on a plan with the Alliance for Parks and Natural Areas.

Wyse asked McDonald if GLT was targeting a specific funding amount.

McDonald replied a fundraising team is being formed to firm up those numbers.

Malone praised the vision of connecting various sites into a system. One of Malone's initiatives is pedestrian and bicycle paths such as the path along Highway 20 from Corvallis to Albany. The next section would be on Highway 99-West to the north of Corvallis, which is one route to Owens Farm, and continues to the City of Adair Village and to McDonald Forest.

Hartstein thanked the Board and partners for embracing the project. Cynthia De La Torre is the new Community Outreach Coordinator, with strong connections to the County Latinx community.

Malone serves on several transportation committees including the Corvallis Area Metropolitan Planning Organization, and was happy to champion this effort. The Federal Infrastructure Bill contains significant new funding over the next five years.

McKee and Manning thanked partners.

Chair Wyse recessed the meeting at 10:09 a.m. and reconvened at 10:15 a.m.

IV. Information Sharing

5.1 Nancy Wyse, Chair

Wyse applied for membership on the Local Officials Advisory Committee (LOAC), a group of City and County elected officials appointed by the Land Conservation and Development Commission (LCDC). LOAC advises LCDC and the Department of Land Conservation and Development on policies and programs affecting local governments.

5.2 Xanthippe Augerot, Commissioner

Not present.

5.3 Pat Malone, Commissioner

Malone shared that the exhibit hall project at the Benton County Fairgrounds has entered the design phase, and is scheduled to be open by the 2023 Benton County Fair.

Malone noted that Crager gave a presentation in December 2021 about the County's borrowing situation and scenarios. Malone requested an update on financial options for purchasing the property the Lumen property in downtown Corvallis, and a review of tradeoffs, since borrowing funds can limit future projects. The update could occur at a Goal Setting Meeting.

Malone asked if Augerot was a member of the Courthouse Advisory Group.

Wyse believed Augerot was attending/monitoring the group, but was not sure about staff. Wyse to bring up the requested financial update at Agenda Setting.

5.4 Matt Wetherell, Acting County Administrator

Wetherell to contact Crager to provide the update on borrowing capabilities. The COVID-19 Omicron variant is starting to infect staff; there are currently three cases, and the Health Department continues to monitor.

V. Other

No other business was discussed.

VI. Adjournment

Chair Wyse adjourned the meeting at 10:26 a.m.

Nancy Wyse, Chair

Erika Milo, Recorder

** NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

PUBLIC HEARINGS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Records & Elections

Contact Name * James V. Morales

Phone Extension * 5417666832

Meeting Attendee Name * James Morales

Agenda Item Details



Item Title * Revise Benton County Code (BCC) Chapters 4, 5 and 6

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Board/Committee Involvement * Yes No

Advertisement * Yes No

**Names/Dates of
Publications**

List each publication name and date
Ordinance Revising Benton County Code
Chapters 4, 5 and 6

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

BCC Chapter 4 proposed revision corrects the filing deadline inadvertently omitted from previous revisions in 4.215 to 70th day.

BCC Chapter 5 proposed revision makes clear the election dates available to place Advisory Measures on the ballot.

BCC Chapter 6 proposed revision provides flexibility in the manner in which voters' pamphlets may be distributed.

Options*

1. Enact an ordinance adopting revisions to BCC Chapters 4,5, and 6.
2. Amend and enact an ordinance for revisions to BCC Chapters 4,5, and 6.
3. Take no action on revisions to BCC Chapters 4,5, and 6.

Fiscal Impact*

- Yes
 No

2040 Thriving Communities Initiative

Mandated Service? * Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description * If this agenda checklist describes a mandated service or other function, please describe here.

Elections are mandated services for all eligible Benton County voters. Voters' pamphlets and Advisory Measures are optional services that can be expanded or eliminated via Ordinance or due to lack of funding for the voters' pamphlet production and distribution.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values * Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- NA

Explain Core Values Selections * These election related topics are key to preserving the voting rights of eligible Benton County voters and help to keep the electorate fully engaged in the democratic process.

Focus Areas and Vision * Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- NA

Explain Focus Areas and Vision Selection * The election materials and supporting processes are vital part of the fabric of this nation and our communities. The impacts of elections can be traced to every focus area within the county's vision, particularly history, culture, and the economy. Seeking to educate the electorate in Benton County through the voters' pamphlet and alternate media remain a primary focus to the election process in this county.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* Staff recommends enacting an ordinance adopting proposed changes to Benton County Code Chapters 4, 5 and 6.

Meeting Motions* I move to ...
...to enact Ordinance number 2023-0318 and to conduct a first reading.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Chap 4 County Elections and Candidates_Proposed2023.docx	28.22KB
Chap 5 Ballot Measures_Proposed2023.docx	29.4KB
Chap 6 Voters Pamphlet_Proposed2023.docx	29.46KB
Ordinance Amending BCC Ch 4,5,6 02032003.docx	15.41KB

Comments (optional) If you have any questions, please call R&E Director, James Morales, at extension 6832 or County Counsel, Vance Croney, at 6661.

Thank you

If you have any questions, please call ext.6800

**Department
Approver**

JAMES MORALES

1.

Department Approval

Comments

Signature

James V. Morales

2.

Counsel Approval

Comments

Signature

Vance H. Choney

3.

County Administrator Approval

Comments

Signature

Hanna Kriatowski

4.

BOC Final Approval

Comments

Signature

Amarda Hakepeace

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Amending Chapters 4,)
5 and 6 of the Benton County Code) Ordinance No. 2023-0318**

THE BENTON COUNTY BOARD OF COMMISSIONERS HEREBY ORDAIN AS
FOLLOWS:

WHEREAS, following review of the Benton County’s election-related code sections, it was determined that chapters 4, 5 and 6 require minor revisions and clarifications; and

WHEREAS, chapter 4 is revised to specify election dates for local government advisory measures, chapter 5 is revised to correct a filing deadline, and chapter 6 is revised to clarify voter pamphlet requirements; and

NOW, THEREFORE, the Board of Commissioners of Benton County ordain as follows:

I. Short Title.

1. This ordinance shall be known as “Amendment to Benton County Code Chapters 4, 5 and 6.”

II. Text Amendment.

2. Benton County Code Chapters 4, 5 and 6 are hereby amended as noted in the attachment marked Exhibit A.

This Ordinance shall become effective on the 20th day of May, 2023.

1st Reading: February 21, 2023
2nd Reading: March 7, 2023
Effective Date: April 6, 2023

BENTON COUNTY BOARD OF COMMISSIONERS

Pat Malone, Chair

Xanthippe Augerot, Vice Chair

Nancy Wyse, Commissioner

Approved as to Form:

County Counsel

CHAPTER 4
ELECTIONS AND CANDIDATES

ADMINISTRATION

4.001 Purpose.

The purpose of this chapter is to provide clear guidance to county offices and other interested parties in the conduct of elections held in Benton County. [Ord. 99-0153; Ord. 2019-0291]

4.002 Definitions.

(1) **“Electoral District”** means the physical boundaries within Benton County of any elected position. [Ord. 99-0153; Ord. 2019-0291]

SPECIAL ELECTIONS

4.101 Special Elections.

The Board of Commissioners may call a special election by order. The order shall state the purpose for calling the special election, the propositions to be voted upon, and the date on which the election shall be held. [Ord. 11, adopted May 6, 1986; Ord. 85-0002; Ord. 90-0062; Ord. 2019-0291]

4.102 Filing Deadlines. Special district nominations shall be filed not later than the 70th day before the election and in compliance with existing election law. [Ord. 2019-0291]

ELECTIONS GENERALLY

4.201 Election to Fill a Vacancy.

If an election is required to fill a vacancy in an elected County office pursuant to Benton County Charter Chapter V Section 22(4)(a)(A), the election shall be conducted pursuant to Benton County Charter Chapter VII Section 25(1). [Ord. 90-0062; Ord. 2019-0291]

4.205 Ballot Specifications for Partisan Offices.

If an election is held to fill a vacancy in a partisan county office, the candidate's party affiliation as listed in the candidate's petition or declaration of candidacy or certificate of nomination shall appear first following the name of the candidate on the ballot, followed by up to two minor party nominations received by that candidate, if applicable. Abbreviated party names as established by the Secretary of State can be used. [Ord. 90-0062; Ord. 2019-0291]

4.210 Filing of Candidate's Petition or Declaration of Candidacy.

(1) A person eligible pursuant to the Benton County Charter may become a candidate to fill partisan or non-partisan elected County office, or to fill a vacancy in a partisan or non-partisan elected County office, by filing either a petition or a declaration of candidacy.

(2) At the time of filing, a declaration of candidacy shall be accompanied by a filing fee set by order of the Board of Commissioners. The Board shall set the amount of the filing fee based on the filing fee provided in state law for a declaration of candidacy for an elected County office.

(3) In lieu of filing a declaration of candidacy and paying a fee, a person may become a candidate for an elected County office by filing a petition of candidacy as follows:

(a) If the person is filing a petition of candidacy to fill a nonpartisan elected County office, at the time of filing, the petition shall contain at least 500 signatures of electors in the electoral district, or a number of signatures of electors equal to at least one percent of the votes cast in the electoral district for all candidates for Governor at the most recent election at which a candidate for Governor was elected to a full term, whichever is less. In addition, these signatures shall include those of electors registered in each of at least one-fifth of the precincts in the electoral district.

(b) If the person is filing a petition of candidacy as a candidate of a major political party to fill a partisan elected County office, the petition shall contain the signatures of electors who are members of the same major political party as the candidate. The petition shall contain at least 500 signatures or the number of signatures at least equal to two percent of the vote in the County for the candidates of that major political party for presidential electors at the last presidential election, whichever is less. In addition, the signatures shall include those of electors registered in at least one-fifth of the precincts in the electoral district. [Ord. 90-0062]

4.215 Filing Deadlines.

(1) A petition for candidacy or declaration of candidacy shall be filed not later than the 70th day prior to a primary or general election or any other special election.

(2) The certificate of nomination of a candidate for public office shall be filed in accordance with ORS 249.722. [Ord. 90-0062; Ord. 2019-0291]

4.220 Contents of Petition or Declaration.

(1) A petition or declaration of candidacy shall contain the information required in ORS 249.031.

(2) A declaration of candidacy shall also include a statement that the required fee is included with the declaration.

Commented [MJV1]: Yes, it was an oversight last time around we corrected it in 4.102 but missed it here.

Commented [CVM2]: Is this the only change?

(3) A petition of candidacy shall also include the required signatures as provided by BCC 4.205(3). [Ord. 90-0062; Ord. 2019-0291]

4.225 Certification of Signatures.

The Benton County Elections Office shall certify the signatures on a petition of candidacy for genuineness, while ensuring that the signer meets all of the necessary requirements for signing and that the signer has signed no other petitions regarding the same contest. [Ord. 90-0062; Ord. 2019-0291]

4.230 Precinct Committeepersons.

The election of precinct committeepersons will take place in accordance with the applicable provisions of ORS Chapter 248 [Ord. 99-0153; Ord. 2019-0291]

4.235 Certificate of Nomination.

A minor political party, assembly of electors or individual electors may nominate one candidate for a vacancy in a partisan county office by preparing and filing a certificate of nomination. [Ord. 90-0062; Ord. 2019-0291]

4.240 Contents of Certificate of Nomination.

(1) A certificate of nomination shall state:

- (a) The name by which the candidate is commonly known. A candidate may use a nickname in parenthesis in connection with the full name.
- (b) The mailing address and residence of the candidate.
- (c) The office, and department or position number, if any, for which the candidate is nominated.
- (d) The name of the minor political party, if any, which nominated the candidate.
- (e) If the candidate is nominated for a partisan office by an assembly of electors or individual electors, the word "Nonaffiliated" and a statement that the candidate has not been a member of a major or minor political party during at least 180 days before the date the certificate of nomination is filed, shall be included.

(2) A certificate of nomination made by a minor political party or assembly of electors shall be signed by the presiding officer and secretary of the nominating convention of the party or assembly. An affidavit shall be made on the certificate by the presiding officer and the secretary and sworn to or affirmed by them before one of the following: a judge, justice of the peace, County Clerk, or notary public. The affidavit shall state that the statements in the certificate are true. With

respect to an assembly of electors, the affidavit shall state that the assembly satisfied the requirements of BCC 4.255.

- (2) The nominee must accept the nomination by either signing the certificate of nomination, or filing a signed acceptance of the nomination prior to or at the same time as the filing of certificate of nomination. [Ord. 90-0062; Ord. 2019-0291]

4.245 Entries in Register of Nominations Upon Filing Certificates.

(1) Immediately after each certificate of nomination is filed, the Benton County Elections Office shall enter in the register of nominations:

- (a) The date the certificate was filed.
- (b) The name of each candidate.
- (c) The office for which the candidate is nominated.
- (d) When applicable, the name of the minor political party or identification of the assembly of electors making the nomination, and the names of the chairperson and secretary certifying it.
- (e) If the certificate of nomination is made by individual electors, the total number of certified signatures contained in the certificate.

(2) As soon as an acceptance or withdrawal of a candidate is filed with a filing officer, it shall be entered in the register of nominations. [Ord. 90-0062; Ord. 2019-0291]

4.250 Nomination by Minor Political Party.

An affiliation of electors qualified as a minor political party pursuant to state law may nominate a candidate to fill a vacancy in a partisan county office. [Ord. 90-0062; Ord. 2019-0291]

4.255 Nomination by Assembly of Electors.

- (1) An assembly of electors is an organized body of not fewer than 250 electors in the County.
- (2) An assembly of electors shall nominate candidates at a nominating convention. The convention shall be held in one day and last not longer than 12 hours. The signature, printed name, residence and mailing address of each member of the assembly shall be recorded at the convention and entered of record in the minutes by the secretary of the assembly. Not less than the minimum number of electors required to constitute an assembly of electors shall have recorded their signatures in the minutes of the assembly and must be present when the assembly nominates a candidate. The candidate receiving the highest number of votes of the assembly for the office shall be the nominee of the assembly.

(3) Not later than the 10th day before the meeting of an assembly of electors, notice shall be published at least once in not less than three newspapers of general circulation within the County. The notice shall contain the time and place the assembly will meet, the office or offices for which nominations will be made, and the names and addresses of not fewer than 25 electors qualified to vote in the assembly who desire that it be held.

(4) Proof of publication of the notice required in subsection (3) of this section shall be made by affidavit of the owner, editor, publisher, manager, advertising manager, principal clerk of any of them, or the printer or printer's foreman of the newspaper in which the notice is published. The affidavit shall show publication and shall be filed with the Benton County Elections Office with the certificate of nomination.

(5) Not later than the 10th day before the meeting of an assembly of electors, a copy of the notice under subsection (3) of this section shall be delivered to the Benton County Clerk who will supervise the conduct of the nominating convention.

(6) The presiding officer of an assembly of electors shall deliver the signatures of assembly members entered in the minutes to the Benton County Elections Office. The signatures shall be verified by that office. A copy of the minutes, certified by the secretary of the assembly, and an affidavit of compliance, for the assembly, from the Benton County Elections Office shall be filed along with the certificate of nomination.

(7) The Benton County Clerk or designee shall supervise the conduct of the nominating convention. The County Clerk shall insure that, when the assembly of electors makes a nomination, the number of electors present at the nominating convention are at least equal to the number of electors necessary to constitute an assembly of electors.

(8) Vacancies shall be filled in the manner provided by ORS 249.735(7). [Ord. 99.0153; Ord. 2019-0291]

4.260 Nomination by Petition of Individual Electors.

(1) A certificate of nomination by petition of individual electors shall contain signatures of electors in the electoral district equal to, but, not less than one percent of the total votes cast in the electoral district for all candidates for presidential electors at the last general election.

(2) Each elector signing a certificate of nomination by petition of individual electors shall include the residence address of the elector.

(3) A certificate of nomination made by individual electors shall contain the name of only one candidate.

(4) Before beginning to circulate the certificate of nomination, the chief sponsor of the certificate shall file a signed copy of the prospective certificate with the Benton County Clerk.

(5) The certificate shall comply with the provisions set forth in ORS 249.740(3) and ORS 249.740(4).

(6) The signatures contained in each certificate of nomination made by individual electors shall be certified for genuineness by the Benton County Elections Office.

(7) As used in this section, "prospective certificate" means the information, except signatures and other identification of certificate signers, required to be contained in a completed certificate of nomination. [Ord. 90-0062; Ord. 2019-0291]

4.265 The Candidate Receiving More Than Fifty Percent of Votes Elected.

(1) In accordance with Benton County Charter Chapter VII Section 25(1) the candidate that receives more than fifty percent of the ranked choice votes is declared the winner. The winning candidate shall be the elected official of the county office.

(2) The person elected shall take office immediately upon receiving the person's certificate of election and filing their oath of office with the Benton County Elections Office in accordance with ORS 204.020. [Ord. 90-0062; Ord. 2019-0291]

**CHAPTER 5
BALLOT MEASURES**

ADMINISTRATION

5.005 Purpose.

The purpose of BCC Chapter 5 is to describe the process for initiative and referendum petitions, referral measures and the creation of ballot titles to be placed on the ballot in accordance with the County Charter, Code and applicable state law. [Ord. 17, adopted March 8, 1978; Ord. 85-0002; Ord. 2019-0291]

5.010 Application.

A county measure may be submitted for inclusion on the ballot by qualifying petition, referral by the Benton County Commissioners or referral by the governing body of a local government in Benton County if:

- (1) The measure is submitted in accordance with state and local laws applicable to the election for which the measure is to appear on the ballot; and
- (2) All procedures set forth in BCC Chapter 5 relating to the preparation of the ballot title and to the explanatory statement for the measure shall be completed on or before the 70th day before the election at which the measure is to be submitted to the electors; and
- (3) One or more of the following persons decides to include a measure on the ballot in the following manner:
 - (a) In the case of a measure proposed by initiative or referendum petition:
 - (A) All chief petitioners agree to include the measure, its ballot title and explanatory statement on the ballot, by filing with the Benton County Elections Office a statement of that decision, in such form as the County Clerk shall prescribe, at the time the prospective petition for the measure is filed with the Elections Office; and
 - (B) A petition containing sufficient numbers of qualified signatures to require submission of the measure to the electors shall be filed with the Elections Office on or before the 90th day preceding the election at which the measure is to be submitted to the electors; or
 - (b) In the case of a measure referred to the electors by a local government body:
 - (A) The local government decides to submit the measure, its ballot title and explanatory statement to its voters, by filing an order reflecting that decision with the Elections Office on or before the 81st day preceding the election at which the measure will be submitted to the electors. [Ord. 17, adopted March 8, 1978; Ord. 85-0002; Ord. 2019-0291]

BALLOT TITLES AND EXPLANATORY STATEMENTS

5.105 Preparation of Ballot Titles and Explanatory Statements.

(1) When a prospective petition is filed regarding a measure proposed by initiative or referendum petition, the Benton County Clerk shall convey two copies of the prospective petition to the County Counsel, who shall, within five (5) business days after receiving it, prepare a ballot title and explanatory statement for the measure and return a copy of the prospective petition, together with the ballot title and explanatory statement, to the Elections Office and to one of the chief petitioners.

(2) In the case of a measure referred to the electors by the Board of County Commissioners, the Board shall file with the Elections Office a ballot title and explanatory statement for the measure at the time it files the order described in BCC 5.010(3)(b).

(3) Ballot titles shall consist of:

(a) A caption of not more than 10 words which reasonably identifies the subject of the measure; and

(b) A question of not more than 20 words which plainly phrases the chief purpose of the measure so that an affirmative response to the question corresponds to an affirmative vote on the measure; and

(c) A concise and impartial statement of not more than 175 words summarizing the measure and its major effect.

(4) Explanatory statements shall be impartial, simple, and understandable, shall explain the measure and its effect and shall not exceed 500 words. [Ord. 17, adopted March 8, 1978; Ord. 85-0002; Ord. 2019-0291]

5.110 Judicial Review of Ballot Titles and Explanatory Statements.

Within seven (7) business days after the ballot title and explanatory statements are received by the Elections Office under subsection (1) or (2) of BCC 5.105, any elector dissatisfied with the ballot title or explanatory statement may petition the Benton County Circuit Court for review of the title or statement, and shall set forth the reasons why the title or statement does not conform to the requirements of BCC Chapter 5 or other applicable law. If the court finds that the ballot title or explanatory statement complies with the requirements of BCC Chapter 5 and other applicable law, it shall enter an appropriate order to that effect. If the court determines that the ballot title or explanatory statement does not comply with the requirements of BCC Chapter 5 or other applicable law, the court shall prepare an alternative ballot title or explanatory statement. The title or statement so prepared shall replace that of the County Counsel for purposes of BCC Chapter 5. The order of the Circuit Court shall not be appealable. [Ord. 17, adopted March 8, 1978; Ord. 85-0002; Ord. 2019-0291]

ADVISORY MEASURES

5.301 Definitions.

(1) **“Advisory Measure”** means a ballot measure created by a local government for the purpose of gauging support or opposition to specific issues or ideas. Advisory measures do not mandate changes to the state constitution, state law or regulations or local government charters, local laws or ordinances or policies.

(2) **“Local government”** has the meaning set forth in ORS 174.116. [Ord. 2019-0291]

5.305 Advisory Measures.

A local government, located wholly within the boundaries of Benton County, may refer no more than one advisory measure to the electorate of the district in any election in accordance with BCC sections 5.301 thru 5.375. A local government that submits an advisory measure to the district electorate in Yes/No format, need not be located wholly within Benton County. [Ord. 2019-0291]

5.315 Filing Requirements.

(1) A local government may file with the Benton County Elections Office an order calling for a local advisory measure. The order shall include the ballot title of the advisory measure, the method of voting to be utilized (Yes/No or Ranked Choice Options) and the election date on which the measure shall appear on the ballot.

(2) In the case of a Yes/No advisory measure referred to the electors by a local government, it shall file with the Elections Office a ballot title and explanatory statement in accordance with BCC 5.105(3) & (4).

(3) In the case of a Ranked Choice Option advisory measure referred to the electors by a local government, it shall file with the Elections Office a ballot title and explanatory statement in accordance with the following:

(a) A caption of not more than 10 words which reasonably identifies the subject of the measure; and

(b) The question shall provide 3 to 5 Options for voters to rank. Each ranked choice option shall not exceed 8 words or 40 character spaces whichever is less, to plainly identify each option on the ballot, to meet this requirement abbreviations may be utilized. Options will be identified as Option A, Option B, Option C, etc., and shall not be included in the word/character count; and

(c) A concise and impartial statement of not more than 150 words summarizing each measure option.

(4) Explanatory statements shall explain each advisory measure option in an impartial, simple, and understandable manner. Advisory measure statements with three ranking options shall be limited to 400 words, four options shall be limited to 500 words and five options shall be limited to 600 words or less. [Ord. 2019-0291]

5.325 Advisory Measure Filing Deadlines.

A local government shall file its order for an advisory measure with the Benton County Elections Office, on or before the 81st day preceding the election at which the measure is to appear on the ballot. [Ord.2019-0291]

5.335 Advisory Measure Ballot Title & Explanatory Statement Review.

(1) Petition for Review.

(a) Any elector registered and qualified to vote on the subject advisory measure may file a petition with the Elections Office, for an administrative review of the ballot title and/or explanatory statement, not later than the 5th day after the last day on which a notice of election can be filed.

(b) A petition filed under this section shall contain a statement of reasons why the explanatory statement is not impartial, is insufficient, or unclear.

(c) Upon receipt of a petition, the County Clerk, or the Clerk’s designee, shall schedule a hearing at the earliest possible date. At said hearing the petitioner and the local government shall have an opportunity to present evidence and argue the question of impartiality, sufficiency, or clarity of the explanatory statement. At the conclusion of the hearing, the County Clerk may modify the ballot title and/or explanatory statement to comply with the requirements of this section. The reviewed ballot title and explanatory statement, modified or not modified by the County Clerk, shall be certified for use in the election.

(2) The Clerk’s review of the advisory measure ballot title and explanatory statement shall be the first and final review in order to ensure the timely availability of voters’ pamphlets and ballots for the election. [Ord. 2019-0192]

5.345 Printing Advisory Measures on the Ballot.

Ballots shall be printed in accordance with ORS Chapter 254 and in a manner that will provide each qualified elector with the opportunity to rank advisory measure options in the order of preference. [Ord. 2019-0291]

5.375 Cost and Election Date for Advisory Measures

Local governments that refer an advisory measure to their voters shall pay the full apportioned cost for the advisory measure submission. ~~without regard to the~~ The election date on which ~~the~~ an advisory measure may appears on the ballot shall be limited to dates other than the dates set for the Primary, General and regular Special District Election in ORS 203.085. [Ord. 2019-0291]

Commented [CVM1]: What dates does that leave? And, is this fair to the other jurisdictions in the county?

Commented [MJV2]: No it is very fair. This leaves, March and August election dates in odd and even years and November of odd years.

Commented [MJV3R2]: Direct authorization for Advisory Measures is unique to Benton County, these measures are not explicitly authorized or governed by ORS.

CHAPTER 6

VOTERS' PAMPHLET

6.005 Purpose.

The purpose of BCC Chapter 6 is to authorize and direct the Election Office in the production and mailing of a county voters' pamphlet, as directed by the County Clerk. The voters' pamphlet will provide electors with information necessary to make an informed choice in elections by allowing candidates and measure committees the opportunity to put forward information and arguments concerning ballot issues. [Ord. 99-0153; Ord. 2019-0291]

6.105 Preparation and Mailing of Benton County Voters' Pamphlet.

When directed by the County Clerk, the Elections Office, under the supervision of the Supervisor of Elections, shall prepare and mail a county voters' pamphlet as follows:

(1) The Elections Office shall prepare and have printed a county voters' pamphlet, which will include filed information on all candidates and measures that will appear on the ballot.

(2) The voters' pamphlets ~~shall~~ may be distributed to all households within the jurisdiction(s) taking part in the election. One pamphlet will be distributed to each household, regardless of how many voters reside in that household. All the measures and candidates that will appear on the ballot for the election may be included in one voters' pamphlet. Additional means of distribution may be utilized if it is determined ~~that the additional distribution is necessary to make pamphlets available to all households of the electoral district.~~

Commented [CVM1]: Does the Board make this determination? If so, we should add that to the sentence.

Commented [MJV2]: No, we do that.

(3) No voters' pamphlet will be prepared unless there are candidate statements or explanatory statements filed with the county.

(4) The voters' pamphlets shall be distributed not later than the 7th day before the election or the last day for mailing ballots.

(5) Voter pamphlets may be distributed by including one in each ballot envelope mailed to voters. If the voters' pamphlet is distributed in this manner, the information in the pamphlets may be district specific, ~~but, shall include all other information prescribed in this section and BCC 6.110.~~ [Ord. 99-0153; Ord.2019-0291]

Commented [CVM3]: I don't understand why we are removing the 6.110 elements from the district-specific pamphlets.

Commented [MJV4]: Just because it's redundant. The 6.110 elements are still required.

6.110 Other Required Items in Voters' Pamphlet.

In compliance with state election law the following items shall be part of the Benton County voters' pamphlet or the combined voters' pamphlet, if inserting with a state produced pamphlet, ~~in addition to those items previously listed:~~

- (1) The requirements for a citizen to qualify to vote.
- (2) The requirements to register to vote.
- (3) The hours that the Benton County Elections Office will be open on Election Day, as well as the location of all ballot drop sites throughout the county and the hours during which voters will be able to deliver ballots to those drop sites.
- (4) Instructions to voters concerning their rights and duties dealing with the election process to include: how voters may obtain an absentee ballot, how to request a second ballot if the first was spoiled or that voters may cast a ballot in-person by coming to the Elections Office.
- (5) The ballot title of each measure, the explanatory statements, and any arguments submitted, in accordance with the terms of this ordinance.
- (6) Any candidate statements submitted in accordance with the terms of this ordinance.
- (7) Such other information as may be necessary or appropriate. [Ord. 99-0153; Ord. 20190291]

6.205 Explanatory Statements.

- (1) Filing Deadlines.

Not later than the filing deadline for the notice of election provided in state statute.

- (a) Any authorized governing body which institutes a measure to appear on the ballot, shall submit an impartial, simple, and understandable statement explaining the measure and its effect.
- (b) For measures instituted by petition to the authorized governing body, the governing body may submit an impartial, simple, and understandable statement explaining the measure and its effect.

- (2) Contents.

The explanatory statement shall contain words and numbers only and shall not exceed 500 words, shall be typewritten, and shall be an impartial, simple, and understandable statement, which explains the measure and its effects. This shall be in addition to the ballot title requirements set forth by state statute.

- (3) Availability to Public.

A full and complete copy of the explanatory statement shall be available to the public in the Elections Office.

(4) Challenge and Review.

- (a) Any elector registered and qualified to vote on the subject measure may file a petition with the Elections Office, for an administrative review of the explanatory statement, not later than the 5th day after the last day on which a notice of election can be filed.
- (b) A petition filed under this section shall contain a statement of reasons why the explanatory statement is not impartial, is insufficient, or unclear.
- (c) Upon receipt of a petition, the County Clerk, or the Clerk's designee, shall schedule a hearing at the earliest possible date. At said hearing the petitioner and the filing body shall have an opportunity to present evidence and argue the question of impartiality, sufficiency, or clarity of the explanatory statement. At the conclusion of the hearing, the County Clerk may modify the explanatory statement to comply with the requirements of this section in a manner that reflects the drafter's intent as closely as possible. The modified explanatory statement, or the original explanatory statement, if not modified by the Supervisor of Elections, shall be certified and included in the voters' pamphlet. [Ord. 99-0153; Ord. 2019-0291]

6.305 Arguments.

(1) Filing Deadline.

Arguments supporting or opposing a measure must be filed not later than the 5th day after the last day on which the notice of election may have been filed.

(2) Form of Argument.

- (a) The argument filed shall be in words and numbers only, shall be typewritten, and shall be printed on no more than 29.8 square inches, which allows a maximum of 325 words.
- (b) The Elections Office shall reject any argument which:
 - (i) Contains any obscene, profane, scandalous or defamatory language.
 - (ii) Incites, promotes or advocates hatred, abuse, violence or hostility toward or which tends to cast ridicule or shame upon any person or group by reason of race, color, religion or manner of worship.
 - (iii) Contains any language that may not legally be circulated in the mail.

(iv) Otherwise does not comply with this ordinance.

(3) Filing Fee.

Shall be established by resolution approved by the Benton County Board of Commissioners.

(4) Subscription and Disclaimer.

The argument shall also contain the name of the submitting organization or person; whether the argument supports or opposes the measure; and a disclaimer in substantially the following form;

"The printing of this argument does not constitute an endorsement by Benton County, nor does the County warrant the accuracy or truth of any statements made in the argument."

(5) The language referred to in BCC 6.305(4) shall not be included in the 325 word limitation set forth in BCC 6.305(2). [Ord. 99-0153; Ord. 2019-0291]

6.405 Candidate Statements.

(1) Filing Deadline.

Not later than the filing date set forth in state statute for filing for the position, a candidate may file with the Benton County Elections Office a typewritten statement of reasons why the candidate should be nominated or elected; and a photograph of the candidate.

(2) Contents of candidate's statement.

- (a) The candidate's statement shall consist of words or numbers only, and shall not exceed 325 words. The candidate's statement shall begin with a summary of the following: Occupation, education and occupational background, and prior governmental experience.
- (b) The Elections Office shall reject any candidate's statement which:
 - (i) Contains any obscene, profane, scandalous or defamatory language.
 - (ii) Incites, promotes or advocates hatred, abuse, violence or hostility toward or which tends to cast ridicule or shame upon any person or group by reason of race, color, religion or manner of worship.

- (iii) Contains any language which may not legally be circulated in the mail.
- (iv) Otherwise does not comply with this ordinance.
- (c) Each candidate's statement submitted shall be subscribed and sworn to before a notary or a Deputy Clerk in the Elections Office, and the subscription shall be in the following form:

"I hereby subscribe and swear under penalty of law that the above submitted candidate's statement is true and accurate to the best of my knowledge and belief."

(3) Photograph Requirements.

A candidate, at the time of filing a candidate's statement, may submit two identical 5" X 7" glossy photographs for use in the voters' pamphlet. A candidate shall not submit for inclusion in the voters' pamphlet a photograph that was taken more than two years before the date the photograph is filed with the Elections Office.

- (a) A photograph submitted for inclusion in the voters' pamphlet shall:
 - (i) Be a conventional photograph with a plain background; and
 - (ii) Show the face or head, neck and shoulders of the candidate.
- (b) A photograph submitted for inclusion in the voters' pamphlet shall not:
 - (i) Include the hands or anything held in the hands of the candidate;
 - (ii) Show the candidate wearing a judicial robe, a hat or military, police or fraternal uniform;
 - (iii) Show the uniform or insignia of any organization; and
 - (iv) Include the display of any flag or pennant.

(4) Filing Fee.

Each candidate's statement filed shall be accompanied by the required fee, \$25 for unpaid offices and \$100 for paid offices. The Elections Office shall reject any candidate's statement tendered for filing unless accompanied by the specified fee.

(5) Language.

The subscription language provided for in BCC 6.405(2)(c) shall not be included in the 325 word limitation set forth in BCC 6.405(2)(a). [Ord. 99-0153; Ord. 2019-0291]

6.505 Miscellaneous.

(1) Spacing and Type Size.

The Supervisor of Elections shall have the authority to determine type size and spacing to be used in the printing of explanatory statements, arguments and candidate's statements. The Supervisor of Elections shall exercise this authority only for the purpose of ensuring that each explanatory statement, argument or candidate's statement occupies no more than one page of the printed voters' pamphlet. A page for the purpose of this means 46.5 square inches, or one of the two columns on each page of the voters' pamphlet.

(2) Deadline.

A measure, explanatory statement, argument, or candidate's statement, together with the required fee, must be filed with the Elections Office not later than 5 PM of the day the document or fee is due. If the day the document or fee is due is a Saturday, Sunday, or holiday, the document or fee can be filed by 5 PM on the next business day. If a person is physically present within or in line to enter the Elections Office, in order to deliver the document or fee, the person shall be considered as having begun the act of delivering the document or fee. The person shall then be permitted to file so long as that person does not leave prior to completing the process with the Elections Office.

(3) Forms.

The Elections Office may develop and require the use of standardized forms for any or all of the filings authorized or required by this ordinance. [Ord. 99-0153; Ord. 2019-0291]

6.605 Disposition of funds.

(1) The Benton County voters' pamphlet shall be published and distributed under the authority of the Benton County Clerk.

(2) Revenues derived pursuant to this ordinance shall be utilized to offset the cost of producing and distributing the voters' pamphlet. If the revenues generated, as a result of argument fees, candidate's statement fees or other revenues exceeds the total cost of producing and distributing the voters' pamphlet, the balance shall be used to offset the election costs. [Ord. 99-0153; Ord. 2019-0291]

The Checklist and supporting materials for

6.0 PH2 Appeal of Planning Commission Land Use Decision Regarding LU-22-023; Jordan

for the February 21, 2023 Tuesday Board Meeting are hosted on the Benton County website in the **"Packets" section**. Click link below to view.

[https://www.co.benton.or.us/sites/default/files/fileattachments/
board_of_commissioners_office/
meeting/8413/6.0_ph2_appeal_of_plan.comm_.land_use_decision_lu-22-023_jordan_revised
_subpacket_final_for_county_site.pdf](https://www.co.benton.or.us/sites/default/files/fileattachments/board_of_commissioners_office/meeting/8413/6.0_ph2_appeal_of_plan.comm_.land_use_decision_lu-22-023_jordan_revised_subpacket_final_for_county_site.pdf)

OLD BUSINESS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Community Development

Contact Name * Darren Nichols

Phone Extension * 6394

Meeting Attendee Name * Inga Williams

Agenda Item Details

Item Title * Approval of the 2023-2028 Community Wildfire Protection Plan

Item Involves * Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

Estimated Time * 15 minutes

Board/Committee Involvement * Yes
 No

6/243

**Name of
Board/Committee**

Fire Defense Board

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

The Community Development Department presents the revised Community Wildfire Protection Plan (CWPP). The plan has been reviewed and approved by the Fire Defense Board and the Oregon Department of Forestry.

The CWPP was developed with input from a 25+-member CWPP Advisory Committee and incorporates multiple rounds of public input. Benton County shared early and final drafts of the CWPP with the community and invited public feedback via the County Public Information Officer; Community Development staff sent community outreach surveys and obtained more than 120 public responses.

Options *

Option 1) Approve/accept the CWPP as presented.
Option 2) Request additional edits - additions or revisions.

Fiscal Impact *

Yes
 No

Fiscal Impact Description *

Projects identified in Appendix G of the CWPP and within the Policies and Actions table of the main document will require funding to study and complete.

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values*

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections*

The projects, policies and strategies identified within the CWPP touch on all of the checked core values. To work toward a fire adapted community will require input from fire services, health services, emergency management, community development, public works, Oregon State University, and other state and federal agencies devoted to forestry, agriculture, fire safety, and land development. Public support will need to be solicited and incorporated from the ground up for most CWPP projects and strategies to be successful.

Focus Areas and Vision*

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection*

The CWPP is a subset document of the County's Natural Hazards Mitigation Plan. The main purpose of the CWPP is to provide a guide for the community to follow towards wildfire safety and emergency preparedness. The projects within the CWPP are intended to improve the safety of outdoor recreation, improve the wildfire resistance of housing in rural areas and in the urban interface, increase mobility and transportation, and create a natural and built environment that can better withstand and recover wildfire events.

Recommendations and Motions

9/243

Item Recommendations and Motions

Staff

Recommendations*

Staff recommends the Board of Commissioners accept the 2023-2028 Community Wildfire Protection Plan.

Meeting Motions*

I move to ...
... accept the 2023-2028 Community Wildfire Protection Plan as presented by staff and as approved by the Fire Defense Board and the Department of Forestry.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Staff Memo.pdf	264.89KB
Signature Page.pdf	23.38KB
CWPP_AdoptionVersion-1-23-23.pdf	5.28MB
AppendixA_ResourcesAndFunding.pdf	206.27KB
AppendixB_AdvisoryCommittees.pdf	100.5KB
AppendixC_Wildfire_Advanced_Report.pdf	24.22MB
AppendixD_OldTaskList2.pdf	297.69KB
AppendixE_CountyFireHistory.pdf	341.74KB
AppendixF_PublicOutreachResults.pdf	2.68MB
Appendix G_Final Project Table.xlsx	45.5KB

Comments (optional) If you have any questions, please call ext.6800

Department Approver DARREN NICHOLS

<p>1.</p> <p>Department Approval</p> <hr/> <p>Comments</p> <p>Signature</p> <p><i>Darren Nichols</i></p>	<p>5.</p> <p>BOC Final Approval</p> <hr/> <p>Comments</p> <p>Signature</p> <p><i>Amanda Makepeace</i></p>
<p>2.</p> <p>Counsel Approval</p> <hr/> <p>Comments</p> <p>Signature</p> <p><i>Vance H. Coney</i></p>	
<p>3.</p> <p>Finance Approval</p> <hr/> <p>Comments</p> <p>Signature</p> <p><i>Rick Crager</i></p>	
<p>4.</p> <p>County Administrator Approval</p> <hr/> <p>Comments</p> <p>Signature</p> <p><i>Hanna Kwiatkowski</i></p>	



Community Development Department

Office: (541) 766-6819
4500 SW Research Way
Corvallis, OR 97333

co.benton.or.us/cd

MEMORANDUM

January 23, 2021

TO: Benton County Board of County Commissioners

FROM: Inga Williams, Associate Planner, and Darren Nichols, Director

SUBJECT: Approval of the Community Wildfire Protection Plan (CWPP)

The Community Development Department and our partner agencies, the Oregon Department of Forestry and the Benton County Fire Defense Board, are very pleased to present the 2023-2028 Community Wildfire Prevention Plan to the Board of County Commissioners for their approval. The Fire Defense Board (FDB) voted unanimously to approve the CWPP on January 19, 2023. The Department of Forestry (ODF) representative, Michael Curran, signed their approval on January 20, 2023.

Some additions and edits were requested by the Fire Defense Board Chair and the Department of Forestry prior to their final approval. The substantive changes are outlined below.

References to "Fire Risk"

1) Comments:

- Several times, in the different SPA's, there is reference to different classifications of wildfire danger (Moderate, High Etc.). There is no doubt that residential areas adjacent to open space, farmland, wooded foothills and residential drainages are at higher risk than those in the urban areas. However, I am not sure saying they are in a moderate to high-risk category is accurate. As we saw from the state's first draft of the Wildfire Risk Map, no part of Benton County was in the high-risk category. If we're going to use these terms, how are they defined and by what measure?
- A general comment I'd like to make is regarding the mention of fire risk throughout the document: if this is the language that the county wants to use in the plan, I think it's important to state a disclaimer at the beginning of the document. Something to the tune of "any mention of wildfire risk within this plan not specified as coming directly from the ODF Statewide Risk map is a Benton County relative risk assessment only and does not supplant that which is stated in the statewide map."

Revisions:

References to a specific degree of risk were removed or modified. Most of these references were in the descriptions of the Special Planning Areas. General references to risk that described differences between areas within the county were retained or modified. Staff also added a disclaimer to Page 5 of the plan.

- 2) Comment: Revise the specific risk designation of the County when in reference to the Wildfire Risk Map to low-risk.

Revisions: The two sections of the document that reference the Wildfire Risk Map were revised to state that properties within Benton County fall within the low-risk category.

- a. Page 8 under 1. Map of Wildfire risk across Oregon.
- b. Page 30 under Local Wildfire Threat.

Mitigation Actions

- 1) Comment: Under Residential Treatments - add the Community Wildfire Forester as a resource available to the community to help evaluate individual property mitigation options.

Revision: reference included under Residential Treatments on Page 33.

- 2) Page 33 under Residential Treatments

“Defensible Space.

Results of modeling fuels and fire behavior in Lane County confirmed that maintaining a canopy adequately disconnected from surface fuels is the most effective long-term forest management action in an environment where vigorous vegetative growth occurs when light reaches the forest floor. The current defensible space standards increase surface and ladder fuel growth by allowing light to penetrate the forest canopy through the requirement for canopy spacing to reduce crown fire potential.”

Comment: I see this paragraph as being very confusing for the public or anyone else for that matter. Contradictory statement. The goals of defensible space standards are focused on immediate risk reduction post treatment and an emphasis on long term maintenance. More light sure, but treating and maintaining is a much better strategy than and one and done.

“Treatments within 60 feet are the most important and treatments beyond 100 feet do not provide additional protection, even on steep slopes. Fuels reduction should be focused on ladder fuel reduction within a closer distance to the home while eliminating requirements for canopy spacing in areas where it would not have a beneficial impact. Landowners who choose an open canopy fuel break should be made aware of the need for maintenance in reducing wildfire risk over time.”

Comment: Yes, focus closer to the home but the statement "there is no additional protection provided from fuels work beyond 100', even on steep slopes" I'd say inaccurate. At the very least not a necessary statement to make.

Revision: The two paragraphs revised as follows.

¹The following guidance for Defensible Space is the result of modeling fuels and fire behavior in Lane County. The results confirmed that maintaining a canopy adequately disconnected from surface fuels is the most effective long-term forest management action. The closed canopy prevents light from reaching the forest floor and this inhibits the growth of understory vegetation. This does not mean that you can't remove trees, just be aware

¹ Lane County CWPP Fire Siting Recommendations and Fuels and Fire Behavior Modeling; Oregon Department of Forestry, Oregon Office of State Fire Marshalls, United States Forest Service, Bureau of Land Management, The Nature Conservancy, Friends of Buford Park and Lane County Parks

that you should compensate for the removal by creating manageable landscaping using the defensible space parameters.

Defensible Space. Management of vegetation around structures is an ongoing maintenance process constantly requiring the removal of dead branches, leaves and needles, and dry grasses and weeds.”

Paragraph under Wildfire Potential in Strategic Planning Area #4 & #5

“Forest management has created a patchwork of stands in a wide array of age classes and stocking densities, depending on ownership. Clearcutting followed by planting is the most common harvest and regeneration method practiced in the region. Slash generated from timber harvest is often piled after logging and burned in the wet season after it has cured for an appropriate length of time. Site preparation with prescribed fire is seldom used due to high annual precipitation and a narrow burning window. Large expanses of forest are even-aged due to these reforestation practices. This creates a situation in which younger stands may act as ladder fuels for neighboring stands due to finer fuels and increased woody material closer to the ground. In the older, more mature timber stands, shade has played a role in the stands’ development. The understory vegetation and lower branches are reduced due to the lack of available light. The reduced ground vegetation and ladder fuels lessen the ease with which a ground fire can move into the canopy.”

Comments: The two highlighted sentences are contradictory. General comments on this section: Aside from young plantations just a few years after reforestation, industrial forests in Benton County don’t really fit this description. Road systems are expansive and well maintained. Bush control is a top priority for land managers as it can out compete the trees species. Stands are planted dense but typically thinned to provide for better growing conditions. Canopies are typically closed, even in younger stands (15+ years) and the forest floor is almost completely shaded providing conditions for little to no ground fuels. Broadcast burning is not as common as pile burning, but there are 5-10 units annually that get burned with that tactic in Benton County alone. Only under extreme fire weather conditions do we see crown fires in the coast range. Single and group tree torching has a higher probability of being on the extreme end of fire behavior, but a true crown fire where the flame front is carried almost exclusively by the crowns of burning trees is extremely rare.

I’d make the argument that the ground level fire is much more threatening to forested communities than crown fires. Again, the likelihood of a sustained crown fire in coastal forests is very rare and takes extreme conditions to occur. Typical fire seasons in Benton County don’t create these conditions.

Revision: The above paragraph was removed from the SPA 4 and 5 and added to the section Information Applicable To All SPAs (Pages 38 through 41), and reworded as follows.

“Forest Management.

- Clearcutting of plantation conifer forests, followed by planting is the most common harvest and regeneration method practiced in the region. The road systems to support this industry are expansive and well maintained. Brush control is a top priority for land managers as such vegetation can out compete the trees species. Stands are planted dense but typically thinned to provide for better growing conditions. Canopies are typically closed, even in younger stands (15+ years) and the forest floor is almost completely shaded providing conditions for

little to no ground fuels. The understory vegetation and lower branches are reduced due to the lack of available light.

- The reduced ground vegetation and ladder fuels lessen the ease with which a ground fire can move into the canopy. Only under extreme fire weather conditions are there crown fires in the coast range. Single and group tree torching has a higher probability of being on the extreme end of fire behavior, but a true crown fire where the flame front is carried almost exclusively by the crowns of burning trees is extremely rare as typical fire seasons in Benton County don't create suitable conditions. A ground level fire would be more characteristic for our area.
- Slash generated from timber harvest is often piled after logging and burned in the wet season after it has cured for an appropriate length of time. Broadcast burning² is not as common as pile burning, but there are 5-10 units annually that get burned with that tactic in Benton County."

Two Strategy additions under GOAL 1.

Comment: Add strategy item under Goal 1 objectives for ODF West Oregon District. Securing funding source for district wide fuels reduction crew. Maybe add priority is to assist undeserved, low income, rural communities with WUI.

Revision: Added

- Strategy 1.1.1f Provide assistance to socially vulnerable or rural WUI communities to create defensible space and incorporate hardening of structures; and
- Strategy 1.1.4e Secure funding for an ODF district-wide fuels reduction crew

Under Oregon Department of Forestry description, Pages 98 through 99.

Revision: added requested information

Under *District Summary* added two bullet points

- helps secure grant funding for wildfire risk reduction projects within the district;
- has two community wildfire foresters paid for by grants;

And added, "It is the intent of the department to secure funding for a fuels reduction crew." This is to help secure funding along with added Strategy 1.1.4e.

Under *Issues of Concern* added, "One issue of concern is the continuous need to find funding for projects or personnel through grants. The community wildfire forester positions are funded by grants, so the positions are not secure in the sense that they receive legislative budgeting. ODF sees the value in continued funding of those positions and is committed to working with partners like Benton County to help make that happen."

Staff initiated change to the Policies tables

Staff removed the Actions subsections of the tables. It was determined that that Actions can be used as a reference for the advisory committees but create clutter and possible confusion in the tables. Detail within the tables now goes to the Strategy level only.

² A prescribed fire ignited in areas with little or no forest canopy present.

Comments of Note from ODF and FDB

- 1) Regarding Projects tables: I would also note, there are lot of great ideas lined out in here such as fuel mitigation, evacuation routes, additional apparatus, bridge surveys. These are great projects, but it would be a significant challenge to get these done even if there was a funding source. It would require, at a minimum, a handful of employees that don't yet exist to get them done. I am also very concerned looking at the "Projects by SPA" page. There appears to have been requests made by specific neighborhood associations for fuel reduction and additional evacuation routes. What is concerning to me, is that I will be receiving calls from these groups pointing to this document stating that my department needs to take care of these listed items. As stated above, I have no capacity to take on these types of projects, so, I am not sure what the plan would be to actually get these things taken care of. There may be a plan, I may just not be aware of it.
- 2) As it relates to fire protection in Benton County in the less populated and smaller districts. I think there is a bigger conversation that is going to have to take place at the State Level in order for those areas to boost their fire protection. In my opinion, and that's all it is, eventually, the State is going to have to create a state agency that is responsible for structural and wildland firefighting in the smaller districts and unincorporated areas. Think the CAL Fire model. Whether this is ODF morphing into "OR Fire", I don't know. It will be interesting to see how all this plays out once OSFM is out of the State Police and a standalone agency. Anyway, a conversation for another day.
- 3) I did not see any mention of Zonehaven. The County has just signed a contract with them to assist with future evacuations. It should be listed as one of the projects.

Response: The challenge with the projects' list is well noted and an item to take care of in future advisory committee and public outreach meetings. Prioritization of the projects based on capacity will be an ongoing effort of those agencies tasked to provide leadership and support roles.

A Zonehaven description/discussion will be added to the CWPP during the next yearly update.

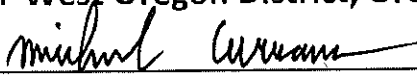
Staff requests that the Commissioners approve the Community Wildfire Protection Plan as presented.

Thank you for your guidance during this process. Staff commits to providing ongoing revisions and updates to the Plan as needed to maintain this as a workable and functioning document.

Signature Page:

The contents of this document have been agreed upon and endorsed by the Benton County Board of Commissioners, the Oregon Department of Forestry, and the Fire Defense Board. This plan is not legally binding as it does not create or place mandates or requirements on individual jurisdictions. It is intended to serve as a planning tool for fire and land managers, and to provide a framework for those local agencies associated with wildfire suppression and protection services to assess the risks and hazards associated with wildland urban interface areas and to identify strategies for reducing those risks. This is a working document to be updated as necessary.

ODF West Oregon District, Oregon Department of Forestry

 1/20/23

Michael Curran, District Forester Date

Fire Defense Board Chair

 1/19/23

Ben Janes, Corvallis Fire Department, Fire Chief Date

Benton County Board of County Commissioners

Pat Malone, Chair Date

Approved as to form:

Benton County Counsel Date

BENTON COUNTY 2023-2028 COMMUNITY WILDFIRE PROTECTION PLAN

“there is no future without fire on the ground and smoke in the sky¹”



<https://inciweb.nwcg.gov/incident/photograph/7609/106/117342> Bootleg Fire Incident Photographs

1 Paul Hessburg, Research Ecologist, co-author of “Making Transparent Environmental Management Decisions”, TEDxBend, May 2017

https://www.ted.com/talks/paul_hessburg_why_wildfires_have_gotten_worse_and_what_we_can_do_about_it/transcript?language=en

Signature Page:

The contents of this document have been agreed upon and endorsed by the Benton County Board of Commissioners, the Oregon Department of Forestry, and the Fire Defense Board. This plan is not legally binding as it does not create or place mandates or requirements on individual jurisdictions. It is intended to serve as a planning tool for fire and land managers, and to provide a framework for those local agencies associated with wildfire suppression and protection services to assess the risks and hazards associated with wildland urban interface areas and to identify strategies for reducing those risks. This is a working document to be updated as necessary.

ODF West Oregon District, Oregon Department of Forestry

Michael Curran, District Forester

Date

Fire Defense Board Chair

Ben Janes, Corvallis Fire Department, Fire Chief

Date

Benton County Board of County Commissioners

Pat Malone, Chair

Date

Approved as to form:

Benton County Counsel

Date

Acknowledgments

This Community Wildfire Protection Plan (CWPP) represents the efforts and collaboration of professionals and community members working to improve preparedness for wildfire events while reducing factors of risk.

Agencies and organizations that participated in the planning process are listed below. These agencies appointed representatives to a **Technical Advisory Committee**. The representatives that helped create the 2023 CWPP are listed in **Appendix B**. This list will undergo change as members change positions, change jobs, etc., so the list of representatives will be updated prior to each annual meeting to ensure accuracy.

- Benton County Fire Defense Board
 - Philomath Fire and Rescue
 - Corvallis Fire Department
 - Blodgett-Summit Rural Fire Protection District
 - Alsea Rural Fire Protection District
 - Adair Rural Fire Protection District
 - Albany Fire Department
 - Monroe Rural Fire Protection District
 - Hoskins-Kings Valley Rural Fire Protection District
- Benton County Commissioners and County Departments
 - Community Development
 - Public Works
 - Sheriff's Office (Emergency Management)
 - Natural Areas, Parks and Events
- Oregon Department of Forestry
- Oregon State University Extension
- Benton County Soil and Water Conservation District
- U.S. Fish and Wildlife Service
- Natural Resources Conservation Service
- United States Forest Service
- Bureau of Land Management
- United States Department of Agriculture
- Starker Forests, Inc.
- Weyerhaeuser
- Hull-Oakes Lumber Co

Also included in **Appendix B** is a list of community members who volunteered to be on a **Community Advisory Committee** and helped create the 2023 CWPP. Along with the Technical Advisory Committee, these members provided staff with valuable input prior to and after the public comment period. The members of this committee will also be updated annually and new members who have an interest in supporting the CWPP will be welcomed to the committee.

If you have an interest in joining the Technical or Community Advisory Committee, please email comdevinfo@bentoncountyor.gov with the subject line – CWPP Community Advisory Committee.

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It is imperative that homeowners implement fire mitigation measures and have an escape plan in place prior to any emergency event.

Disclaimer for the term “risk”:

Please note that there are many references to risk in this document. Where the risk refers to a degree based on a Risk Map, this is the State’s current risk map. These references will be updated as necessary when the SB 762 Risk Map is released. Some references compare certain areas of the county to others in terms of risk and this is a subjective assessment based on local knowledge.

EXECUTIVE SUMMARY

Over a century of timber harvest and aggressive fire suppression has significantly altered forest composition and structure from historical conditions. These activities have resulted in the accumulation of vegetation and a more closed and dense forest structure. Changing climate has also contributed as rainfall and snowfall amounts and locations change patterns. Extended drought conditions are occurring in locations that are typically high rainfall areas. Such conditions contribute to wildfires that burn at higher intensity than in the past. More severe fire events have also become increasingly costly to taxpayers, who ultimately shoulder the expense of fire suppression efforts.

The human cost of wildfire is felt most acutely in the Wildland-Urban Interface (WUI), where residential and other developments have increasingly encroached into these altered forest environments. In the WUI, homes, pets, crops, livestock, and human lives are vulnerable. Long-term damage to the environment and to critical infrastructure is also a real danger. The Benton County Community Wildfire Protection Plan (CWPP) provides a comprehensive approach to managing wildfire threats in the County's forestlands and in the WUI. All recommendations should be viewed through the lens of personal responsibility and collaboration between governmental officials, community leaders, and citizens.

The document first presents background regarding wildfire and the government (federal, state, and local) efforts to plan for and mitigate the effects of wildfire. **Chapter 1** also provides a definition of Wildland Urban Interface that was adopted by Oregon in 2021.

Chapter 2 focuses on the risk of fire in the interface between development and wildlands and the general approaches to mitigating that risk.

Chapter 3 evaluates the fire conditions and response capabilities within different regions of the county.

Chapter 4 identifies the goals and objectives of this Community Wildfire Protection Plan and promulgates policies and tasks to meet those goals and objectives.

Chapter 5 dives into the factors affecting wildfire risk statewide in Oregon as well as past fires in Benton County.

Chapter 6 summarizes the fire protection agencies and related partner agencies in the county.

Appendix A outlines resources available for self-education and monetary or other assistance.

Appendix B identifies the members of the Technical and Citizen Advisory Committees that helped create the 2022 CWPP.

Appendix C is the Advanced Report for Benton County from the Oregon Wildfire Risk Explorer (dated July 21, 2021); when completed by the State, this appendix will include the updated wildfire risk map.

Appendix D contains the task lists from the 2009 and the 2016 CWPPs and provides updates if available.

Appendix E is the table showing the complete known fire history for the county from 2021 back to the year 1960.

Appendix F compiles the two public surveys and the responses received to those surveys.

CHAPTER 1 BACKGROUND

The first Benton County Community Wildfire Protection Plan (CWPP) was developed in 2008 by the Benton County Fire Defense Board, Oregon Department of Forestry, and Benton County Community Development Department with project facilitation and support provided by Northwest Management, Inc. of Moscow, Idaho. It became effective in 2009.

The first update of the CWPP was completed in 2016. It was developed through a collaborative process facilitated by Patrick MacMeekin of Oregon Department of Forestry and Chris Bentley representing the Benton County Community Development Department.

This second update to the CWPP will combine and update information from both the 2009 and 2016 versions, in addition to incorporating new information, new projects, and new Goals, Objectives and Policies.

Wildfire Characteristics

Wildfire² (or wildland fire) is an unplanned fire that can have beneficial and harmful effects on human, historical, cultural, and ecological resources. Wildfires can reduce fuel loads, increase ecosystem health and functioning, and restore fire-adapted ecosystems. At the same time, they can damage timber resources and soils, degrade water quality, and impair watershed functions. Wildfires also can damage communities, destroy homes, and lead to loss of human life.

Wildfire management is a series of coordinated activities undertaken by federal, state, local authorities, and community members to prepare for, resolve, and recover from wildfire events. These activities generally include prevention, preparedness, suppression, and post fire site rehabilitation.

The characteristics of fire are important to understand when trying to mitigate the negative effects on humans and structures. For fire to exist, the three components of the fire triangle must be present. The triangle consists of fuel, heat, and oxygen. Most fires caused by natural events are initiated by lightning strikes. Human-caused fires, both accidental and deliberate, are produced in many ways, including campfires, chimneys, matches, fireworks, cigarettes, vehicle fires, military ordnance, equipment usage, and smoldering slash piles. In either instance, natural or human-caused, the ignition is started because the fire triangle exists.

Fire occurring in natural ecosystems begins as a point of ignition, burns outward into circles and spreads in the direction toward which the wind is blowing. Additionally, when burning occurs on uneven terrain, the fire spreads upslope and will form itself into broad ellipses. The effects of fire on ecosystem resources can represent damages, benefits, or some combination of both, depending largely on the

Figure 1.1 The Fire Triangle



² A **wildfire** is an unplanned fire caused by lightning or other natural causes, by accidental (or arson-caused) human ignitions, or by an escaped prescribed fire. [Wildfires, Prescribed Fires, and Fuels - Wildland Fire Program \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/wildfires)

characteristics of the fire site, the severity of the fire, the period of valuation, and the values placed on the resources affected by the fire.

The ecosystems of most forests depend upon fire to maintain various functions. The use of fire for beneficial purposes (a controlled burn) is used for reducing fuel loads, disposing of slash, preparing seedbeds, thinning overstocked stands, increasing forage plant production, improving wildlife habitats, changing hydrologic processes, and improving aesthetic environments. However, despite its beneficial values to ecosystems, fire has been suppressed for years. In addition, as new development continues to push its way into what is termed the “wildland-urban interface,” the use of fire for beneficial purposes becomes more and more difficult.

Oregon Senate Bill 762 (2021)

During the 2021 Regular Session, Oregon State Legislature passed Oregon’s first comprehensive wildfire preparedness and resiliency bill. [Senate Bill 762](#) passed with bipartisan support that will provide more than \$220 million to help Oregon modernize and improve wildfire preparedness through three key strategies: creating fire-adapted communities, developing safe and effective response, and increasing the resiliency of Oregon's landscapes. The bill is the product of years of hard work by the Governor's Wildfire Council, the Legislature, and state agencies.

³A summary of three major SB 762 requirements is as follows:

1. **Map wildfire risk across Oregon.** SB 762 requires that the Oregon Dept of Forestry (ODF) develop a comprehensive statewide map of wildfire risk displaying five classifications of wildfire risk, from none to extreme. The map will be useable to the parcel level and include layers identifying vulnerable populations, locations of critical services such as hospitals, major infrastructure, and other important data layers. The map will be developed with input from Oregon State University, state agencies, the State Fire Marshal, federally recognized Indian tribes, local governments, and others.
 - In the broad view of the State, **properties within Benton County fall within the low-risk category.** The current wildfire risk map report is in Appendix C.
2. **Avoid development in high-risk areas and limit structures to those needed for farming and forestry.** SB 762 directs the Department of Land Conservation & Development (DLCD) to determine the updates needed to the statewide land use planning program and local comprehensive plans and zoning codes to incorporate the wildfire risk map to minimize risk — including through provisions on development considerations in high and extreme wildfire risk areas, defensible space, building codes, and safe evacuation routes.
3. **Mitigate risks to existing and future development.** SB 762 requires the state to adopt wildfire hazard mitigation building code standards and apply them to new dwellings and accessory structures, as well as standards for additions to existing dwellings and accessory structures and for replacement of existing exterior elements.

A detailed summary of the specific bill section requirements follows:

Statewide Map of Wildfire Risk

Under the administration of the Oregon Department of Forestry (ODF)
Required to be complete by June 30, 2022 – deadline extended

³ From the 1000 Friends of Oregon, by Mary Kyle McCurdy, Deputy Director

- Directs the ODF to create a statewide map of wildfire risk with five risk classifications: extreme, high, moderate, low, and no risk.
- The map will be developed with input from Oregon State University, state agencies, the State Fire Marshal, federally recognized Indian tribes, local governments, and others.
- The map will be based on weather, climate, topography and vegetation and consistent with criteria by which the forestland-urban interface shall be identified and classified.
- Public input opportunities are required and affected property owners and local governments will be able to appeal the assignment of properties to the wildfire risk classes after the map is developed.
- The map will be maintained by OSU and made available on the Oregon Wildfire Risk Explorer.
https://tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfireplanning
- This map will be sufficiently detailed to assess wildfire risk at the property-ownership level, include WUI boundaries, and include layers identifying vulnerable populations, locations of critical services such as hospitals, major infrastructure, and other important data layers.

Land Use [Planning]

Under the administration of the Department of Land Conservation and Development (DLCD)

Required to be complete by October 1, 2022 – Completed

https://www.oregon.gov/lcd/Publications/20220930_DLCD-Wildfire-Recommendations-Report.pdf

- Directs the Department of DLCD to identify updates to statewide land use planning program and local comprehensive plans and zoning codes needed to incorporate wildfire risk maps and minimize wildfire risk.
- These would include provisions on development considerations in high and extreme wildfire risk areas, defensible space, building codes, and safe evacuation routes.

Building Codes

Under the administration of the Department of Consumer and Business Services (DCBS)

Required to be complete by October 1, 2022 but shall not be operative before April 1, 2023 – deadline extended

<https://www.oregon.gov/bcd/codes-stand/Pages/wildfire-hazard-mitigation.aspx>

- The effective date of the new code requirements will be based on when the wildfire risk map is available.
- Requires the DCBS to adopt hazard mitigation building code standards for Oregon Residential Specialty code (R327) to apply to new dwellings and new accessory structures.
- Requires an amendment of Code to include standards when there are additions to existing dwellings and accessory structures, and for replacement of existing exterior elements.
- New building code standards will require fire-smart construction materials and techniques in high-risk fire areas.
- Must create and maintain an interactive mapping tool to display at the property level which properties must comply with the Code.

Defensible Space

Under the administration of the Oregon State Fire Marshall (OSFM)

Requirements required to be established by December 31, 2022 – deadline extended

<https://www.oregon.gov/osp/programs/sfm/pages/oregon-defensible-space-code.aspx>

- Directs the OSFM to create and enforce defensible space standards for all lands in the wildland-urban interface that are designated as extreme or high risk.
- Requirements shall not exceed the standards set forth in the International Wildland-Urban Interface Code by the International Code Council – but they can be modified specific to Oregon conditions.

<https://codes.iccsafe.org/content/IWUIC2018/effective-use-of-the-international-wildland-urban-interface-code>

- The OSFM shall enforce these standards through the local fire districts; the local government may also choose to enforce.
- Local government can also adopt and enforce local requirements for defensible space greater than the OSFM rules but still must be consistent with the International Wildland-Urban Interface Code or other Oregon best practices.
- The bill also includes financial resources (Community Risk Reduction Fund) to help low-income and traditionally underserved populations protect their homes, for critical and emergency infrastructure, and for schools, hospitals, and senior service facilities
- Once adopted, the new defensible space requirements can't be used to approve or deny a land use application but can be used as a criteria to review the request

Reduction of Wildfire Risk

Under the administration of the ODF, in collaboration with Oregon State University Extension Service

Required to be complete by June 30, 2023

- Requires the State Forestry Department to design and implement a program to reduce wildfire risk through the restoration of landscape resiliency and the reduction of hazardous fuel on public or private forestlands and rangelands and in communities near homes and critical infrastructure.

Utilities' Electric System Plans

Under the administration of the Public Utility Commission

No mandated timeline

- Requires electric utilities to operate in compliance with a risk-based wildfire mitigation plan.
- After regional, state, and local input, public utilities will be required to submit plans for de-energizing their lines during high wind and hot days that pose a greater risk for downed power lines to spark fires.

Health Systems for Smoke

Under the administration of the Department of Environmental Quality (DEQ), in coordination with the Oregon Health Authority (OHA) and the Department of Human Services (DHS)

No designated “due by” date but the OHA and the DHS must report to the Legislative Assembly by June 20, 2023 on the operation of the grant

- Requires DEQ to monitor for wildfire smoke, the OHA to create clean air shelters for the public, and OHA increase the availability of smoke filtration systems.
- OHA and DHS are tasked with implementing a grant program to local governments for establishment of emergency clean air shelters and equipping public buildings with smoke filtration systems.
- They must also establish a program to make smoke filtration devices available to vulnerable residents and for residential buildings with residents who qualify for the Oregon Health Plan or Medicaid.

Emergency Response and Disaster Recovery

Under the administration of the Department of Emergency Management

- Requires wildfire to be included in the definition of “emergency” and for the Department to update its statewide emergency plan to prepare for wildfire.

Oregon Conservation Corps

- Creates the Oregon Conservation Corps to engage youth and young adults in reduction of risk wildfire poses to communities and critical infrastructure, and to help create fire-adapted communities.
- Tasked to help ODF with the Reduction of Wildfire Risk.
- The grant will fund to proposals that: (a) Protect at-risk communities and infrastructure within the wildland-urban interface (b) Meet standards for fuel treatment established by the department

Small Forestland Grant Program

Under the administration of the ODF

- ODF is tasked with establishing a small forestland grant program for providing grants, on a competitive basis, to support small forestland owners (up to 160 acres) in reducing wildfire risk through the restoration of landscape resiliency and the reduction of hazardous fuels on the owners’ property.

Prescribed Fire

Under the administration of the ODF

- Creates a Certified Burn Manager program to include best practices.
- Trying to make it easier for property owners to be able to use prescribed fire as a mitigation tool.

Federal Partnerships

- Requires ODF to cooperate with federal forest management agencies.

Protected Areas

Under the administration of the State Forester, in collaboration with State Fire Marshal, state agencies and local governments

- A county shall ensure that all lands that are outside of forest protection districts and susceptible to wildfire have baseline level or higher wildfire protection no later than January 1, 2026 – This would apply to the Greenberry Gap area which is not within a Rural Fire Protection District.

- Rules shall be established creating baseline levels of wildfire protection for lands.
- Must reflect regional conditions.
- The State Forester can provide some financial assistance to counties to carry this out.

Wildfire Response Capacity

Under the administration of the ODF

- ODF shall establish and maintain an expanded system of automated smoke detection cameras and sufficient staffing in detection centers to monitor and alert fire suppression staff when fires are detected.
- ODF shall act to facilitate wildfire prevention and wildfire response communication and coordination between federal, state, local and private entities.
- Will assess the adequacy of available mutual aid to local fire departments and identify means for providing additional resources

Wildland-Urban Interface Fire Protection

State Board of Forestry

- Requires adoption of a new definition of WUI, which will be used to create the Map of Wildfire Risk

The Wildland-Urban Interface

The Department of Forestry adopted wildfire risk mapping and wildland-urban interface identification criteria rules in 2022⁴, as required by Senate Bill 762⁵. The definition of the term Wildland-Urban Interface (WUI) was adopted into a new rule by the Department of Forestry and became effective on June 14, 2022. The definition is:

The geographic area where structures and other human developments meet or intermingle with vegetative fuels or border up against wildland fuels.

The WUI can be thought of as a transition zone between wildlands and human communities. On one side of the WUI, in the wildlands, fires are less likely to damage buildings because there are too few buildings. On the other side of the WUI, in the developed core of a community, there is not enough vegetation to support wildfires. In the WUI there is enough vegetation to support a wildfire and there is enough development that wildfires could result in significant damage to homes, critical infrastructure, and human lives.

⁶State law says that in Oregon the WUI boundary is defined by areas within an Urban Growth Boundary, or any area with a building density of at least one building per 40 acres. The WUI is also defined by the density and proximity of wildland and vegetative fuels. By including density and proximity of fuels in the definition of the WUI, the urban core is excluded, and the focus is placed on those areas with sufficient building density and sufficient fuels to facilitate a WUI conflagration. Consistent with national standards, the WUI is further classified into three general classes (intermix, interface, occluded). These general classes will help map where wildfires pose the most risk to

⁴ Rules effective June 14, 2022, Division 44, 629-044-1000, [final adopted rules](#)

⁵ <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB762/Enrolled>

⁶ <https://osuwildfireriskmap.forestry.oregonstate.edu/wildland-urban-interface>

structures and other human developments and further classify property into a no, low, moderate, high and extreme wildfire risk.

The following figures are from the College of Forestry OSU Wildfire Risk Mapping website.

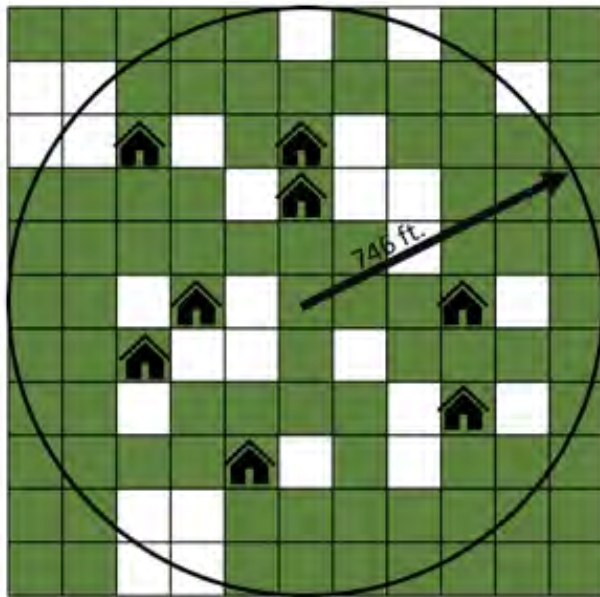


Figure 1.2 Intermix WUI

Areas that meet the minimum building density threshold and which are surrounded by at least 50% fuel.

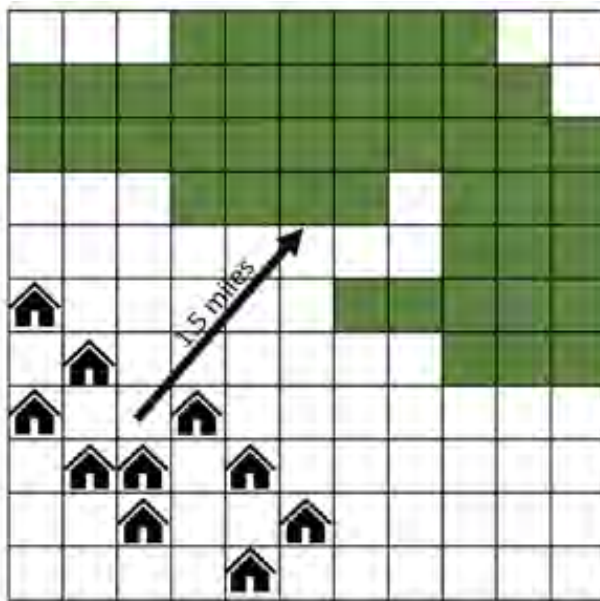


Figure 1.3 Interface WUI

Areas that meet the minimum building density threshold and which are surrounded by less than 50% fuel cover but are within 1.5 miles of a large patch (≥ 2 sq. mi) of fuels.



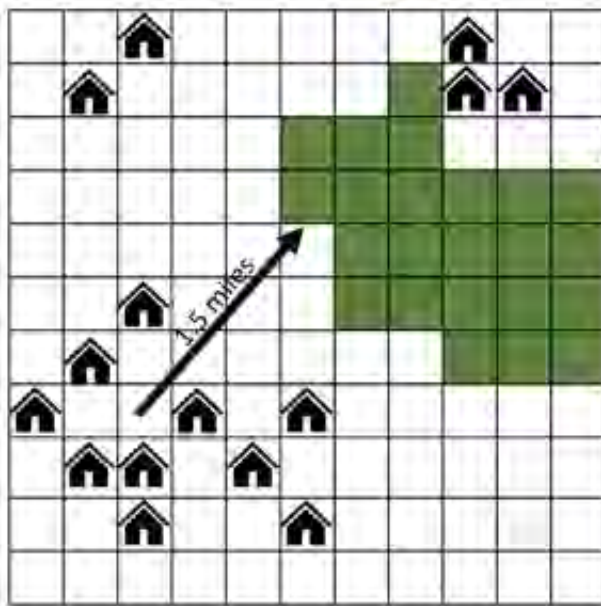


Figure 1.4 Occluded WUI

Areas that meet the minimum building density threshold and which are surrounded by less than 50% fuel cover but are within 1.5 miles of a moderate patch of fuels (1-2 sq. mi).



Fuels



Structures and Other Human Developments

The following are other relevant definitions from the new rule, OAR 629-044-1005:

“Geographical area” means an area of land with similar characteristics that can be considered as a “unit” for the purposes of classification of the wildland-urban interface.

“Intermingles with wildland or vegetative fuels” means a minimum of 50% coverage of wildland or vegetative fuels.

“Meets with wildland or vegetative fuels” means located within a 1.5-mile buffer from the edge of an area greater than 2 square mile with a minimum of 75% cover of wildland or vegetative fuels.

“Occluded geographical area” means an area with a minimum of one structure or other human development per 40-acres within 1.5 miles of an area greater than 1 square mile but less than 2 square miles with a minimum of 75% cover of wildland or vegetative fuels.

“Vegetative fuels” means plants that constitute a wildfire hazard.

“Wildland fuels”⁷ means natural vegetation that occurs in an area where development is essentially non-existent, including grasslands, brushlands, rangelands, woodlands, timberlands, or wilderness. Wildland fuels are a type of vegetative fuels.

“Wildfire Risk” means the wildfire impacts to values based on scientifically modeled wildfire frequency and wildfire intensity.

Built fuels are structures or infrastructure.

The WUI is widespread across a diverse range of geographies and landscapes and is a result of many factors in the natural and built environments. The dynamic nature of the WUI presents many challenges and requires a fundamental shift in views on development and wildfire hazard.

⁷ Fire managers define **fuels** as all living and dead plant material that can be ignited by a fire. Fuel characteristics strongly influence fire behavior and the resulting fire effects on ecosystems. [Wildfires, Prescribed Fires, and Fuels - Wildland Fire Program \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/subjects/wildfire/wildfires-prescribed-fires-and-fuels-wildland-fire-program)

Healthy Forests Restoration Act (HFRA)⁸

As part of its focus on hazardous fuel reduction, the HFRA defines Community Wildfire Protection Plans (CWPPs). President Bush established the Healthy Forests Initiative on August 22, 2002, directing the Departments of Agriculture and Interior and the Council on Environmental Quality to improve regulatory processes to ensure more timely decisions, greater efficiency, and better results in reducing the risk of catastrophic wildland fires.

HFRA provides funding and guidance for forest management activities, with the goal of protecting communities from catastrophic wildfire. Activities include implementing hazardous fuel reduction projects on federal lands, working with private landowners and tribal governments to protect and restore watersheds, and promoting conservation activities to protect endangered species habitat and enhance biodiversity.

Creating a CWPP is voluntary for local governments. However, HFRA requires that federal land management agencies (e.g., the Bureau of Land Management and USDA Forest Service) use them to prioritize funding approval for fuel-reduction projects on both federal and nonfederal lands. At least 50 percent of all funds appropriated for projects under HFRA must be used within the WUI as defined by the local CWPP document. As a result, preparing a CWPP provides communities with significant opportunities for input into the implementation of hazardous fuel management on surrounding federal lands, such as national forests.

HFRA requires that CWPPs meet three minimum requirements:

1. A CWPP must be collaboratively developed by local and state government agency representatives, in consultation with federal agencies and other interested parties. Collaborative planning can be key to effective wildland fire management because a collaborative process has the capacity to bring together multiple private and public stakeholders across the landscape in a partnership to reduce fire risk. In addition, working collaboratively strengthens relationships and communication within a community. The final CWPP must be approved by the city or county government, the local fire department(s), and the state forest management agency.
2. A CWPP must identify and prioritize areas for hazardous fuel reduction treatments and recommend the types and methods of treatment that will protect one or more at-risk communities and essential infrastructure. It provides communities with a great opportunity to influence where and how agencies implement fuel reduction projects on federal or private lands, as well as how additional federal funds may be distributed for projects on non-federal lands. This is important because reducing fuels within a few feet of homes and other structures can significantly reduce fire losses, and, in addition, there is evidence that fuels treatments in wildlands can affect fire behavior and thereby reduce fire risk for WUI communities.
3. A CWPP must recommend measures that homeowners and communities can take to reduce the ignitability of structures in areas addressed by the plan. The key to limiting the loss of structures from wildland fire is to reduce the ignitability of the structure and its immediate surroundings. Property owners, therefore, have a primary responsibility for reducing structural ignitability, with members of the fire services collaborating in the process.

⁸ Courtesy of PAS Report 594, Planning the Wildland-Urban Interface; Molly Mowery, AICP, Anna Read, AICP, Kelly Johnston, RPF, and Tareq Wafaie, AICP

With hazardous fuel reduction treatments and structure ignitability reduction, it is key that the whole community be involved because the ‘immediate surroundings’ of a structure may include neighboring public and private properties. A local CWPP guides actions to implement safety measures and fuel management to protect residents, homes, businesses, natural areas, and cultural resources against wildfires. It is not a regulatory document although new regulations or revisions to existing regulations can be a recommendation within the document. The CWPP acts as a instrument to promote work on public lands and private lands. Private landowners are encouraged to take preparedness steps well ahead of fire season. Within the document, there are recommendations to reduce structural ignitability, create defensible space⁹, and evacuation preparedness information.

Typical information contained in a CWPP includes a clear methodology for identifying and spatially delineating the extent of the WUI, historical information on regional wildfires, a community wildfire hazard or risk assessment, potential funding sources, data related to response capabilities, required actions to address minimum requirements, and other factors or strategies that require consideration for the community. County CWPPs become the plan to address overarching concerns related to wildfire planning needs.

Federal Land Assistance, Management, and Enhancement (FLAME) Act

In 2009, Congress passed the Federal Land Assistance, Management, and Enhancement Act and called for a National Cohesive Wildland Fire Management Strategy (Cohesive Strategy)¹⁰. The Cohesive Strategy, finalized in 2014, represents the evolution of national fire policy. The national fire policy is to safely and effectively extinguish fire, when needed; use fire where allowable; manage our natural resources; and, ultimately, learn how to live with wildland fire. The National Cohesive Wildland Fire Management Strategy encourages everyone to work together using the best management practices and good science and research to make progress in three main goals to achieve the vision:

Resilient landscapes: Landscapes across all jurisdictions are resilient to fire-related disturbances in accordance with management objectives.

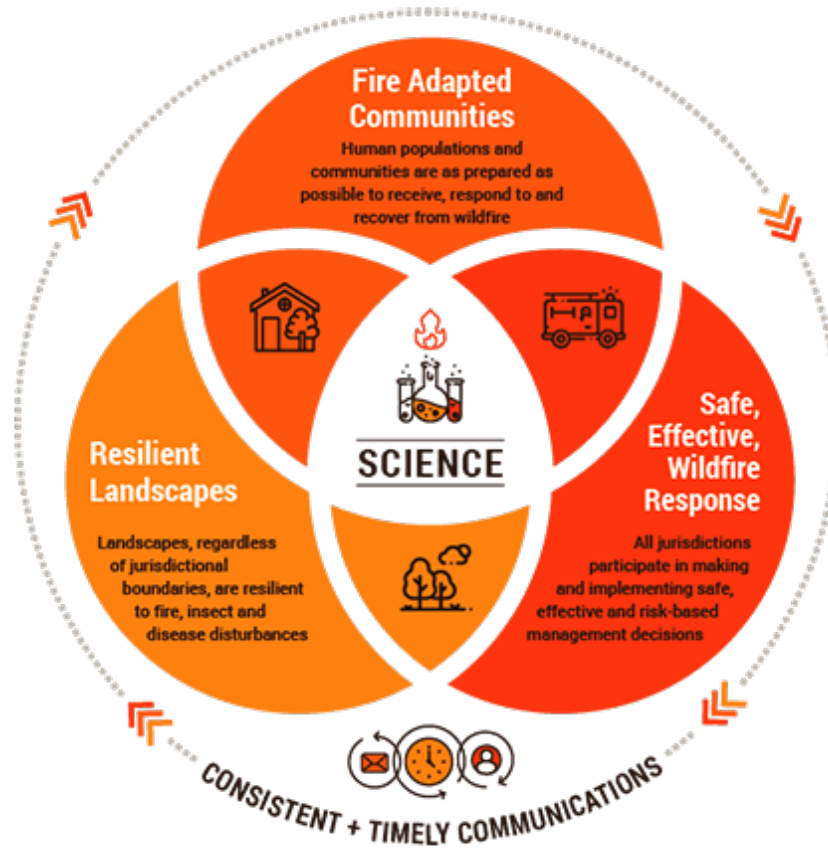
Fire-adapted communities: Human populations and infrastructure can withstand a wildfire without loss of life and property.

Safe and effective risk-based wildfire response: All jurisdictions participate in making and implementing safe, effective, efficient risk-based wildfire management decisions. Building a collaborative and cooperative environment with the fire department(s), community-based organizations, local government and the public land management agencies has been the first step in reducing the risk of loss from wildland fire.

⁹ **Defensible space** is defined as a natural or human-made area in which material capable of supporting the spread of fire has been treated, cleared or modified to slow the rate and intensity of advancing wildfire and allow space for fire suppression operations to occur.

¹⁰ <https://cohesivefire.nemac.org/national-priorities>

Figure 1.5 How the three goals overlap with science in the middle



11

The Cohesive Strategy establishes a national vision for wildland fire management, defines three national goals, describes the wildland fire challenges, identifies management opportunities to reduce wildfire risks, and establishes national priorities focused on achieving the national goals. The Cohesive Strategy serves as the key framework for addressing wildland fire challenges across the nation. This strategy is outlined below and illustrated in Figure 1.3.

The Cohesive Strategy

Vision: To safely and effectively extinguish fire when needed, use fire where allowable, manage our natural resources, and as a nation, to live with wildland fire.

National Goals:

1. Resilient Landscapes
2. Fire Adapted Communities
3. Safe and Effective Wildfire Response

Wildland Fire Challenges:

1. [Managing vegetation and fuels;](#)
2. [Protecting homes, communities, and other values at risk;](#)
3. [Managing human-caused ignitions;](#) and

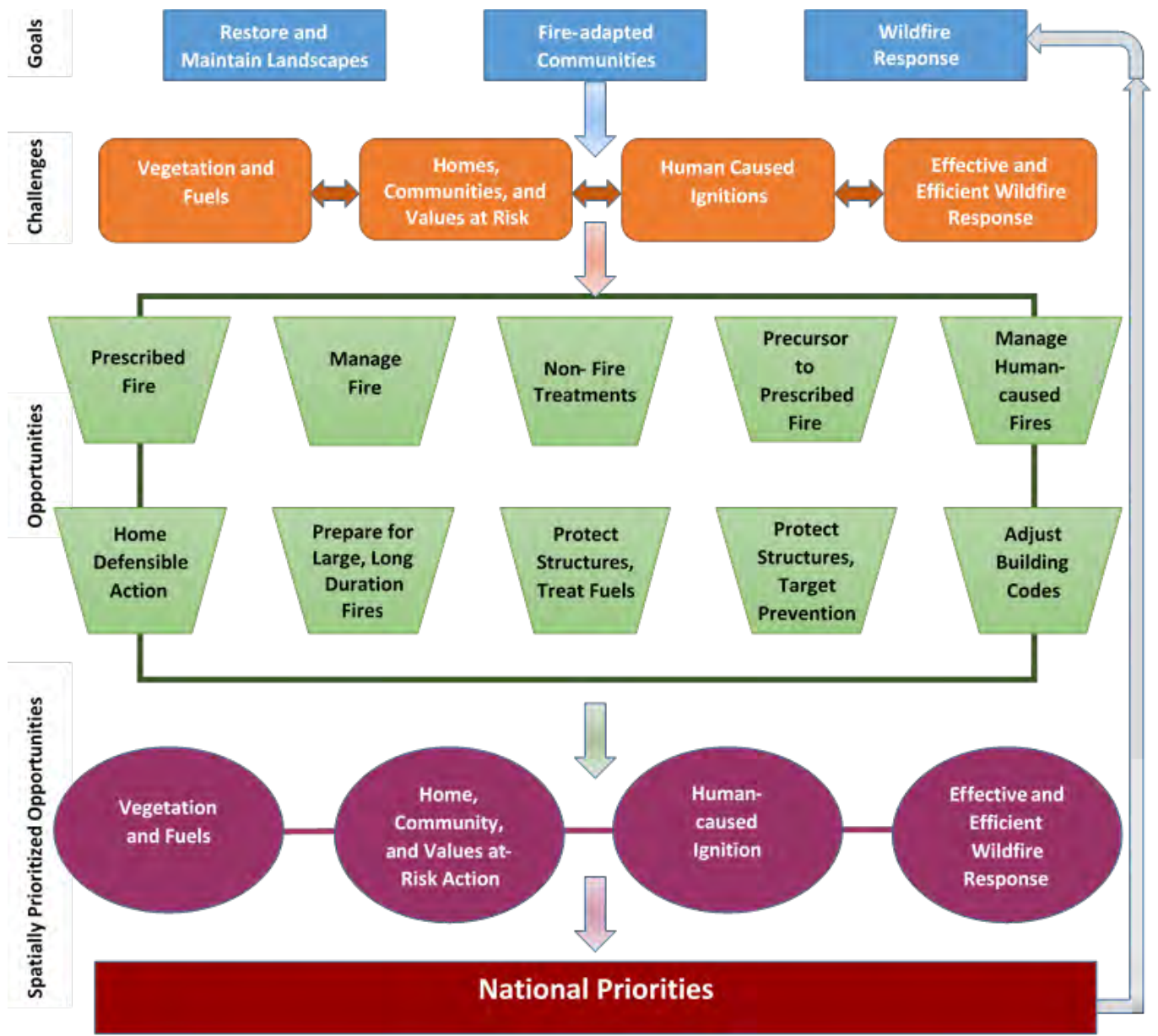
¹¹ U.S. Fire Administration, <https://www.usfa.fema.gov/blog/cb-042120.html>

4. [Effectively and efficiently responding to wildfire.](#)

Management Opportunities:

1. Managing vegetation and fuels
 - a. Use prescribed fire.
 - b. Use unplanned ignitions to achieve resource management objectives and ecological purposes.
 - c. Use a variety of methods that do not directly involve fire to change vegetation composition and structure and alter fuels to reduce hazard. These include product utilization (forest thinning, commercial timber harvest) along with various mechanical thinning and debris disposal techniques. Non-mechanical methods can involve livestock grazing to reduce fine fuels in rangeland systems, or using herbicides to eradicate or suppress unwanted vegetation.
 - d. Use economically sustainable mechanical treatment as a precursor to, and combined with, safer and more expanded use of wildland fire.
2. Protecting homes, communities, and other values at risk
 - a. Focus on home defensive actions.
 - b. Focus on combination of home and community actions.
 - c. Adjust building codes.
3. Managing human-caused ignition
 - a. Support fire prevention educational efforts.
 - b. Develop adequate and enforceable state and local ordinances related to wildfire prevention.
 - c. Tailor prevention programs to specific causal factors and community dynamics.
4. Effectively and efficiently responding to wildfire
 - a. Prepare for large, long-duration wildfires.
 - b. Create solutions that generally include combinations of resources, organizational or administrative adjustments, and tactics.
 - c. Match response efforts with other management options, such as target landscape fuels and ignition prevention.

Figure 1.6 The National Cohesive Wildland Fire Management Strategy



General Guidance

Vegetation and Fuels

- Where wildfires are unwanted or threaten communities and homes, design and prioritize fuel treatments to reduce fire intensity, structure ignition and extent.
- Where allowed and feasible, manage wildfire resources objectives and ecological purposes to restore and maintain fire-adapted ecosystems and achieve fire-resilient landscapes.
- Use and expand fuel treatments involving mechanical, biological, or chemical methods where economically feasible and sustainable, and where they align with landowner objectives.

Homes, Communities, and Values at Risk

- Promote community and homeowner involvement in planning and implementing actions to mitigate the risk posed by wildfire.
- Emphasize proactive wildfire risk mitigation actions.
- Pursue municipal, county, and state building and zoning codes and ordinances that mitigate fire risk to protect life and property from wildfire.

Human-caused Ignitions

- Emphasize programs and activities that prevent human-caused ignitions, whether accidental or incendiary, where these ignitions, combined with high levels of area burned, suggest the greatest need. Programs should be tailored to meet identified local needs.

Effective and Efficient Wildland Fire Response

- Enhance wildfire response preparedness in areas more likely to experience large, long-duration wildfires.
- Enhance wildfire response preparedness in areas experiencing high rates of structure loss per area burned.
- At the community level, emphasize both structure protection and wildfire prevention to enhance the effectiveness of initial response.

What is a Fire Adapted Community?

Communities in wildfire-prone areas are learning what it takes to be fully prepared for wildland fire. A Fire Adapted Community incorporates people, buildings, businesses, infrastructure, cultural resources, and natural areas into the effort to prepare for the effects of wildland fire. Community leaders and residents accept responsibility for living in an area with wildfire hazards. They have the knowledge, skills and have adopted tools and behaviors to prepare in advance for their community's resilience in a wildfire prone environment.

A Fire Adapted Community...

- Acknowledges and understands its wildfire risk.
- Recognizes that it is in or near a fire-prone ecosystem.
- Has leaders and citizens with the knowledge, skills, willingness and realistic expectations to properly prepare for and deal with wildland fire.
- Communicates clearly with citizens about wildfire risks and specific methods for preparedness.
- Has adequate local fire suppression training, equipment and capacity to meet realistic community protection needs.
- Creates and uses a Community Wildfire Protection Plan (CWPP).
- Reduces levels of flammable vegetation on lands near and inside the community.
- Has local building, planning, zoning and fire prevention policies and codes that require ignition-resistant buildings, building materials and landscapes.

- Has buildings and landscaping that are designed, constructed, retrofitted and maintained in a manner that is resistant to ignition.
- Creates safety features such as buffers between fuels and neighborhoods, designated evacuation routes and internal neighborhood safety zones.
- Makes sure fire adapted community features, activities and behaviors are maintained over time.
- Has leaders and residents who coordinate, plan and collaborate to leverage their resources to reduce wildfire risk while increasing community resiliency.

An increased scope of service delivery to communities and local governments provides the tools and technical advice to help encourage community and landowner involvement with fuels mitigation, target fire prevention messages toward human caused ignitions, and to review building and zoning codes that make buildings more resistant to fire. Creating fire adapted communities benefit all with reduction in loss of infrastructure, watersheds, cultural assets, parks, view sheds, transportation, and utility corridors.

Oregon Forests and Management

About 35 percent of Oregon's forests are at high-risk of uncharacteristic fire because of disruption in their natural fire regimes. Another 42 percent are at moderate risk. As projected under climate change analysis, continuation of warmer, drier conditions increases forest vulnerability to insect and disease attack, and ultimately increase the risk of uncharacteristically severe wildfires. Such fires can threaten communities and adjoining private lands, while destroying timber values, terrestrial and aquatic habitat, domestic use watersheds, cultural resources and critical infrastructure.¹²

Oregon's forested landscape consists of a mosaic of land uses including working forests, conservation reserves, and those associated with human-dominated uses. Oregon is home to some of the world's most productive forests, ranging from dense Douglas fir forests of the Willamette Valley and Coast Range to the high desert Ponderosa Pine stands in the Cascades and Blue Mountains. Forests cover over 30.5 million acres of Oregon, almost half of the state. Sixty percent of the forestland base, approximately 16 million acres, is owned and managed by the federal government under management plans for different benefits. The Oregon Department of Forestry estimates that there are approximately 10.4 million acres of nonfederal wildland forests and approximately 853,000 acres of mixed forest/agriculture that are protected under zoning designations.

Due to the proportion of ownership by the US Forest Service or Bureau of Land Management, the condition of the state's federal forests has a magnified effect on the health of Oregon's total forestland base, and, in turn, on the Oregon Department of Forestry's ability to accomplish its mission. Through its Federal Forest Restoration Program¹³, the Oregon Department of Forestry can implement active treatments using the Good Neighbor Authority to increase the resilience of federal forests to wildfire.

¹² 2019-21 Governor's Budget, Oregon Department of Forestry, Agency Summary Narrative, please review the referenced document to understand what they are deeming high risk and moderate risk.

https://www.oregon.gov/odf/AboutODF/Documents/Budget/ODF%202019-21%20Governor%E2%80%99s%20Budget%20Narrative%20FINAL_Agency%20Summary.pdf

¹³ [https://www.oregon.gov/Oregon Department of Forestry/working/Pages/federal-forest-restoration-program.aspx](https://www.oregon.gov/Oregon%20Department%20of%20Forestry/working/Pages/federal-forest-restoration-program.aspx)

Approximately 15 percent, or 4.3 million acres, of Oregon's forests are owned by families or individuals. Of this total, roughly half of these acres are inside urban growth boundaries or are within a mile of current residential or other development zones (i.e., rural residential). Various factors interact to divide tracts of working forests into smaller parcels and lead to an intermingling of homes and forestlands. This reduces the likelihood that forests will be actively managed to produce a range of values and increases the cost and complexity of fire protection.

Since the implementation of Oregon's unique Land Use system in 1974, Oregon has maintained 97 percent of all non-federal land as resource land use (farm, forest, or range). However, the WUI has grown significantly during that period. Between 1994 and 2019, over 18,000 dwellings of all types were approved on farmland across the state. Oregon Department of Forestry's Five-Year Land Use Report (2018) shows that 704,000 acres have shifted from resource lands to low-density residential or urban uses¹⁴. Fire ignition data shows an increased exposure to risk within the WUI. Over the decade from 2008 through 2017, 64 percent of fires on Oregon Department of Forestry-protected lands occurred within one mile of the WUI, and 87 percent of these fires were human-caused.

It should not be assumed that just because an area is identified as being within the WUI, that it will receive treatments because of this identification alone. Nor is it implicit that all WUI treatments will be the application of the same prescription. Instead, each location targeted for treatments must be evaluated on its own merits: factors of structural ignitability, access, resistance to control, population density, resources and capabilities of firefighting personnel, and other site-specific factors.

It should also not be assumed that WUI designation on national or state forestlands automatically equates to a treatment area. The U.S. Forest Service, Bureau of Land Management, Oregon Department of Forestry, and Oregon Department of State Lands are still obligated to manage lands under their control according to the standards and guides listed in their respective forest plans. The adopted forest plan has legal precedence over the WUI designation until such a time as the forest plan is revised to reflect updated priorities.

¹⁴ Land Use Change on Non-Federal Land in Oregon and Washington, July 2018
https://www.oregon.gov/odf/board/bofarchives/20180905/BOFSR_20180905_07_01_Land%20Use%20Change%20on%20Non-Federal%20Land%20in%20Oregon%20and%20Washington%202018%20Update.pdf
2018-2019 Farm & Forest Report https://www.oregon.gov/lcd/Publications/2018-2019_Farm_Forest_Report.pdf

The Four Phases of Wildfire and Emergency Preparedness

Emergency management is a continuous process that requires the participation of all the members of a community. Wildfire and emergency management is divided into four distinct phases: mitigation, preparedness, recovery, and response. Each of the four phases is interconnected and the outcome of one phase can influence the outcome of another. The four phases of emergency preparedness need to be incorporated into actions proposed in the CWPP. Each of the four phases is described in more detail below.

Figure 1.6 Wildfire Emergency Phases



Courtesy Fairfax County, Virginia Community Emergency Response Guide

Mitigation: taking place before a wildfire occurs, mitigation involves preventing future wildfires from happening or lessening their effects. Mitigation can involve activities like educating the public about local hazards, assessing hazards and a community's vulnerabilities to these hazards, and improving critical infrastructure. A local example would be a homeowner requesting a property fire assessment from the rural fire department, Corvallis Fire Department, or Oregon Department of Forestry (location of property determines agency conducting). Once the assessment is done, the property owner then takes action to reduce risk.

Preparedness: also taking place before a wildfire, preparedness is the state of being ready for a major disaster or emergency. Preparedness involves agencies and property owners making cohesive plans and preparing supplies to be used in the event of a wildfire. Additionally, preparedness includes training for the occurrence of a major disaster. Preparedness is one of the most time-consuming phases of wildfire management, but its importance cannot be overstated.

Response: taking place during and in the immediate aftermath of a wildfire, the response phase of wildfire management involves the immediate actions taken by both professional emergency services and prepared citizens. The overall goal of this phase is to minimize the loss of life and

economic impact of a wildfire. Response also involves the evacuation of citizens and the formation of shelters. Plans composed in the preparedness phase greatly influence the outcome of the response phase.

Recovery: taking place in the aftermath of a wildfire, recovery involves all actions taken to restore a community to its pre-disaster state. Recovery is a process that can take anywhere from a few days to years and includes both social and economic elements.

CHAPTER 2 THE WILDAND-URBAN INTERFACE HAZARD

Unlike most other natural hazards, wildfire risk within the WUI is not defined by geography alone. Certain conditions must be present for significant interface fires to occur. The most common are hot, dry, and windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm committed resources; and a large fuel load (dense vegetation).¹⁵ Once a fire has started, several conditions influence its behavior, including fuel, topography, weather, drought, and development. These combined conditions are the key elements that add to increased wildfire hazard. The severity of the wildfire is ultimately affected by the severity of these conditions. For example, if a steep slope (topography) is combined with extremely low humidity, high winds, and highly flammable vegetation, then a high-intensity wildfire may develop.

Since the 1970s, Oregon's growing population has expanded further and further into traditional resource lands. The interface between urban and suburban areas and the resource lands created by this expansion has produced a significant increase in threats to life and property from fires and has pushed existing fire protection systems beyond original or current design or capability. New property owners in the interface are often unaware of the problems and threats they face. Therefore, many owners have done very little to manage or offset fire hazards or risks on their own property. Furthermore, human activities increase the incidence of fire ignition and potential damage.

Factors that Influence Fire Behavior

Fuel¹⁶

Fuel is the material that feeds a fire and is a key factor in wildfire behavior. Grasses, brush, branches, logs, logging slash, litter, leaves, conifer needles, and buildings are all examples. Fuel is classified by volume and by type. Volume is described in terms of fuel loading¹⁷, or the amount of available vegetative fuel. The type of fuel refers to the species of trees, shrubs, and grass that are present. Oregon, as a western state with prevalent conifer, brush, and rangeland fuel types, is subject to more frequent wildfires than other regions of the nation. The physical properties and characteristics of fuels govern how fires burn. Fuel loading, size and shape, moisture content, and continuity and arrangement all influence fire behavior.

An important element in understanding the danger of wildfire is the availability of diverse fuels in the landscape, such as natural vegetation, structures, and combustible materials. A house surrounded by brush rather than defensible space allows for greater continuity of fuel and increases the fire's ability to spread. After decades of fire suppression, dog-hair thickets have accumulated, and these enable high intensity fires to flare and spread rapidly. Structures that are made of

¹⁵ Robert Olson Associates. June 1999. Metro Regional Hazard Mitigation Policy and Planning Guide. Portland, OR: Metro.

¹⁶ Department of Land Conservation and Development (DLCD). July 2000. Planning for Natural Hazards: The Oregon Technical Resource Guide. Chapter 7.

¹⁷ The total amount of combustible material in a defined space. Fuel load is quantified in heat units or in its equivalent weight in wood. Excessive fuel load for what would normally be expected in a space of that type can be an indicator of incendiary fire (a perpetrator attempted to accelerate fire spread and burning by moving combustible materials into the fire area).

combustible material such as shake roofs and wood siding are especially susceptible to fire. Untrimmed bushes near these structures often serve as ladder fuels¹⁸ – enabling a slow-moving ground fire to climb onto rooftops and into the crowns of trees. A crown fire is significantly more difficult to suppress than a ground fire and is much more threatening to structures in the interface.

Wildfire at the upper end of the wildfire intensity spectrum is likely to spread into the tops of the tallest trees in violent and discontinuous surges. Fire that occurs at this severe end of the spectrum responds to its own convective winds, spreading rapidly as sparks from exploding trees ignite other fires many meters away. Because of the many different possible fuels found in the interface landscape, firefighters have a difficult time predicting how fires will react or spread. Prevention activities primarily focus on altering the characteristics of fuels to mitigate the risk of catastrophic fires. These activities generally are referred to as fuel reduction.

Topography

Fires burning in similar fuel conditions burn very differently under varying topographic conditions. Topography alters heat transfer and localized weather conditions, which in turn influence vegetative growth and resulting fuels. Changes in slope and aspect can have significant influences on how fires burn. In general, north slopes tend to be cooler, wetter, and more productive sites. This can lead to heavy fuel accumulations, with high fuel moistures, later curing of fuels, and lower rates of spread. South and west slopes tend to receive more direct sun, and thus have the highest temperatures, lowest soil and fuel moistures, and lightest fuels. The combination of light fuels and dry sites leads to fires that typically display the highest rates of spread. These slopes also tend to be on the windward side of mountains. Thus, these slopes tend to be “available to burn” a greater portion of the year.

Topography influences the movement of air, thereby directing the course of a fire. For example, if the percentage of uphill slope doubles, the rate of spread in wildfire will likely double. Gulches and canyons can funnel air and act as chimneys, which intensify fire behavior and cause the fire to spread faster. Solar heating of dry, south-facing slopes produces upslope drafts that can complicate fire behavior.

Unfortunately, hillsides with hazardous topographic characteristics are also desirable residential areas in many communities. Homeowners seem to prefer lots that are private and have scenic views nestled in vegetation. A private setting may be far from public roads, or hidden behind a narrow, curving driveway. These conditions, however, make evacuation and firefighting difficult. The scenic views found along mountain ridges can also mean areas of dangerous topography. Natural vegetation contributes to scenic beauty, but it may also provide a ready trail of fuel leading a fire directly to the combustible fuels of the home itself. This underscores the need for wildfire hazard mitigation and increased education and outreach to homeowners living in interface areas.

Weather

Weather is the most unpredictable component governing fire behavior, constantly changing in time and across the landscape. Weather includes temperature, relative humidity, wind speed and direction, atmospheric stability, cloud cover, and precipitation.

Weather patterns combined with certain geographic locations can create a favorable climate for wildfire activity. Areas where annual precipitation is less than 30 inches per year are extremely fire susceptible. High-risk areas in Oregon share a hot, dry season in late summer and early fall when

¹⁸ Fuel that can carry a fire burning in low-growing vegetation to taller vegetation is called ladder fuel. Examples of ladder fuels include low-lying tree branches and shrubs and trees under the canopy of a large tree.

high temperatures and low humidity favor fire activity. Predominant wind directions may guide a fire's path. In addition, many high intensity fires produce their own wind, which aids in the spread of fire.

Weather patterns causing extreme fire behavior in western Oregon are associated with Foehn winds in late summer and early fall. Historic fire events including the Tillamook Burns and 2020 Labor Day Fires developed under the influence of these winds, locally referred to as East Winds

Development

Currently, approximately 3,687 sq. mi. or 3.8 percent of Oregon's land base is WUI¹⁹. Using data from the Wildfire Risk Assessment tool, ODF estimated over 750,000 homes are located in WUI areas in Oregon. This percentage will change when the new statewide WUI mapping, undertaken by the State because of the passage of Senate Bill 762 (2021), is complete.

²⁰The United States Forest Service published a study identifying the WUI according to the federal government's definition of the WUI. The study finds that 36 percent of all homes in Oregon are built in the WUI and 80.4 percent of seasonal (vacation) homes in Oregon are built in the WUI. Oregon has one of the highest proportions of seasonal homes in the WUI in the nation.

Fires in the WUI are common. Since 1988, 64 percent of fires on lands protected by the Oregon Department of Forestry took place within a mile of the WUI. Of these, 87 percent are human caused. Growth and development in forested areas is increasing the number of human-caused wildfires in the interface in Oregon. Wildfire influences development, yet development can also influence wildfire. While wildfires have always been a historic part of the ecosystem in Oregon, homes in the interface can lead to increased human ignition of fire. The combined increase in human development and activity in the interface, with the high content of fuels from years of fire suppression, can create a lethal combination.

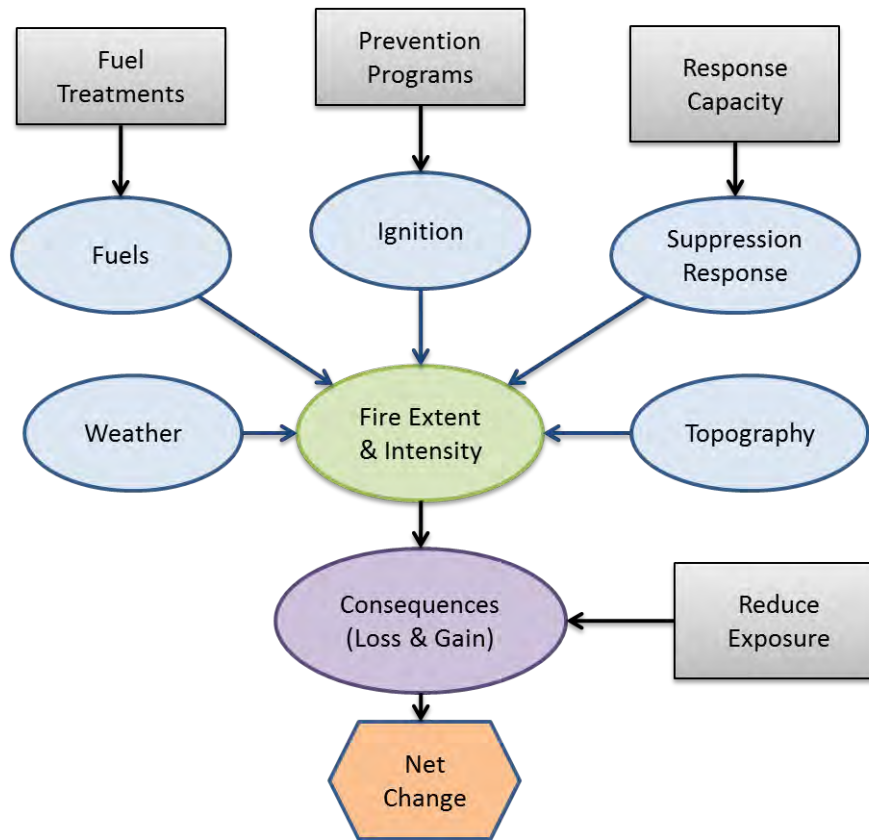
A simple conceptual model of wildfire mitigation

Figure 2.1 includes five principal contributing factors (blue circles) and four management options (grey boxes) designed to either change wildfire extent and intensity, or to alter risk by changing the degree of exposure experienced by valued elements of the landscape.

¹⁹ Oregon Department of Land Conservation and Development 2019-2021 Biennial Report https://www.oregon.gov/lcd/About/Documents/2019-21_Biennial_Report.pdf This amount may change once the new Wildfire Risk Map is completed.

²⁰ A New Vision for Wildfire Planning: A Report on Land Use and Wildfires <https://friends.org/sites/default/files/2019-04/A%20New%20Vision%20for%20Wildfire%20Planning%202018.pdf>

Figure 2.1 Influences on Wildfire



Exacerbating Conditions

Because wildland fires have been suppressed, the patterns and characteristics of fires are changing. Vegetation that historically would have been minimized by frequent fires has become more dominant. Over time, some species have also become more susceptible to disease and insect damage, which leads to an increase in mortality. The resulting accumulation of dead wood and debris creates the types of fuels that promote intense, rapidly spreading fires. Decades of logging and fire suppression have also changed the characteristics of forests, trending towards younger forest stands. Mature forests are typically less dense, with smaller numbers of large, more fire-resistant trees. Young forests are denser with larger numbers of small, less fire-resistant trees.

Benton County's historic oak woodland and savanna ecosystems' fire regime typically consisted of relatively low-intensity fires on a short fire return interval (5-25 years). With the current and past fire suppression efforts and changes in land use, there is an increase in this interval. By suppressing fires, the ecosystem has been changed, allowing coniferous trees, such as Douglas fir, to establish and overtop the oak trees that once dominated the landscape. In many cases these forests have been altered to the point where oak is no longer the primary tree species and the understory is dominated by woody shrubs, rather than grasses and forbs.

Vulnerability of the WUI

The development of homes and other structures within natural areas is expanding the WUI in Benton County, as it is across the country. The interface areas are characterized by a diverse

mixture of housing structure styles, age, development patterns, ornamental and natural vegetation, and natural fuels.

The defining characteristic of the WUI area is that structures are built in areas with essentially continuous (and often high) vegetative fuel loads. In other words, structures are built in areas subject to wildland fires. When wildland fires occur in such areas, they tend to spread quickly and structures in these areas may become little more than additional fuel sources. The siting of homes has also changed over time. Historically, pioneering families built their homes in low lands, close to water and the fields they intended to work. In the last 30 years or so, rural homes have increasingly been built in locations chosen because of the view or other amenities. Thus, many newer homes are in locations more difficult to defend against wildland fires.

Structures and occupants in WUI areas have limited fire suppression resources compared to urban or suburban areas. Homes in the WUI are most commonly on wells rather than on municipal water supplies, which limits the availability of water for fire suppression. Less availability of water resources makes it more likely that a small wildland fire or a single structure fire will spread before it can be extinguished. The intensification of drought also exacerbates the risk as wells pump less water or run dry, and streams and ponds have low water levels during critical months of fire season.

Life safety risk in interface areas is exacerbated by limited numbers of roads (in the worst case, only one access road) that are often narrow, winding, and subject to blockage by a wildland fire. Life safety risk in the WUI is also increased by homeowners' reluctance to evacuate homes quickly and instead try to protect their homes with whatever fire suppression resources are available. Such efforts generally have very little effectiveness.

In the event of a wildfire, vegetation, structures, and other flammable materials can merge into unpredictable fuel loads and events. Factors relevant to the fighting of wildfires within WUI include access, firebreaks, proximity of water sources, distance from a fire station, and available firefighting personnel and equipment. The availability of fire personnel is dependent on the severity of a fire season as crews are activated and called to active wildfire events. A busy wildfire season will leave fire personnel stretched thin as resources are dispersed to priority areas. Residents should do all they can to reduce their susceptibility to wildfire.

Structures are typically destroyed or damaged by wildfire for one or more of the following reasons:

- Location in or surrounded by heavy fuel loads with a high degree of continuity (i.e., few significant firebreaks). Risk may be particularly high if the fuel load is grass, brush, and smaller trees subject to low moisture levels in short duration drought periods.
- Construction of structures to less than fully fire-safe practices: combustible roofing material, wood construction.
- Structures with no defensible space or lack of maintenance of defensible zones around structures.
- Storage of firewood and combustibles beneath or around structures.
- Lack of maintenance clearing debris from gutters and roof.
- Poor road access to structures limiting firefighting apparatus.
- Structures located on steep slopes covered with flammable vegetation.
- Limited fire suppression capacity: limited water supply capacity for fire suppression purposes, limited firefighting personnel and apparatus, and long response times for fire alarms.

Local Wildfire Threat

Overall, the threat of wildland fire is low for Benton County, in large part because of a historically long-duration wet season lasting from October through May. See the **Appendix C** for the Advanced Report for Benton County from the Oregon Wildfire Risk Explorer. Once the Wildfire Risk Explorer has been updated with the new wildfire risk information on a landscape level per the requirements of Senate Bill 762, the appendix will be updated with a new report.

Local Fire Protection Issues

The following is a brief overview of the many issues continuing to challenge Benton County in providing wildland fire safety to citizens.

Urban and Semi-Rural Growth

One challenge is the continued development of houses in the intermix and interface WUIs. Despite statewide regulation of residential development in resource lands, dwellings continue to be approved in the intermix WUI through exemptions in the regulations. Also, the interface WUI is expanding and has created, by this expansion, a significant increase in threats to life and property from fires and has pushed existing fire protection systems beyond original or current design or capability. Property owners in the interface may not be aware of the problems and threats and the need to offset fire hazards or risks on their own property. Furthermore, human activities increase the risk of fire ignition and potential damage.

Rural Fire Protection

People moving from urban dwellings to areas that are more rural frequently have high expectations for structural fire protection services. New residents may not realize they are living outside a fire protection district or that the service provided is not the same as in an urban area. The diversity and amount of equipment and the number of personnel can be substantially limited in rural areas. Fire protection may rely more on the landowner's personal initiative to take measures to protect their property. Furthermore, subdivisions on steep slopes and/or in areas with poor access and the greater number of homes exceeding 3,000 square feet are also factors challenging fire service organizations.

Unprotected Land

An area in Benton County between Corvallis and Monroe is not currently within a structural fire protection district. This area includes approximately 232 structures.

Debris Burning

Local burning of trash and yard debris has been identified as a significant problem as well as the number one cause of wildfires throughout Benton County. Escaped debris fires impose a very high fire risk to neighboring properties and residents whether it is done within or outside of the designated period. A growing portion of local fire department calls are in response to debris fires or backyard burning that either have escaped the landowner's control or are causing smoke management problems. It is likely that regulating this type of burning will always be a challenge for

local authorities and fire departments; however, improved public education regarding the county's burning regulations and permit system as well as potential risk factors would be beneficial.

Road and Bridge Standards

Fire chiefs throughout Benton County have identified home accessibility issues as a primary concern in many of the rural areas in the county. Many private driveways are too narrow and/or too steep and most do not have adequate turnouts, turnaround areas, or alternative escape routes. In addition, many privately maintained, rural access roads have become overgrown by vegetation, effectively restricting safe access, particularly in a wildfire situation.

Inadequate private bridges lacking weight rating signage has also been identified by Fire Chiefs as a common problem. Due to the risk of bridge failure and resulting personnel injury and equipment damage, fire and medical service organizations will not cross bridges that may be incapable of handling the weight of emergency response apparatus or for which weight limits are not known.

Volunteer Firefighter Recruitment

The rural fire departments in Benton County are predominantly dependent on volunteer firefighters. Each district spends a considerable amount of time and resources training and equipping each volunteer, with the hope that they will continue to volunteer their services to the department for at least several years. One problem that all volunteer-based departments encounter is the diminishing number of new recruits. As populations continue to rise and more and more people build homes in fire risk areas, the number of capable volunteers has gone down. Many departments also have difficulty with volunteers being available during regular workday hours (8 a.m. to 5 p.m.).

Public Wildfire Awareness

As the potential fire risk in the WUI continues to increase, fire service organizations cannot be solely responsible for protection of lives, structures, infrastructure, ecosystems, and all the intrinsic values that go along with living in rural areas. Public awareness of the wildland fire risks as well as homeowner accountability for the risk on their own property is paramount to protection of all the resources in the WUI.

Water Resources

Even though there are many streams, rivers, ponds, and private wells in the county, access to this resource for fire suppression is not always available. There is a need to develop additional water resources in several rural areas. Developing water supply resources such as cisterns, dry hydrants, drafting sites, and/or dipping locations ahead of an incident is considered a force multiplier and can be critical for successful suppression of fires. Pre-developed water resources can be strategically located to cut refilling turnaround times in half or more, which saves valuable time for both structural and wildland fire suppression efforts.

Mitigation

Hazardous Fuel Reduction.

The reduction of hazardous fuels is a proven means of mitigating wildfire hazards. Hazardous fuels include all living and dead plant material subject to ignition by fire. When fire encounters areas where fuels have accumulated, the result is wildfires that burn hotter, faster, and higher. When fire encounters areas of heavy fuel loads (continuous brush, downed vegetation, or small trees) it can

burn these surface and ladder fuels and may quickly move from a ground fire into a crown fire. The principal aim of any fuel reduction intervention is to remove or modify fuel loads so that wildfires are less severe and can be suppressed more easily. The following treatments can be utilized to reduce hazardous fuels:

Mechanical treatments include harvesting, thinning tree stands, limbing overgrown trees, mowing, mastication, chipping, removing underbrush, cutting, and piling using hand crews or machines. Fuel breaks and other landscape modifications can also mitigate potential wildfire damage.

Chemical treatments include the use of herbicide to inhibit vegetative growth and accumulation. Any such treatment should only be employed where appropriate and in compliance with State and Federal Regulations.

Biologic treatments, such as grazing, should be employed where use would be a benefit to agriculture as well as fuel reduction projects.

Prescribed burning involves the use of fire under specific environmental conditions, to a predetermined area, to achieve a desired outcome. Prescribed burning should only be employed as a method of fuels reduction where appropriate. Caution is always necessary when using this method and all preparations to extinguish an emergent fire should be in place.

Structural Ignitability.

The threat of structure loss makes fire management in the WUI distinct from other wildfire management situations. **Structural ignitability is a principal cause of structural losses during WUI fires. Highly ignitable homes can be destroyed during lower-intensity wildfires, whereas homes with low ignitability may survive high-intensity wildfires.** The primary area of concern is the Structure Ignition Zone (SIZ), which includes the home and its immediate surroundings within 100' of the home in all directions. Common contributors to structural ignitability are flammable roofing materials, wooden decking, debris-filled gutters, uncovered vents, and the presence of burnable vegetation (ornamental trees, shrubs, firewood) immediately adjacent to the structure. By constructing or retrofitting a structure to harden it against wildfire and by maintaining a defensible space, structural ignitability can be effectively mitigated and a structure's chance of surviving a wildfire may be considerably increased.

Education and Outreach.

Public education and outreach are critical tools in any effort to mitigate wildfire. How best to encourage homeowners to create defensible space and reduce ignitability of their homes is a challenge for policymakers, land managers and community officials. Making information on hazard reduction available through multiple outlets and in a variety of forms is critical.

Restoration and Recovery.

The true cost of wildland fire is not in suppression alone. There are mitigation and recovery costs in the aftermath of wildland fire such as socioeconomic impacts, consequences to physical and mental health, as well as long-term restoration work that must be done. High intensity fires have been shown to kill trees and the seed source, essentially sterilizing the landscape and interfering with natural regeneration. In such cases, dead trees harbor disease and insect infestation and contribute to fuel loading, which increases future fire potential.

Research has shown that actions taken immediately following a catastrophic wildfire, such as salvage logging and reforestation, can mitigate these effects. Salvage logging, for example, removes

hazardous dead trees and recovers the burned logs to recoup the economic value, which can then be reinvested into other restoration and forest management activities. Taking no action following a fire event can significantly raise the potential for catastrophic stand replacement fire in the future.

In response to the 2020 Wildfires (Labor Day Fires) the State established a Recovery Task Force. This is a multi-agency body that covers all efforts in restoring communities and homeowners that were impacted by the fires.

Mitigation Actions and Activities

There are many actions that will help improve safety in a particular area; there are also many mitigation activities that can apply to all residents and all fuel types. General mitigation activities that apply to all of Benton County are discussed below while activities that are more specific to the county are identified within Chapter 4.

Residential Treatments. Effective mitigation strategies begin with public awareness campaigns designed to educate homeowners of the risks associated with living in a flammable environment. Home defensibility starts with the homeowner. In any residential setting, treatments should begin with a home evaluation. Many guides are available to help a homeowner through the evaluation process. The Community Wildfire Forester with ODF is also a resource that is available to the community. Treatment factors are usually based around structural ignitability (roofing, siding, deck materials, mesh screening) and landscape treatments (defensible space).

Once a fire has started and is moving toward a structure, the probability of that structure surviving is largely dependent on the structural characteristics of the building and landscaping treatments around it. Beyond the home zone, forest management efforts must be relied upon to slow the approach of a fire that threatens a community.

²¹The following guidance for Defensible Space is the result of modeling fuels and fire behavior in Lane County. The results confirmed that maintaining a canopy adequately disconnected from surface fuels is the most effective long-term forest management action. The closed canopy prevents light from reaching the forest floor and this inhibits the growth of understory vegetation. This does not mean that you can't remove trees, just be aware that you should compensate for the removal by creating manageable landscaping using the defensible space parameters.

Defensible Space. Management of vegetation around structures is an ongoing maintenance process constantly requiring the removal of dead branches, leaves and needles, and dry grasses and weeds.

The following are recommended defensible space standards:

Primary Fuel Break

The primary fuel break is measured from the edge of the structure footprint, defined as the structure and attached accessories, such as decks, carports and any other building material attached to structure.

The Primary Fuel Break includes the Structure Ignition Zone; 0-5 Feet from the structure and an additional 25 feet of managed landscaping.

²¹ Lane County CWPP Fire Siting Recommendations and Fuels and Fire Behavior Modeling; Oregon Department of Forestry, Oregon Office of State Fire Marshalls, United States Forest Service, Bureau of Land Management, The Nature Conservancy, Friends of Buford Park and Lane County Parks

There shall not be any tree branches within 15 feet of the structure footprint in any direction. Within 15 feet, tree trunks (defined as the main stem(s) of a large woody plant) are acceptable within this zone if tree limbs have been pruned to allow 15 feet of clearance from the structure footprint. For example, a large conifer tree may be growing within 6 feet of a house if the closest branches are at least 15 feet above and away from the structure in all directions.

Immediate Zone 0-5 Feet

A 5-foot non-combustible perimeter is required, measured from structure perimeter outwards. Non-combustible is defined as material incapable of burning during sustained convection and radiant heat. Non-combustible is also defined as material unable to combust under extreme heat and extended flame contact, rock or mineral soil for example. The recommendation is that there is no vegetation within this zone.

Intermediate Zone 5-30 Feet

Grass is maintained to no more than 4 inches above the ground and kept green if possible. Mature trees are pruned to a height of 10 feet from the ground (lowest point of branch); trees less than 20 feet tall are pruned up to 1/3 of the tree's height to avoid damage from pruning. Prune trees as they grow until the branches reach 10 feet from the ground. No dead plant material is present. Three times vertical spacing is maintained between surface and canopy fuels. Surface fuels other than short, maintained grass lawns shall not be growing or arranged in a continuous or otherwise connected fashion, nor in quantities nor densities known to sustain fire activity under extreme.

Secondary Fuel Break

Extended Zone: 30-100 feet

All trees over 20 feet tall are pruned to a height of 10 feet from the ground (lowest point of branch), trees less than 20 feet tall are pruned up to 1/3 of the tree's height to avoid damage from pruning. Prune trees as they grow until the branches reach 10 feet from ground. All dead plant material within 10 feet of the surface has been removed or mulched. Dead plant material includes but is not limited to sticks, limbs, leaves, branches, and trunks. Maintain at least two times vertical clearance between canopy layers and from the lowest canopy layer to the ground. This may be replicated for multiple canopy layers. For example, surface vegetation may be 2 feet tall, with the understory canopy greater than 4 feet above the surface vegetation, and at least two times lower than the height of the dominant canopy.

Coarse Woody Debris (CWD) Exemption: CWD can be defined as dead trees and remains of large branches on the ground in forests, rivers and wetlands. CWD is known to increase soil moisture and improve wildlife habitat, therefore a Limited Amount will be allowed within the secondary fuel break. In total no more than 200 linear feet will be allowed within the secondary fuel break. The diameter of all CWD must be a minimum of 9 inches. All CWD present must be either in contact with surface soil or within 6 inches of surface contact. For example, you could have two 100-foot long, downed trees, 9 inches in diameter or larger as long as the fine fuels such as branches have been removed or mulched.

Additional Slope restrictions:

Sloping land within 100 feet of structures in which much of a quadrant has a greater than 10% grade will have additional primary fuel break distances. No matter the additional primary fuel break distance, the immediate zone will remain the same (0-5 feet non-combustible fuel break)

0-9%

The standard fuel breaks mentioned above should be created (5-30 feet Intermediate Zone) and the Secondary Fuel Break (30-100 feet).

10-24%

Within 180° of the steepest downward slope, the Primary Fuel Break should extend an additional 10 feet, creating an Intermediate Zone from 5-40 feet. The Secondary Fuel Break (Extended Zone) should be 40-100 feet.

24-39%

Within 180° of the steepest downward facing slope, the primary fuel break should extend an additional 20 feet creating a 50-foot Intermediate Zone (5-50 feet) on the downslope half of the house/property. The Secondary Fuel Break should extend from 50 feet to 100 feet.

>40%

Allowing structures within 100 feet of slopes exceeding 39% is not recommended. If additions occur on sites with slopes 40% or greater, the Primary Fuel Break should extend an additional 30 feet (5-60 feet) from the structure on all sides. The Secondary Fuel Break should extend from 60-100 feet from the structure.

The above specifications alone will not improve home survivability during wildfire events. Home hardening activities (fire resistant building material paired with annual fine fuel removal and maintenance) have a much larger impact on home ignition risk than fuel breaks. Fuel breaks require annual maintenance. The above recommendations are an attempt to improve long-term efficacy of fuel break codes by incorporating canopy shade as a significant maintenance tool for controlling surface fuels in Western Oregon.

Structural Treatments. Structural treatment can be as simple as putting mesh screens over any openings into the dwelling and closing in the space under any porches. It can also include more thorough treatments such as reroofing and using ignition resistant materials for additions. A study²² by Headwaters Economics in 2018 showed that there are negligible costs between a typical home and a home constructed using wildfire-resistant materials and design features.

Decades of research and post-fire assessments have provided clear evidence that building materials and design, coupled with landscaping on the property, are the most important factors influencing home survivability during a wildfire.

Human-caused Prevention. The safest, easiest, and most economical way to mitigate unwanted fires is to stop them before they start by preventing human-caused fires. Campaigns designed to reduce the number and sources of ignitions can be quite effective and can take many forms. Traditional “Smokey Bear” type campaigns that spread the message passively through signage can be effective. Active prevention techniques can involve mass media, radio, and the local newspapers.

²² <https://headwaterseconomics.org/wp-content/uploads/building-costs-codes-report.pdf>

Pre-planning for Fire Response. Although conducting home, community, and road defensible space projects is a very effective way to reduce the fire risk to communities, recommended projects cannot all occur immediately, and many will take several years to complete. Thus, developing pre-planning guidelines specifying which and how local fire agencies will respond to specific areas is beneficial. These response plans should include assessments of the structures, topography, fuels, available evacuation routes, available resources, response times, communications, water resource availability, and any other factors specific to an area.

Limiting Use. Areas within the Oregon Department of Forestry Protection District boundary are also subject to Public Use Restrictions, referred to as “Regulated Use”, during fire season to limit or manage use of activities known to cause fires. The countywide ban on debris or “backyard” burning agreed upon by the Benton County Fire Defense Board during the fire season is an example of actions specifically taken to prevent wildfires.

Evacuation Pre-planning. Development of community evacuation plans is necessary and critical to assure an orderly evacuation in the event of a threatening wildland fire. Designation and posting of escape routes reduce chaos and escape times for fleeing residents. Community safety zones should also be established in the event safe evacuation is impossible and ‘sheltering in place’ becomes the better option.

Facility Maintenance. Recreational facilities near communities or in the surrounding forests such as parks or natural areas should be kept clean and maintained. To mitigate the risk of an escaped campfire, escape-resistant fire rings and barbeque pits should be installed and maintained. In some cases, restricting campfires during dry periods may be necessary.

Reducing Wildland Fuels. Surface fuel accumulations in nearby forests can also be kept to a minimum by periodically conducting pre-commercial thinning, pruning and limbing, and possibly controlled burns.

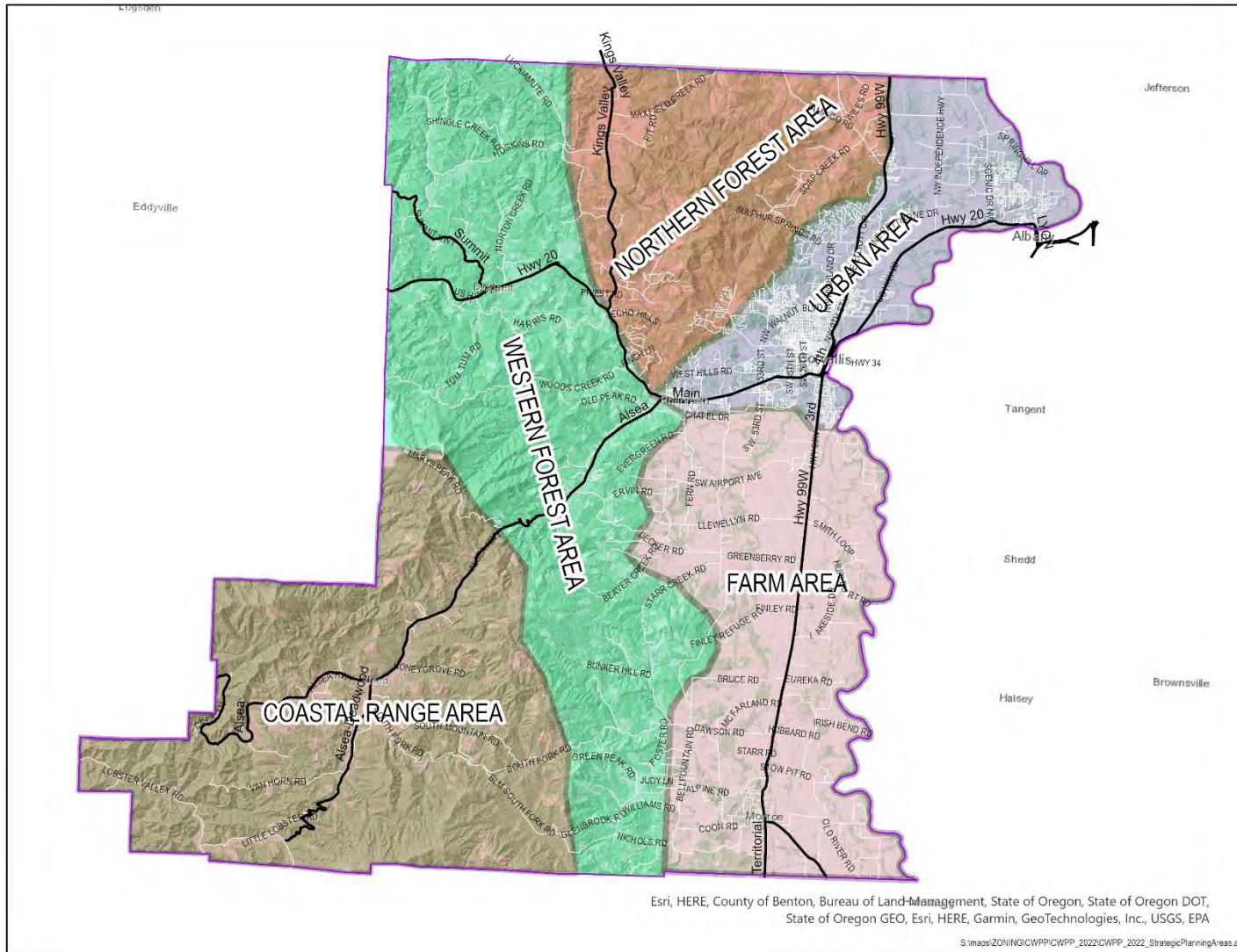
Fire Response. Once a fire has started, how much and how large it burns is dependent on the availability of suppression resources. In most cases, rural fire departments and the Oregon Department of Forestry are the first to respond and have the best opportunity to halt the spread of a wildland fire. For many districts, the ability to reach these suppression objectives is largely dependent on the availability of functional resources and trained individuals. Increasing the capacity of departments through funding and equipment acquisition can improve response times and subsequently reduce the potential for resource loss.

Wildland Fire Specific Development Regulations. As the trend to build in the WUI continues, regulation rather than persuasion is becoming more prevalent. WUI codes regarding new construction that regulate the use of certain building materials (roofing, siding, vents, decking, etc.), road and bridge standards, availability of water resources, proximity of vegetation, and other requirements have been adopted in communities and counties across the United States. County policies can be revised to provide for more fire conscious techniques such as using fire resistant construction materials; improved road, driveway, and bridge standard, establishment of permanent water resources, and adoption of defensible space requirements.

Other Mitigation Efforts. Other actions to reduce fire hazards are thinning and pruning power line corridors and strictly enforcing fire-use regulations. This ensures that areas beneath power lines have been cleared of potential fuels and makes sure that the buffer between the surrounding forestlands is wide enough to protect the poles as well as the lines. Another action is creating a fire resistant buffer along roads.

CHAPTER 3 STRATEGIC PLANNING AREAS

To facilitate the understanding of wildfire risks specific to areas in Benton County, sub regions called “Strategic Planning Areas (SPAs)” were identified in the 2009 CWPP. SPAs are distinguished by similar fuel conditions and would require similar initial fire attack techniques. Typically, SPA boundaries lie along local zoning boundaries, fuel or vegetative cover type changes, or logical topographic features. The following SPAs are from the 2009 CWPP and little of the information identified for each of the SPAs has changed.



Information Applicable To All SPAs

Emergency Response.

- Emergency response is coordinated by the county emergency dispatch system. All fire districts and the Oregon Department of Forestry have mutual aid agreements. This is an agreement that allows for support, additional resources, and specialized teams from other districts or agencies. Mutual aid agreements enable the utilization of nearby assets when needed, providing timely fire and rescue response to all areas of the county based on available resources.
- The Oregon Department of Forestry does not provide structural fire protection. Mutual aid agreements between Oregon Department of Forestry and the fire districts supplement wildland fire protection, when needed.

Evacuation.

- In general, the Benton County Sheriff's Office is responsible for all evacuations within the County. Most often, there are recommendations from the first fire/public safety personnel on-scene that need to be relayed to dispatch. In matters that threaten public safety, the information will be relayed to the Sheriff, On-Duty Patrol Supervisor, and Emergency Manager. The Sheriff or Patrol Supervisor will delegate that authority to either on scene Incident Commander or another supervisor to make that determination under the authority of the Sheriff. The Emergency Management Division of the Sheriff's Office will be responsible for supporting evacuation efforts and overall coordination and notification.
 - For example, if a fire touches off in the Summit area, the first on scene is the Blodgett-Summit Rural Fire Department. The on-scene Incident Commander determines the nature and scope of the fire and calls in more resources. When that goes to dispatch, it should include, as basic information, if structures are being threatened and the need for both evacuations and mass notifications to the public. At that point, a call is made to Emergency Management to notify them of the need for evacuation and notification. The Sheriff and Emergency Management then determine the incident area and launch the initial alert based on fire location, growth, and available resources. First Responders and Emergency Management would direct evacuees out a safe route to a secure location away from the incident.
 - If the incident is between Blodgett and Summit, Emergency Management would want to send evacuees out one of the "major" highways (e.g. Summit Highway or Logsdon Road) to a location in Newport. They would launch the initial notification sending people out and determine if residents were in an area that would require a "Level 3:Go!" evacuation or just a general notice of a fire in the area. Emergency Management would then make a phone call to the Lincoln County Emergency Management to ensure they can support receiving some incoming evacuees from Benton County.
- Community members should develop household and community emergency evacuation plans and follow direction from the on-scene first responders. The most important part of evacuation is that it requires information sharing from the first individuals on scene to dispatch and to the Emergency Management office to send out accurate mass notification information. Mass notification during emergencies is accomplished using a variety of tools including Linn-Benton ALERT, social media posts, Emergency Alert Systems (EAS), Integrated Public Alert and Warning Systems (IPAWS), and on-scene first responders. Emergency Management relies on would then rely on neighbors and community members sharing information as rapidly as possible to help

ensure adequate communications to those that may have access and functional needs or limited technology access.

Hazardous Conditions.

- Development continues in the forested foothills as people seek to live in seclusion yet remain near urban amenities. As more area is developed and human use rises, the chance of a human caused wildfire will increase and the pressure on fire protection services and the need for improved infrastructure and education will increase.
- Ignitions are often concentrated around roads and rail lines due to the intense activity and availability of ignition sources, such as cigarettes, hot metal, and sparks.
- Agricultural and riparian lands adjacent to forested land are a considerable wildfire concern. Depending on the time of year, slope, and weather, fuels such as grasses, brush and agricultural crops can easily ignite. If these fuel types are within proximity to forested areas, a surface fire may move into the forest, creating a wildfire situation during times when forest fire risk is normally low. Vegetation, slope, and wind direction can be factors in determining whether a non-threatening ground fire spreads to the forest canopy and becomes a dangerous crown fire.
- A wind-driven fire in agricultural fuels or dry native fuel complexes would produce a rapidly advancing, but variable intensity fire. Fires burning in some types of un-harvested fields would be expected to burn more intensely with larger flame lengths due to the greater availability of fuels. Fields enrolled in conservation programs or set aside for wildlife habitat, can burn very intensely due to an increased amount of fuel build-up from previous years' dead growth. Larger flame lengths and intense heat make fires in these fields difficult to control. Under extreme weather conditions, such as particularly strong winds, escaped agricultural or open range fires can threaten individual homes or a town site with a rapidly advancing fire. However, this type of fire usually is quickly controlled.
- The human factor combined with heavy accumulation of mixed fuels can result in a rapidly spreading and potentially destructive wildfire. The rate of wildfire spread in a forest environment is dependent on the structure of the forest, weather, aspect, and slope. Heavy understory vegetation in multi-storied forests creates a situation conducive to a rapidly advancing, highly destructive crown fire.
- High winds increase the rate of spread and intensity of fires. It is imperative that homeowners implement fire mitigation measures to protect their structures and families prior to a wildfire event. Most homeowners can maintain an adequate defensible space around structures by watering their yards, clearing brush and ladder fuels, and mowing grass and weeds.

Forest Management.

- Clearcutting of plantation conifer forests, followed by planting is the most common harvest and regeneration method practiced in the region. The road systems to support this industry are expansive and well maintained. Brush control is a top priority for land managers as such vegetation can out compete the trees species. Stands are planted dense but typically thinned to provide for better growing conditions. Canopies are typically closed, even in younger stands (15+ years) and the forest floor is almost completely shaded providing conditions for little to no ground fuels. The understory vegetation and lower branches are reduced due to the lack of available light.
- The reduced ground vegetation and ladder fuels lessen the ease with which a ground fire can move into the canopy. Only under extreme fire weather conditions are there crown fires in the

coast range. Single and group tree torching has a higher probability of being on the extreme end of fire behavior, but a true crown fire where the flame front is carried almost exclusively by the crowns of burning trees is extremely rare as typical fire seasons in Benton County don't create suitable conditions. A ground level fire would be more characteristic for our area.

- Slash generated from timber harvest is often piled after logging and burned in the wet season after it has cured for an appropriate length of time. Broadcast burning²³ is not as common as pile burning, but there are 5-10 units annually that get burned with that tactic in Benton County.

Mitigation measures.

- Farmstead and homesite openings can act as fuel breaks by creating a discontinuous fuel bed, which can help slow a wildfire and improve suppression efforts. Clearings and fuel breaks will disrupt a slow-moving wildfire enabling suppression before a fire can ignite heavier fuels.
- Due to the low risk of wildfires in urban areas, mitigation is less of an issue than it is in the wooded foothills or in areas bordering open space parks or agricultural fields. Measures that can be taken in densely landscaped urban residential areas include watering yards, clearing litter accumulations from both the yard and the roof, and mowing grass and weeds. Designing fuel breaks between wildland fuels and residential areas would significantly lessen a fire's potential of igniting structures or landscape vegetation. Maintaining a clean and green yard around dwellings is also an effective fire mitigation measure.
- Travel corridors can be made more fire resistant by frequently mowing or use of herbicides along the edges to reduce the fuels or planting grasses that are more fire resistant such as western wheatgrass and blue grama. Aggressive initial attack on fires occurring along travel routes will help ensure that these ignitions do not spread to nearby residential areas.
- Mitigation measures needed in forested areas include construction of a defensible space around structures and along access routes, pruning and thinning trees, mowing, and removing weeds and other vegetation and moving flammable items such as propane tanks and wood piles to a safe distance from any flammable material.
- Using fire resistant siding, decking, and roofing will help reduce the ignitability of a structure.
- Signage of unrestricted, alternate escape routes would reduce confusion and save time during a wildfire or other emergency event. Many access routes in the wooded foothills are in areas of fire risk due to the close proximity of continuous fuels. In the event of a wildland fire, it is likely that one or more escape routes would become impassable. Landowners should clearly understand the designated emergency evacuation routes for their area.
- Roads and driveways accessing rural residential areas may or may not have adequate road widths and turnouts for firefighting equipment depending on when the residences were constructed. Performing road inventories in risk areas documenting or mapping their access limitations and substandard bridges will improve firefighting response time and identify areas in need of improvement. Current fire codes now require compliance with minimum road standards for new construction.
- Designing a plan to help firefighters control fires in farmland and open areas adjacent to forest would significantly lessen the spread of fire. Mitigation activities would include plowing a fire-resistant buffer zone around fields and along pre-designated areas to tie into existing natural or

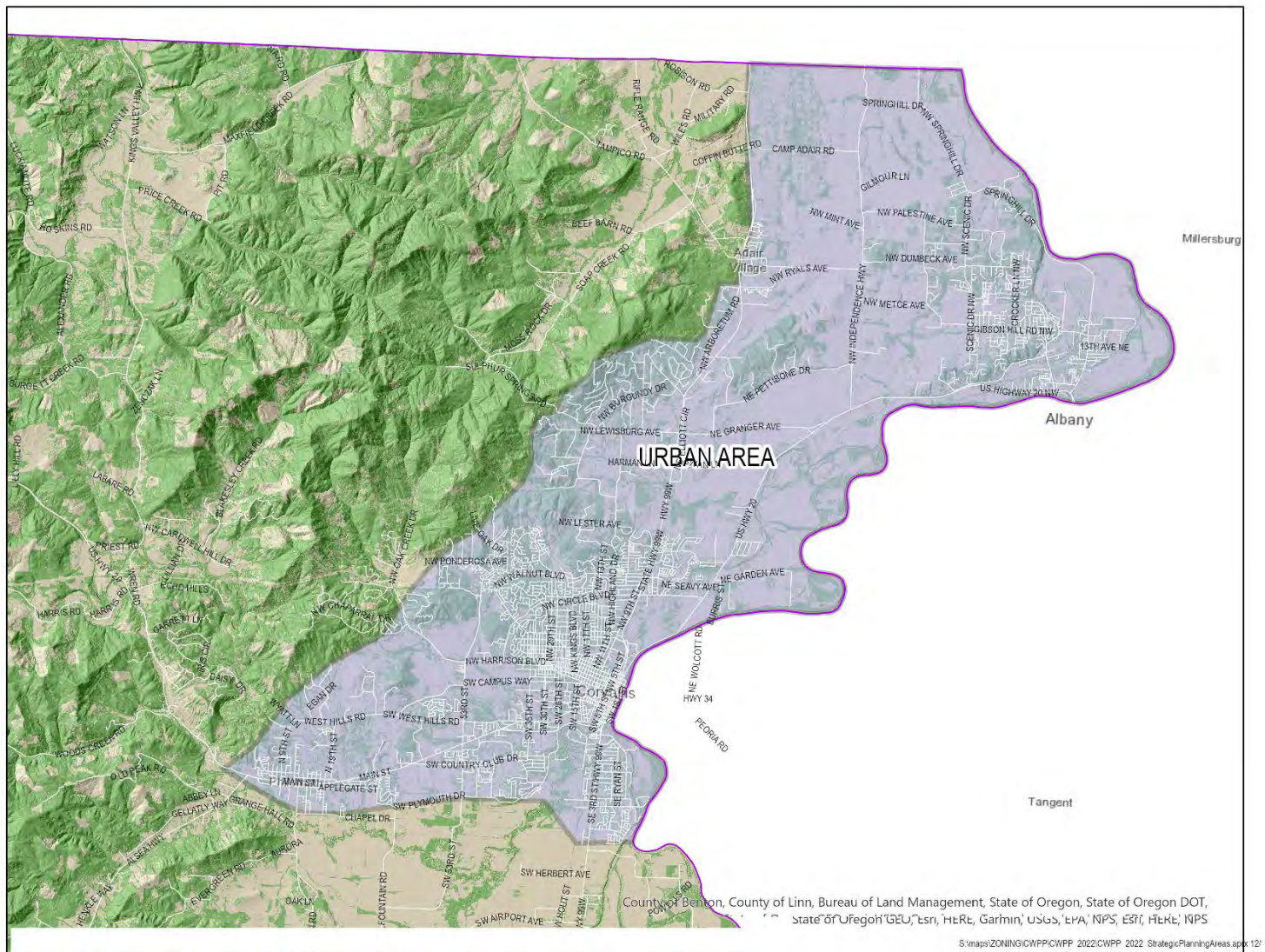
²³ A prescribed fire ignited in areas with little or no forest canopy present.

manmade barriers or implementing a prescribed burning regime during less risky seasons of the year.

- Maintaining developed drafting sites and mapping alternative water resources such as underground tanks near rural subdivisions will increase the effectiveness and efficiency of emergency response by rural fire districts in a wildfire situation.

Urban Area - Strategic Planning Area #1

SPA 1 is in the northeastern corner of Benton County and includes the cities of Corvallis, Albany, Philomath and Adair Village. SPA 1 is bordered on the east by the Willamette River, SPA 3 (Northern Forest Area) to the west, Polk County to the north and SPA 2 (Farm Area) to the south.



Planning Area Assessment

This is a heavily populated urban and semi-urban area intermixed with parks, farmland, wooded river bottomland, forested knolls, foothills, and major transportation corridors. Land ownership is predominantly private with several large tracts owned by Oregon State University, Benton County, Oregon State Parks and Recreation and the E.E. Wilson Wildlife Area operated by the Oregon Department of Fish and Wildlife.

Forest and shrub land vegetation is common in and around many residential areas developed near foothills and riparian waterways. Development in the agricultural land is widely dispersed on isolated parcels surrounded by seasonal crops, tree farms and orchards. Homesite and subdivision development is increasing throughout the area by expanding into the wooded areas and farmland as zoning allows, particularly in the North Albany, Vineyard Mountain, Cascade Heights, Skyline West, Oak Creek, and the Cardwell Hills areas.

Wildfire Potential

Residents within this SPA have a low risk of experiencing a wildland fire in the urban areas of Corvallis, Philomath, and Albany with the outlying residential areas adjacent to open space, farmland, wooded foothills, and river drainages being at greater risk than the urban areas. Residential areas with dense landscaping adjacent to wildland fuels are at a relatively greater risk due to the continuity of fuels and litter accumulations.

Native and non-native landscape vegetation is especially dense in the older residential clusters and many of these areas lie adjacent to ignitable fuels. Privacy and seclusion created by landscaping is highly desirable in closely arranged subdivisions, which limits opportunities for creation of wildfire defensible space and creates large accumulations of potentially flammable biomass in yards and on rooftops. Under extreme wildfire conditions or during an extreme wind event, heavily vegetated residential areas have the potential to carry an advancing fire front, fueling the fire with landscape vegetation, litter and ultimately the home itself as seen in many of the recent southern California wildfires.

In the wooded foothills and wooded residential lots, wildfire potential is high due to the heavy concentration of forest vegetation, ladder fuels, steep slopes, and numerous potential ignition sources. Wildland fuels are a mix of oak savanna and grassland at the lower elevations and transitions into variable density Douglas fir/Hemlock forest mixed with oak and maple species at higher elevations. Homesite development and timber management has transformed these areas into a mosaic of multi-aged stands of timber mixed with open areas of pasture and farmland. Human activity increases the probability of a wildfire during the dry season or during a high wind event.

Ingress-Egress

Ingress and egress within the heavily populated urban areas is currently regulated through planning and building codes. Most of the roads in newer subdivisions have been designed to accommodate emergency vehicles with either loop roads or cul-de-sacs with wide turning radii and easily negotiable grades, which are better suited to all types of emergency response equipment. This minimizes hazards associated with emergency access and provides multiple emergency escape routes.

Some residences constructed in the outlying foothills' subdivisions and occluded woodlots and prior to modern codes are accessed via unimproved, single-lane roads. In these areas, access roads and driveways are often steep and/or lined with shrubs and mature trees that can limit or prohibit access during a wildfire. Many of these roads have a single access point for both ingress and egress and lack adequate turnout and turn-around areas for emergency vehicles. The inability of emergency resources to safely access structures reduces or may even eliminate suppression response.

Infrastructure

Urban residents throughout most of SPA 1 have municipal water systems, which includes a network of public fire hydrants. New development is required by the International Fire Code to have hydrant placement in their development plan. Subdivisions and development outside municipal boundaries typically rely on community water systems or multiple-home well systems.

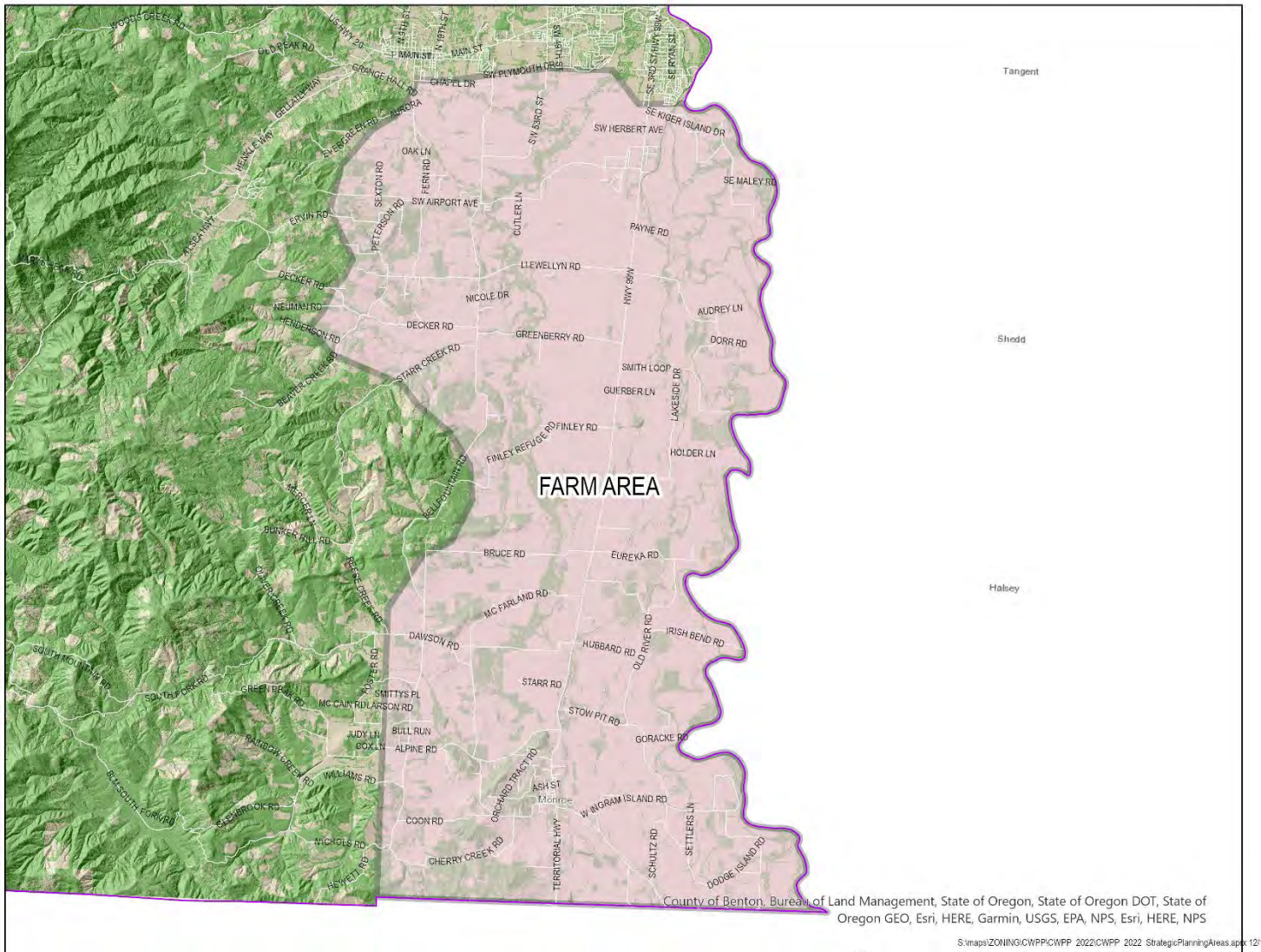
Above ground, high voltage transmission lines cross the planning area in many directions in corridors cleared of most vegetation, which provides for a defensible space around the power line infrastructure and may provide a control point for fire suppression, if well maintained. Local public electrical utility lines are both above and below ground traveling through back yards and along roads and highways. Many of these lines are exposed to damage from falling trees and branches. Power and communications may be cut to some of these during a wildfire event.

Fire Protection

Structural fire protection in SPA 1 is provided by the Corvallis Fire Department, Albany Fire Department, Adair Rural Fire Protection District and Philomath Fire and Rescue. The Oregon Department of Forestry has jurisdiction for wildfires in the forested foothills along the western edge of SPA 1.

Farm Area – Strategic Planning Area #2

SPA 2 is in the southeastern portion of Benton County and includes the communities of Monroe, Alpine, Alpine Junction, Bellfountain and Greenberry. SPA 2 is bordered on the east by the Willamette River and Linn County, dense forestland on the west, SPA 1 (Urban Area) on the north, and Lane County to the south.



Planning Area Assessment

This area is predominantly rural farmland interspersed with wooded hilltops and shrubby riparian areas. Land ownership is primarily private with a few large tracts owned by Benton County, forest industry, and the William Finley National Wildlife Refuge operated by the United States Fish and Wildlife Service. Muddy Creek and its tributaries pass through the center of the planning area creating widely diverse woodlands and riparian habitat. Widely scattered homesite development is common in the forested areas and along wooded draws that flank cultivated farmland.

Development in the rural farmland is widely distributed. New development occurs primarily near communities and along major roads. Occasionally, farmland is subdivided between family members for new homesites or for development of new farming facilities. Most of the pressure for multi-housing subdivisions occurs near existing cities due to requirements of the Oregon statewide land

use system. In nearly all developed areas, structures are near vegetation that becomes a fire risk at certain times of the year.

Wildfire Potential

Residents within this SPA have a variable risk of experiencing a wildland fire depending on their location and proximity to vegetative cover. Wildfire potential is low to moderate in the rural farmland and moderate to high in the wooded riparian areas and patches of forestland. Residences in wooded areas are at the greatest relative risk and residences in the rural farmland are at a lower risk.

Fuels in the forested areas consist of several conifer and hardwood species mixed with a variety of understory shrubs and grasses. Forested areas in this SPA are often adjacent to or surrounded by agricultural crops or rangeland. Agricultural and ranching activities throughout the area have the potential to increase the risk of a human-caused ignition. Large expanses of wildlife habitat, conservation lands or annual crops provide areas of continuous fuels that have the potential to threaten homes and farmsteads.

There are also numerous residences located in the portion of this SPA that are currently not covered by a fire protection service. If these residents have a fire, the Fire Defense Board has created a plan to send a full box alarm comprised of resources from Corvallis, Monroe and Philomath. Each department would then bill the residents for the response. This process continues to evolve.

Ingress-Egress

Many access routes in this SPA are in areas of risk due to the proximity of continuous fuels along the roadway. Commercial forestlands generally have good logging roads enabling access for fire suppression equipment, however, many residences are accessed via unimproved, narrow roads and driveways accessible only by small emergency vehicles. Many of these roads lack adequate turnout and turn-around areas for emergency vehicles and have bridges that are underrated for heavy equipment. The inability of firefighters to safely access structures reduces or may even eliminate suppression response. In the event of a wildland fire, it is likely that one or more of the escape routes would become impassable.

Highway 99W and Bellfountain Road are the primary ingress and egress routes traveling north to south. Highway 99W is the main highway between the communities of Corvallis and Monroe. Primary routes traveling east and west include the Decker/Greenberry Road and the Alpine to Alsea access road.

Infrastructure

Residents living in Monroe have access to a municipal water system with public fire hydrants. Outside of Monroe, development typically relies on individual or multiple-home well systems. Creeks, ponds and developed drafting areas provide water sources for emergency fire suppression in the rural areas to a limited extent. Additional water resources distributed throughout the planning area are needed to provide water for fire suppression in a timely manner.

Local public electrical utility lines travel both above and below ground along roads and highways with some exposure to damage from wind and falling trees. Power and communications may be cut to some of these areas during a wildland fire event.

Fire Protection

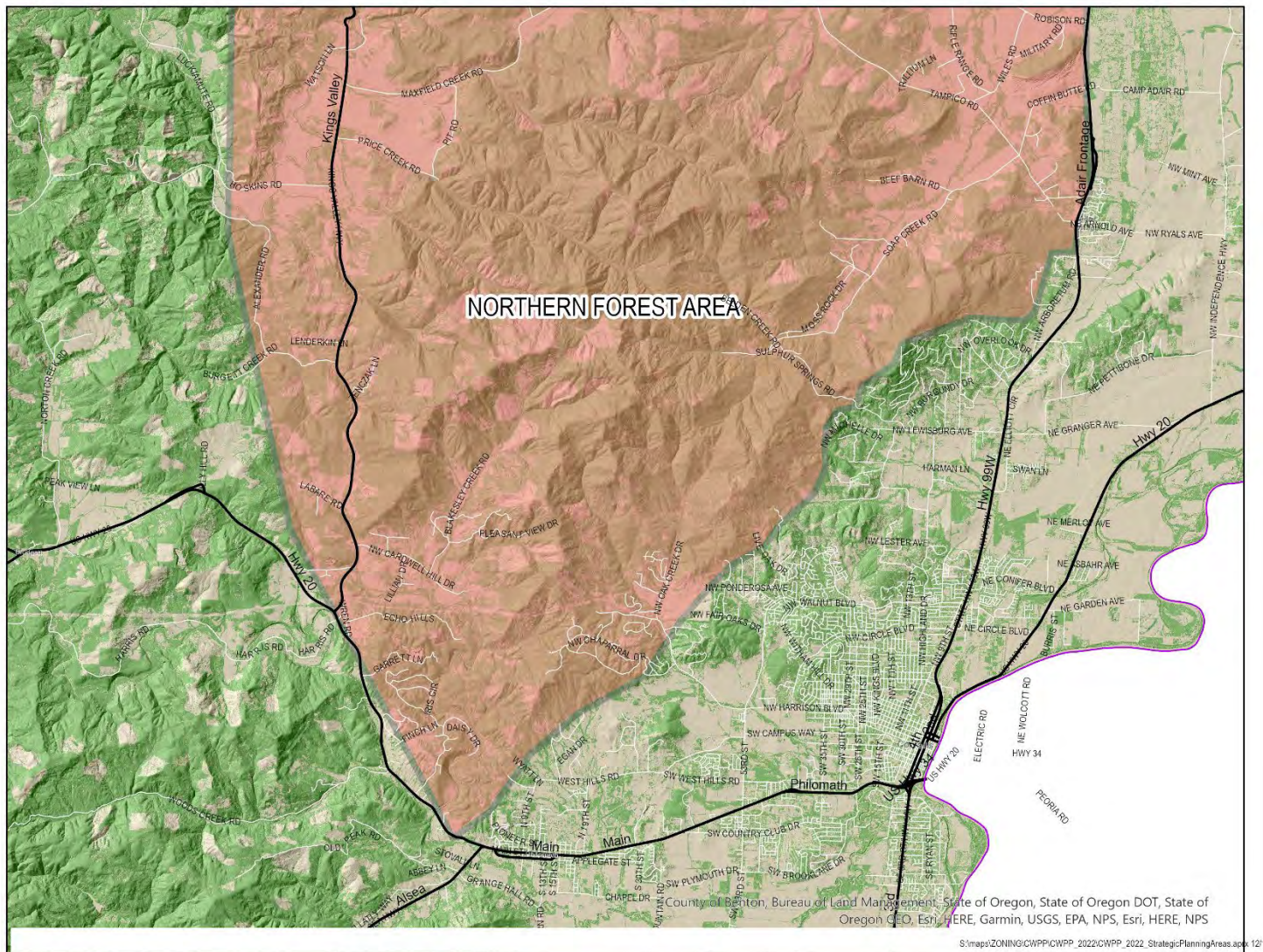
Structural fire protection is provided by the Monroe Rural Fire Protection District, Philomath Fire and Rescue, and the Corvallis Fire Department. These departments provide the first level of

emergency response within their respective districts. The Oregon Department of Forestry has jurisdiction for wildfires in the forested foothills along the western edge of the SPA.

A large area in the east central portion of the planning area has no assigned fire protection district and is outside the Oregon Department of Forestry jurisdictional boundary. Fires in this area are primarily managed by the local citizens and a cooperative of local farmers.

Northern Forest Area – Strategic Planning Area #3

SPA 3 is in the north central portion of Benton County from Kings Valley to Soap Creek and includes the communities of Kings Valley, Hoskins, and Wren. The SPA is bordered on the west by SPA 4 (Western Forest Area), on the north by Polk County, and SPA 1 (Urban Area) to the east and south.



Planning Area Assessment

Land ownership consists of private- and industry-held tracts, Oregon State University (State of Oregon), Bureau of Land Management, and Benton County. Homesite development in this planning area is confined primarily to areas in and around Kings Valley, Soap Creek, Oak Creek, Wren/Blakesley Creek and Highways 99W and 223 (Kings Valley Highway) west of Philomath. Extensive homesite development is occurring in forested areas surrounding the valleys and highways near wildland fuels. These homes are typically accessed by timbered forest routes, some with roads with a single access providing both ingress and egress. A main railroad spur linking the coast to inland resources passes through this area.

This planning area is predominantly forestland on mountainous terrain and agricultural areas along the valley bottoms. SPA 3 includes all the McDonald-Dunn Forests managed by Oregon State Experimental Forest as well as large expanses of commercial forestland actively managed by timber

companies and non-industrial private landowners. The McDonald-Dunn Forests in the east central portion of this planning area and industrial timberlands to the west provide a multitude of recreational opportunities including hunting, camping, hiking, and biking. This area is a popular recreation and interpretive area experiencing heavy use throughout the year. Adjacent land subdivision and development continues, to the extent allowed by limited availability of residentially zoned land, in the wooded foothills due to its proximity to the Corvallis area.

Wildfire Potential

Residents within this area have a variable risk of experiencing a wildland fire depending on location and proximity to vegetation cover. Residences within the forest and woodland areas are at the greatest relative risk and residences in the valley bottoms and surrounded by farmland are at a lower risk. Wildfire potential is low to moderate in the farmland, valley bottoms and highways, and moderate to high in the forested areas. Wildland fuels in forested areas consist of several conifer and hardwood species mixed with a variety of understory shrubs and grasses. Timber management throughout this area has created a mosaic of forest stands with widely varying age and size classes enhancing stand density and structure, which can increase ladder fuels and wildland fire potential. In many areas along the valley bottoms, agriculture and forested land lie adjacent to residential developments and individual homesites.

Many homes in the forested areas are surrounded by forest fuels and only a few have taken measures to reduce this risk by creating a defensible space. The desire for seclusion, views, and privacy creates dangerous living conditions in the forest environment, often without the landowner's awareness of the potential consequences. Fuels along driveways also increase homeowner's risk as both access by fire equipment and escape from the area may become difficult during a fire event.

Development and human activity in areas with heavy fuel loads increases wildfire risk and the chances for major property damage or loss of life. Outdoor recreation and desire for rural living is increasing in popularity, especially in the mountains and forested areas. As more forested areas are used for recreation and habitation, the probability of a human-caused ignition increases. Special consideration is needed to increase public education and fuels mitigation treatments where recreation and development coexist in wildland fire areas.

Ingress-Egress

Primary ingress and egress routes traveling north to south through SPA 3 include Highway 20 and 223 on the west and south side and Highway 99W on the east side. Primary access from the Soap Creek area to Highway 99W is via Soap Creek to Tampico Road and Coffin Butte Road. Access routes to Highway 20 include Maxfield Creek Road, Marys River Estates Road and to Highway 223 include Cardwell Hill Drive and Blakesley Creek Road.

Many access routes are narrow and windy and driveways in this planning area are overgrown with vegetation, have bridges that are underrated for heavy equipment, are too narrow, or lack adequate turn out or turn around areas. Many of the roads provide only one access for both ingress and egress, passing through heavily forested areas. In the event of a wildland fire, it is likely that one or more of the designated escape routes would become impassable.

Remote forested areas within the planning area generally have logging road access enabling access for fire suppression equipment. Most of these roads were designed for logging trucks and can accommodate larger fire equipment.

Infrastructure

Residents within the communities of Kings Valley, Hoskins, and Wren as well as the surrounding areas do not have access to municipal water systems; thus, no public fire hydrants are available. Development throughout this SPA typically relies on individual or multiple-home well systems. Ponds, rivers, creeks and developed drafting sites provide additional water sources for fire suppression in emergencies.

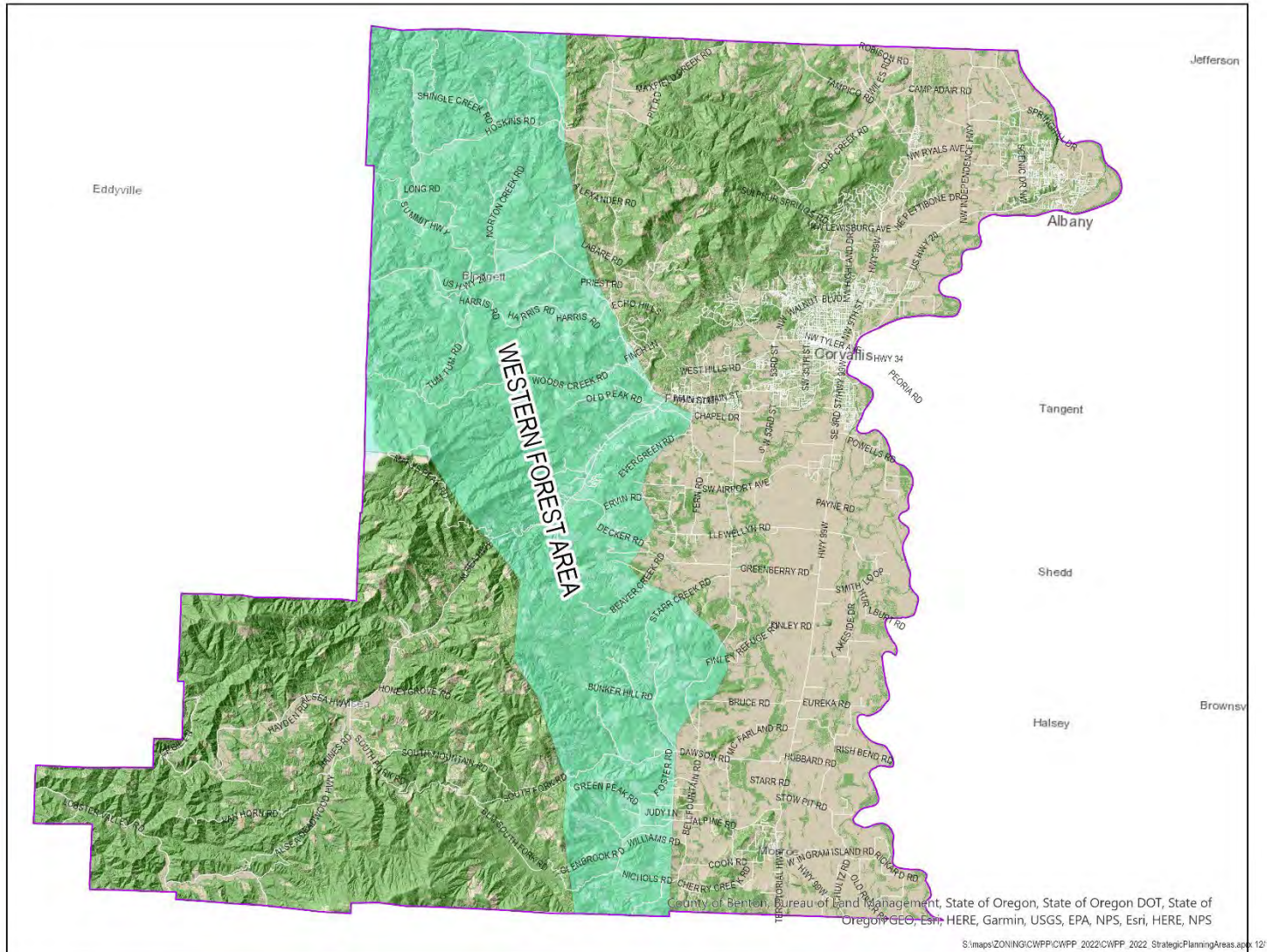
Above ground, high voltage transmission lines cross the planning area in corridors cleared of most vegetation, which provides for a defensible space around the power line infrastructure and may provide a control point for fire suppression, if well maintained. Local public electrical utility lines are both above and below ground traveling through back yards and along roads and highways. Many of these lines are exposed to damage from falling trees and branches. Power and communications may be cut to some of these areas during a wildfire event.

Fire Protection

Structural fire protection in SPA 3 is provided by the Hoskins-Kings Valley Rural Fire District, Philomath Fire and Rescue, Corvallis Fire Department and Adair Rural Fire Protection District. These departments provide the first level of emergency response within their respective districts. The Oregon Department of Forestry has jurisdiction for wildfires in the forestlands.

Western Forest Area – Strategic Planning Area #4

SPA 4 is in the west central portion of Benton County running the entire length of the county from north and south. SPA 4 includes the communities of Summit, Blodgett, Dawson, and Glenbrook. SPA 4 is bordered on the east by SPA 2 (Farm Area) and SPA 3 (Northern Forest Area), on the west by SPA 5 (Coastal Range Area) and Lincoln County, on the north by Polk County and to the south by Lane County.



Planning Area Assessment

This planning area is nearly all forestland except for a few areas where farmland extends into river valleys or timber has been cleared for a farmstead. Land ownership in this area is predominantly Bureau of Land Management, U.S. Forest Service (Siuslaw National Forest), Oregon Board of Forestry (State), forest industry, City of Corvallis, and scattered holdings of non-industrial private forestland. Vast expanses of forestland, especially public forestland, provide recreational opportunities including hunting, fishing, camping, off-road vehicle use, hiking and biking. This area is a popular recreation area and experiences heavy use throughout the year.

Due to the rural nature of this area, forest zoning, and vast expanses of commercial timberland, most development has occurred only along major highways and river corridors as well as areas at

the edge of the farmland on the east side of the planning area. Structures have been built near wildland fuels along timbered forest routes, some with roads with a single access providing both ingress and egress. In addition, openings have been cut for development of farmsteads and homesites, especially near the main roads and rural towns. Small land clearings for pasture development as well as for cash crops, open space, and orchards are common.

Land subdivision and development continues to the outskirts of this SPA due to its close proximity to urban areas, subject to the limitations of resource zoning.

The Corvallis Watershed, owned by the City of Corvallis and the U.S. Forest Service, is located within this planning area. Corvallis obtains almost half of its annual water needs from this area.

Wildfire Potential

Residents have a risk of experiencing a wildland fire due to the extensive forestland and the trend towards development in the WUI. The concern is that with more development adjacent to wildland fuels, the potential fire danger increases due to increased ignition sources caused by human activity. Recreation, agriculture, logging, and ranching activities throughout the area increase the risk of a human-caused wildfire spreading to forested areas. Fields enrolled in conservation programs or non-annual cash crops near development provide areas of continuous fuels that have potential to threaten several homes and farmsteads and possibly escape into forested areas or into towns.

Wildland fuels are primarily mixed conifer and deciduous forest with areas of shrubs, mixed crops, and orchards. The topography changes from rolling to steep in the mountain areas and flat to gently rolling in the river valleys.

Ingress-Egress

Primary access in the northern part of SPA 4 is via Highway 20 (Corvallis-Newport Highway). Secondary access funneling into Highway 20 includes the Summit/Blodgett Road, Hoskins/Summit Road, and Marys River Road. Highway 34 (Alsea Highway) provides primary access through the middle of the area and the South Fork Access Road, from Alsea to Alpine, provides primary access in the south as well as emergency access for residents east of the Coast Range summit. Highways 20 and 34 are heavily traveled main roads that provide access through the Coast Range to the Oregon Coast.

There are also multitudes of paved and graveled secondary roads that crisscross the timbered areas. Many are single lane roads providing both ingress and egress, leading to homesites or logging units. Many access routes and driveways in this planning area are overgrown with vegetation, have bridges that are underrated for heavy equipment, are too narrow, or lack adequate turn out and turn around areas. In the event of a wildland fire, it is likely that one or more of the designated escape routes would become impassable.

Remote forested areas within the planning area generally have logging road access, which enables access for fire suppression equipment. Most of these roads were designed for logging trucks and can accommodate larger fire equipment. But many roads have not been maintained for blockage, structural stability, or even side clearance. The mapping of the roads is inadequate and signage is nonexistent. Most of the roads have locked gates.

Infrastructure

Residents along the Alsea Highway near Philomath have limited access to a municipal water system. Those outside the city limits and in unincorporated areas typically rely on individual or multiple-home well systems.

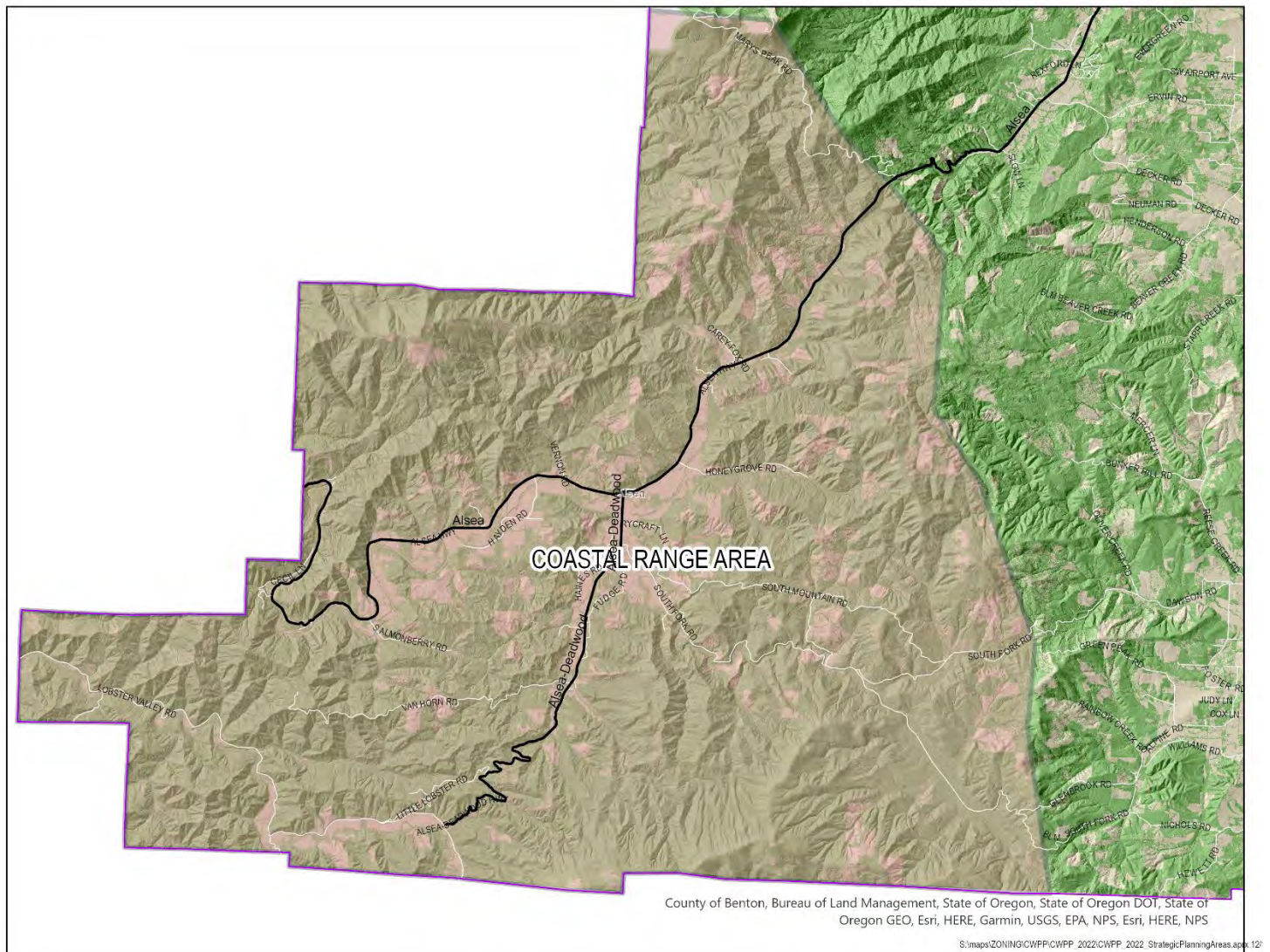
Above ground, a high voltage transmission line crosses the planning area in a corridor cleared of most vegetation, which provides for a defensible space around the power line infrastructure and may provide a control point for fire suppression, if well maintained. Local public electrical utility lines are both above and below ground traveling through back yards and along roads and highways. Many of these lines are exposed to damage from falling trees and branches. Power and communications may be cut to some of these areas during a wildfire event.

Fire Protection

Structural fire protection in SPA 4 is provided by Blodgett-Summit Rural Fire Protection District, Philomath Fire and Rescue, and Monroe Rural Fire Protection District. These departments provide the first level of emergency response within their respective districts. The local fire agencies need water both for protecting structures and initial attack on wildfire. The main local water source is drafting from rivers and creeks and is limited by access and seasonal flow rates. Stream levels can drop quickly below usable levels in early Summer and stay there until late Fall. The Oregon Department of Forestry has jurisdiction for wildfires on all forestlands within their jurisdictional boundary.

Coastal Range Area – Strategic Planning Area #5

SPA 5 is in the southwest corner of Benton County within the coastal mountain range. This planning area is bordered on the north and west by Lincoln County, south by Lane County and on the east by SPA 4 (Western Forest Area).



Planning Area Assessment

SPA 5 is a rural area where most of the residential development occurs along the river valleys and major highway corridors. Alsea, a rural unincorporated community, is the only community in this planning area.

SPA 5 is nearly all forested with scattered development and farmsteads occupying the fertile river valleys and highway corridors. Most of the development in this SPA is farmsteads and homesites occurring along the main highway corridors and river bottoms. Land clearing for pasture, cash crops, open space, and orchards is common.

Land ownership in this area is predominantly Bureau of Land Management, U.S. Forest Service (Siuslaw National Forest), forest industry and non-industrial private forestland. Vast expanses of forestland, especially public forests, provide recreational opportunity including hunting, fishing, rafting, camping, off-road vehicle use, hiking and biking. This area is a popular recreation area

experiencing heavy use throughout the year. Due to the ownership pattern, resource zoning, and remote location, there is less pressure for land subdivision and development in this planning area than other parts of the county.

Wildfire Potential

Residents have a risk of experiencing a wildland fire since it is heavily forested and has extensive recreational use. Recreation, agriculture, logging, and ranching activities throughout the area increase the risk of a human-caused wildfire spreading to forested areas. Wildfire potential is the same as for SPA4. Under extreme weather conditions, fires could threaten individual homes or the town of Alsea.

Ingress-Egress

Primary access is Highway 34 (Alsea Highway) and Lobster Valley/Alsea Road. Highway 34 is a heavily traveled route through the Coastal Range to the Oregon Coast. There are also multitudes of paved and graveled secondary roads leading off the main highways into the forested areas. Many roads are timber-covered lanes leading to homesites or logging units with a single access point providing both ingress and egress. Many access routes and driveways in this planning area are overgrown with vegetation, have bridges that are underrated for heavy equipment, are too narrow, or lack adequate turn out and turn around areas. In the event of a wildland fire, it is likely that one or more of the designated escape routes would become impassable.

Remote forested areas within the planning area generally have established logging roads enabling access for fire suppression equipment. Most of these roads were designed for loaded logging trucks; thus, they also accommodate larger fire equipment.

Infrastructure

Residents within the town of Alsea have access to municipal water systems. In this area, public fire hydrants are available. Outside of Alsea, development typically relies on individual or multiple-home well systems. Ponds, rivers, creeks and developed drafting sites provide additional water sources for fire suppression in emergencies.

Local public utility lines traveling along roads and highways and are exposed to damage from falling trees. Power and phone service into forested areas are both above and below ground. Power and communications may be cut to some of these areas during a wildfire.

Fire Protection

Structural fire protection in SPA 5 is provided by Alsea Rural Fire Protection District, which provides the first level of emergency response within its districts. The Oregon Department of Forestry has jurisdiction for wildfires on all forestland within their jurisdictional boundary except for the U.S. Forest Service lands.

CHAPTER 4 THE FOCUS

Why Develop a Community Wildfire Protection Plan?

The process of developing a CWPP can help a community clarify and refine its priorities for the protection of life, property, and critical infrastructure in the wildland–urban interface on both public and private land. It also can lead community members through valuable discussions regarding management options and implications for the surrounding land base. Local fire service organizations help define issues that may place the county, communities, and/or individual homes at risk. The CWPP planning process also incorporates an element for public outreach. Public involvement in the development of the document not only facilitates public input and recommendations, but also provides an educational opportunity through interaction of local wildfire specialists and an interested public.

The ultimate goals of a CWPP are to improve wildfire preparedness and to protect lives and property. Many benefits accompany the creation of a CWPP. Through the process of developing a CWPP, entities can:

- Improve coordination and communication between emergency response agencies and the community.
- Define and map the WUI.
- Identify and prioritize projects that will increase wildfire preparedness.
- Identify community values.
- Assess wildfire risk.
- Increase competitive advantage in securing grant funding.
- Reduce the risk and impacts of wildfire.
- Restore healthier, more resilient conditions in local forests.
- Improve communications.

Integration with Other Plans

The CWPP builds on and supplements the wildfire chapter of the Federal Emergency Management Agency’s (FEMA’s) approved Benton County Multi-Hazard Mitigation Plan. The update process will continue to include integration with the National Fire Plan, the Healthy Forests Restoration Act, and the Disaster Mitigation Act. The plan utilizes the best and most appropriate science from all partners as well as local and regional knowledge about wildfire risks and fire behavior, while meeting the needs of local citizens and recognizing the significance wildfire can have to the regional economy.

Benton County CWPP History

Benton County’s first Community Wildfire Protection Plan (CWPP) was completed and approved by the Board of County Commissioners in 2009. An update of that plan was completed and approved in 2016. These plans have helped guide community education, risk assessment, and fuel reduction projects, as well as planning and implementing infrastructure improvements to reduce wildfire risk. A review of projects from the 2009 and 2016 CWPPs are summarized in **Appendix D**.

VISION, MISSION, GOALS & OBJECTIVES

Based on an understanding of the WUI, the specific fire response and mitigation capacities within Benton County, and the concerns the county faces, as documented in the chapters of this plan, the CWPP sets out to achieve the following vision and mission. The mechanisms for achieving the vision and mission are policies and strategies described under the Goals and Objectives, below. The strategies contribute to meeting the goals and objectives. It is not intended that all strategies be completed or undertaken simultaneously; some strategies are on-going. Lead and partner agencies work together to complete as many strategies as possible. **The five highest priority strategies in the table are identified by blue, bolded font.**

BENTON COUNTY'S **VISION** FOR WILDIRE MANAGEMENT AND ADAPTABILITY

For the County's populace to be wildfire aware and prepared for fire emergencies and for all properties to be adapted to local wildfire risk.

MISSION OF THE COMMUNITY WILDFIRE PROTECTION PLAN

To provide direction in the cooperative and collaborative coordination of agencies and communities through education, communication, and implementation of defined responsibilities to promote pre-fire risk mitigation and life safety preparation, while fostering landscapes that can absorb, respond, recover from, and more successfully adapt to adverse events.

GOAL 1

To Marshal Obtainable Resources And Mobilize Capabilities To Improve The Safety Of People, Protect Structures And Infrastructure, Reduce Smoke-caused Hazards, Preserve Natural Resources, And Restore Fire-Balance To Ecosystems Of The County

OBJECTIVE 1.1

REDUCE HAZARDOUS FUELS AND CONSTRUCT WITH FIRE RESISTANT MATERIALS, thereby reducing the potential for severe wildfire behavior and lessening post-fire damage

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
Policy 1.1.1							
INCORPORATE THE PRACTICE OF creating and maintaining DEFENSIBLE SPACE AND STRUCTURAL RESISTANCE TO FIRE for existing and new structures in the WUI, and other urban and rural locations.							
1.1.1a Disseminate information about fire resistant construction and adaptations that can lower flammability of structures; provide comparison of fire resistant costs vs. traditional material	X				OG	Builders, Construction Companies, Office of the State Fire Marshall	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis Fire Departments and Fire Districts
1.1.1b Evaluate all city and county facilities to identify defensible space opportunities and fire resistant structural adaptations; prioritize projects	X		X		LT	Fire Departments and Fire Districts, Oregon Department of Forestry	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
1.1.1c Establish a property evaluation program for home owners; encourage wildfire safety adaptation through grant funding when available	X		X		OG	Oregon State University, Office of the State Fire Marshall	Oregon Dept. of Forestry, Rural Fire Protection Districts

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.1.1d Support a yearly brush and branch chipping service to each Firewise Community, a community actively pursuing a Firewise Community designation	X		X		OG	Firewise Communities Fire Departments and Fire Districts Fire Marshals Oregon Department of Forestry	Benton County
1.1.1e Create additional disposal opportunities for yard debris using alternative methods to burning	X		X		ST	Republic Services Fire Departments and Fire Districts Fire Marshals	Benton County
1.1.1f Provide assistance to socially vulnerable or rural WUI communities to create defensible space and incorporate hardening of structures	X		X		OG	Benton County	Oregon Department of Forestry
Policy 1.1.2							
Increase SAFETY ALONG EVACUATION ROUTES in WUIs through landscape modification.							
1.1.2a Identify public access roads that contain an overgrowth of vegetation; prioritize a project list	X		X		ST	Road Districts, Public Works, Oregon Department of Forestry	Benton County Public Works, City's Public Works Department
1.1.2b Encourage home owners to clear vegetation and improve road grades along driveways	X		X		MT	Homeowners, Oregon Department of Forestry	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4–10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.1.2c Identify landscaping constraints on access roads to critical infrastructure (as identified in the All Hazards Mitigation Plan ²⁴); prioritize a project list	X		X		MT	Property owners	Benton County Public Works, City's Public Works Department
Policy 1.1.3							
PRIORITIZE ECOLOGICALLY RESILIENT²⁵ FUEL TREATMENTS in forest and farm land to reduce the intensity, severity, and effects of wildfire.							
1.1.3a Prioritize county-wide forest treatments; give priority to forests adjacent to WUI areas and critical infrastructure; engage property owners to create wildfire buffers	X		X		LT	Commercial forestry companies, Oregon State University	Oregon Department of Forestry
1.1.3c Use the State's Fire Risk Map data (when completed) as a tool for prioritizing fuel reduction projects	X		X		ST		Oregon Department of Forestry
1.1.3d Manage and remove dead and dying vegetation caused by natural disasters to remove wildfire fuels	X		X		OG	Oregon Department of Forestry	All landowners, public and private
Policy 1.1.4							
Guide investment toward projects that both PROMOTE ECOSYSTEM RESTORATION AND IMPROVEMENT as well as fire adaptation							
1.1.4a Promote oak woodland and prairie restoration on lands not managed for industrial forestry using appropriate treatments such as mechanical removal of conifers, prescribed burning, mastication, and other approved management treatments	X		X		OG	Native Plant Society, Nature Conservancy, Other environmental groups. Oregon Department of Forestry	USDA Natural Resources Conservation Service, Mary's River Watershed Council, Soil and Water Conservation District, Greenbelt Land Trust, Siletz and Grand Ronde Confederations

²⁴ <https://www.co.benton.or.us/sheriff/page/natural-hazards-mitigation-plan-nhmp>

²⁵ Ecological resilience: also called ecological robustness, the ability of an ecosystem to maintain its normal patterns of nutrient cycling and biomass production after being subjected to damage caused by an ecological disturbance.

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.1.4b Encourage the restoration of forest diversity and native forest habitat on all lands not utilized for agriculture, silviculture, or residential use	X		X		OG	Native Plant Society, Nature Conservancy, Other environmental groups, Oregon Department of Forestry	USDA Natural Resources Conservation Service, Mary's River Watershed Council, Soil and Water Conservation District, Greenbelt Land Trust, Benton Small Woodlands, Siletz and Grand Ronde Confederations
1.1.4c Restore and preserve wetlands and riparian areas	X		X		OG	Oregon Watershed Enhancement Board	Soil and Water Conservation District, Mary's River Watershed Council
1.1.4d Remove invasive species whenever possible to prevent spread after wildfire events		X		X	OG	Institute for Applied Ecology, Mary's River Watershed Council, Greenbelt Land Trust. Siletz and Grand Ronde Confederations	Soil and Water Conservation District
1.1.4e Secure funding for an ODF district-wide fuels reduction crew	X		X		OG	Benton County	Department of Forestry

OBJECTIVE 1.2**Enhance safe and effective RESPONSE TO WILDFIRES**

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG = ongoing	Partners	Lead Agencies
Policy 1.2.1							
IMPROVE EVACUATION and emergency access ROUTES							
1.2.1a Complete a county-wide evacuation assessment to identify existing and needed critical transportation routes (needed to allow emergency access to all locations within the county and allow evacuation of residents)	X				ST	Cities of Monroe, Philomath, Adair, Albany, and Corvallis, Oregon Department of Transportation Fire Departments and Fire Districts Fire Marshals Oregon Department of Forestry	Benton County
1.2.1b Evaluate the critical transportation routes identified through 1.2.1a for inadequacies (e.g., connectivity/alternative routes, road width, turnouts, turnarounds); prioritize infrastructure improvements and develop funding-ready project descriptions for high priority projects; seek funding	X				MT	Cities of Monroe, Philomath, Adair, Albany, and Corvallis, Oregon Department of Transportation Fire Departments and Fire Districts Fire Marshals	Benton County

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.2.1c Conduct an analysis of city/county codes related to ingress/egress for new developments					MT	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis	
Policy 1.2.2							
Seek opportunities to IMPROVE INTERAGENCY WILDFIRE COMMUNICATION and interagency emergency response systems							
1.2.2a Establish a consistent communication strategy among intergovernmental and industrial forestry partners using appropriate conduits and delivery mechanisms	X				MT		Fire Defense Board, Oregon Department of Forestry, US Forest Service, Oregon State Fire Marshal
1.2.2b Collaborate on opportunities to secure additional fire equipment, training, and infrastructure to boost wildfire response capability for rural, volunteer, and city fire departments	X				OG		Fire Defense Board
Policy 1.2.3							
Provide a COMPREHENSIVE SMOKE MANAGEMENT system.							
1.2.3a Develop a comprehensive smoke management plan for the county	X				MT	DEQ, Public Health	Benton County Emergency Management, Benton County Health Department, Oregon OSHA
1.2.3b Analyze and improve environmental safety for outdoor workers (& access to resources)	X				LT	DEQ, Public Health	Benton County Emergency Management, Benton County Health Department, Oregon OSHA

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.2.3c Create a program to provide access to residential air filters for socially vulnerable populations	X				ST	DEQ, Public Health	Benton County Emergency Management, Benton County Health Department, Oregon OSHA
1.2.3d Create public clean air shelters	X				ST	DEQ, Public Health	Benton County Emergency Management, Benton County Health Department, Oregon OSHA

OBJECTIVE 1.3

Provide timely REHABILITATION EFFORTS to reduce environmental, social, and economic impacts of fire

Policy							
Strategy	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
Policy 1.3.1							
IDENTIFY short and long-term RECOVERY EFFORTS AND OPPORTUNITIES for cross-jurisdictional coordination							
1.3.1a Coordinate with the State Wildfire Recovery Task Force (when established)		X		X	OG	Federal Emergency Management Agency, Oregon Department of Forestry	Benton County

Policy							
Strategy	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
1.3.1b Provide recovery workshops for businesses, farming and agriculture operations, and homeowners and provide post-fire recovery materials		X		X	OG	Oregon State University, Oregon Department of Forestry	Benton County
1.3.1c Educate citizens on imminent post-wildfire threats to human life and safety, property, and critical natural or cultural resources				X	OG	Oregon State University, Oregon Department of Forestry	Benton County
1.3.1d Identify opportunities to re-establish native ecosystems			X	X	OG	OSU, USDA Natural Resources Conservation Service, Mary's River Watershed Council, Soil and Water Conservation District, Greenbelt Land Trust, Benton Small Woodlands, Oregon Department of Forestry	Benton County
1.3.1e Explore regulatory and policy opportunities to coordinate post-fire treatments between private, county, state and federal lands immediately following a fire event, giving priority to WUI areas		X	X	X	MT	Oregon Department of Forestry	Benton County

GOAL 2**PROMOTE PUBLIC AWARENESS, UNDERSTANDING, AND ACTIONS TO REDUCE RISK FROM WILDFIRE.****OBJECTIVE 2.1****PROVIDE** access to, promote, and develop materials and **PROGRAMS IN PREVENTION AND EDUCATION** that improves community wildfire awareness and safety.**Policy**

Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
Policy 2.1.1 REINFORCE PROGRAMS ON WILDFIRE PREPAREDNESS in the county that center on the topics of the Firewise program, Fire Adapted Communities, Defensible Space, reducing Structural Vulnerability, and the Oregon State Evacuation Levels “Be Ready, Be Set, and Go” through coordination between all groups and individuals that are providing education							
2.1.1a Develop a coordinated multi-agency seasonal outreach campaign that includes county- and city-specific educational materials to promote effective risk reduction practices and communicate landowner assistance programs in the WUI	X				OG	Oregon State University, Soil and Water Conservation District, Mary’s River Watershed Council	Fire Defense Board, Benton County, Oregon Department of Forestry, Cities of Monroe, Philomath, Albany, Corvallis, and Adair
2.1.1b Increase awareness of the Firewise program and develop more communities that are Firewise.	X				OG		Fire Defense Board, Benton County, Oregon Department of Forestry, Cities of Monroe, Philomath, Albany, Corvallis, and Adair
2.1.1c Educate the community on the evacuation process, and key functions such as functions of a temporary evacuation	X	X			OG		Fire Defense Board, Benton County, Oregon Department of Forestry, Cities of Monroe,

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
point, shelter in place, and Oregon Level 1, 2, and 3 evacuation orders (Be Ready, Be Set, GO)							Philomath, Albany, Corvallis, and Adair
2.1.1d Partner with Oregon State University to utilize their expertise, education opportunities, and outreach capability to promote homeowner responsibility for wildfire preparedness	X				OG	Rural Fire Protection Districts	Benton County
2.1.1e Partner with each Rural Fire Protection District, as well as road, water, and park districts, to provide training within each jurisdiction	X				OG	OSU	Benton County
Policy 2.1.2							
PROVIDE resources for volunteers within an organized program ²⁶ that will provide OUTREACH TO THE COMMUNITY on wildfire safety							
2.1.2a Establish a sub-committee to coordinate and sustain effective countywide public education and outreach activities	X				ST	OSU	Benton County
2.1.2b Provide access to trainings and resources	X				OG	Benton County	Fire Marshal

²⁶ A program similar to the Master Gardener program

GOAL 3

Manage The CWPP Document To Be A Flexible And Living A Document That Incorporates A Joint Multi-Agency And Interested Party Approach To Wildfire Planning.

OBJECTIVE 3.1

REVIEW AND UPDATE CWPP on a scheduled and as-needed basis

Policy

Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline	Partners	Lead Agencies
					ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing		

Policy 3.1.1

ENSURE that the CWPP IS UPDATED on a consistent and regular timetable

3.1.1a Formalize a CWPP Project Committee to sustain the Community Wildfire Protection Plan	X				ST	Oregon Department of Forestry	Benton County
3.1.1b Request the Technical Advisory Committee and Community Advisory Committee assess the CWPP on a yearly basis	X				ST	Oregon Department of Forestry	CWPP Project Committee
3.1.1c Update project tables at every yearly assessment meeting	X				ST	Oregon Department of Forestry	CWPP Project Committee
3.1.1d Outline accomplishments each year	X				ST		CWPP Project Committee
3.1.1e Conduct a major update of the CWPP every 5 years	X				MT	CWPP Project Committee	Benton County

Policy 3.1.2

MONITOR state and Federal CHANGES TO WILDFIRE PROGRAMS AND INCORPORATE changes to the CWPP as necessary

3.1.2a Monitor Senate Bill 762 (2021) projects and incorporate any resultant data into the CWPP	X				ST		Benton County, Oregon Department of Forestry
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OBJECTIVE 3.2**CONSIDER changes to the REGULATORY FRAMEWORK surrounding wildfire safety****Policy**

Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG = ongoing	Partners	Lead Agencies
Policy 3.2.1							
Promptly PROVIDE UPDATES to land use regulations, plans, and building codes in response to new (mandatory) legislative requirements							
3.2.1a Track mandatory code updates and work with advisory committees to incorporate those changes into the Development Code	X				LT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
Policy 3.2.2							
REVIEW AND EVALUATE the potential of INCORPORATING VOLUNTARY LEGISLATIVE CHANGES furthering fire preparedness into land use regulations, plans, and building codes							
3.2.2a Review and develop recommendations for requiring the use of structural fire resistant materials within the WUI	X		X		MT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
3.2.2b Evaluate the possibility of requiring defensible space around all dwellings in the WUI	X		X		MT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
3.2.2c Analyze the potential for adopting rules to constrain expansion of WUI zones	X		X		LT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis

Policy							
Strategies	Preparedness	Response	Mitigation	Recovery	Status/Timeline ST = Short term (1-3 yrs) MT = Mid term (4-10 yrs) LT = Long Term (10+ yrs) OG =ongoing	Partners	Lead Agencies
3.2.2d Evaluate requiring any new construction utilizing county and city funds to create defensible space and use fire resistant construction materials; implement if feasible	X		X		MT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
Policy 3.2.3							
Review the BENTON COUNTY DEVELOPMENT CODE and other local development policies or regulations and EVALUATE THE POTENTIAL OF INCORPORATING STRICTER RULES							
3.2.3a Exercise planning oversight over egress/ingress	X				MT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis
3.2.3b Incorporate multiple egress requirements in series partitions and subdivisions	X				MT	Fire Departments and Fire Districts Fire Marshals	Benton County, Cities of Monroe, Philomath, Adair, Albany, and Corvallis

Projects Table

Please see **Appendix G**, which is an Excel Workbook outlining the list of projects.

CHAPTER 5 CHANGING DYNAMICS

Historic Wildfire Conditions in Oregon

Wildfires are nothing new in Oregon’s history, whether it is the Bandon Fire of 1936 or the four Tillamook Burns between 1933 and 1951. The largest wildfires in Oregon’s recent history are believed to have taken place in the 1800s. The Silverton Fire of 1865 is listed as Oregon’s largest fire at over 900,000 acres. Several other fires apparently reached 400,000 to 800,000 acres in those early days, though accurate mapping is limited.

The era of giant fires started coming to an end with the creation of the Forest Service and Oregon Department of Forestry, which actuated almost a century of aggressive suppression. However, putting out every fire led to a buildup of fuels in the forest that, combined with rising temperatures, has led to the return of megafires in Oregon beginning with the 2002 Biscuit fire (500,000 acres) in Southern Oregon and B&B Complex (90,000 acres) on Santiam Pass.

In the decade before Biscuit and B&B — from 1992 to 2001 — Oregon wildfires burned an average of 198,000 acres per year, according to the Northwest Interagency Coordination Center. In the years from 2002 through 2010, the number jumped to an average 438,616 acres burned each year. In the decade from 2011 through 2020, the number jumps higher to an average 713,438 acres burned each year.

In addition, the fires have become increasingly dangerous. While Oregon was sparsely populated back in the 1800s, the situation has changed, with Oregon’s fast-growing population pushing into the WUI. This places more structures, infrastructure, people, and domesticated animals in harm’s way.

Summary of Acres Burned in Oregon since 2002²⁷

YEAR	ACRES BURNED
2002	1,109,512
2003	262,677
2004	170,100
2005	289,146
2006	661,819
2007	758,922
2008	252,671
2009	231,322
2010	208,447
Total	3,944,616
Average of 2003 through 2012	438,291

YEAR	ACRES BURNED
2011	359,567
2012	1,316,887
2013	425,470
2014	1,073,516
2015	773,782
2016	303,951
2017	762,597
2018	897,262
2019	79,732
2020	1,141,612
2021	828,778
Total	7,963,154
Average of 2011 through 2020	723,923

²⁷ Assembled from annual Wildland Fire Summaries reports by the National Interagency Fire Center

Oregon's ecosystems and their diversity are among the state's most remarkable features. Wildfires and anthropogenic fires have always been part of these forests, rangelands and grasslands.

- Low-intensity fires were historically frequent in dry interior Oregon forests, and were key to maintaining wildfire resilience, forest structure and ecosystem health.
- Wildfires were typically much less frequent, but much more intense in western Oregon and coastal conifer forests, while burning by Indigenous peoples tends toward higher frequency and lower intensity in grasslands, woodlands, and savannas.

Ecologists estimate that prior to Euro-American settlement large, stand-replacing crown fires burned Pacific Northwest coastal forests every 200-500 years. Smaller surface fires revisited dry interior forests as often as every 4-20 years. West-side Cascade wildfire intervals and intensity fell somewhere in the range between.

Grasslands such as those found in the Willamette Valley were characterized by frequent, low-intensity fires ignited by Indigenous peoples. These historical surface fires were quite extensive, burning in late summer and early fall. These low-intensity fires:

- cultivated and maintained cultural resources such as camas and tarweed.
- reduced hazardous fuels.
- promoted regeneration of fire-tolerant and dependent species such as Oregon white oak and Ponderosa pine.
- maintained open, park-like savanna characterized by larger, fire resistant trees.
- cycled nutrients back into the soil.
- decreased disease and insect impacts.
- provided habitats for wildlife species.

In western Oregon forested ecosystems, historical fire intervals are often long enough that some forests are still within their historical range of variability for wildfire. Due to the interactive influence of Indigenous burning and wildfires caused by lightning, there is a high degree of variability of vegetation and historic fire return intervals based on aspect, elevation, and soil type.

Research²⁸ findings over the last 10 years reveal the following:

- The total area burned annually by wildfire in the United States has increased since the 1980s. Nine of the 10 years with the most acreage burned have occurred since 2000, including the peak year of 2015. While there is a trend of increasing acreage burned, there is no clear trend in wildfire frequency.
- Since the 1980s, the number and size of large (>1,000 acres) wildfires and the total area burned in the western United States has increased. These trends are found in most, but not all, western U.S. ecoregions and states, including Oregon. Across the West, fire seasons have started earlier and lasted longer during the year.

²⁸ Fire FAQs—Have the size and severity of forest wildfires increased in Oregon and across the West? [Max Bennett, Stephen A. Fitzgerald, Daniel Leavell, Carrie Berger](#) Oregon State University Extension, EM 9194, Revised October 2018, <https://catalog.extension.oregonstate.edu/em9194>

- Very large fires (also called “megafires”) represent a small number of the total fires but comprise most of the area burned. For example, from 1970 to 2002 on U.S. Forest Service lands, 1.1 percent of all fires burned 97.5 percent of total area. During this same period, firefighters successfully extinguished 97 to 99 percent of all wildfires on Forest Service lands while they were still small (<300 acres).
- Trends in fire severity²⁹ vary by region, vegetation type, and historical fire regime (the spatial pattern, intensity, and frequency of occurrence in which fires naturally occur over time in a particular region). Historically, frequent fire limited fuel buildup in these forests, but decades of fire exclusion (and in some areas, poor management) have resulted in large fuel accumulations. Widespread and intense drought stress also has increased tree mortality in some dry forests, leading to higher dead fuel loads and drier surface conditions.
- In the Pacific Northwest, the proportion of fire burning at any severity level does not appear to have changed from 1985 to 2010. During this period, wildfires in both moist and dry forests have typically included a mix of low-, moderate-, and high-severity fire. In moist forests that historically experienced high-severity fire, high-severity fire accounted for about 45 percent of the acres burned in the 1985–2010 period, with most of the high-severity fire occurring in patches of over 250 acres. In dry forests that historically experienced low- and moderate-severity fire, these severity levels accounted for roughly 75 percent of the acres burned during the 1985–2010 period. However, the proportion of high-severity fire, about 25 percent, and the size of high-severity patches were greater than would be expected in a low-severity fire regime, suggesting that dry forests have departed from historical patterns of burn severity.

Why wildfires have gotten worse

Management

The combination of how people have managed forested areas over the past 150+ years and climate change have resulted in the major wildfires today, and a lot of these habits could have been avoided. People need to change their way of life and the actions they take in terms of fire prevention to see a difference in fire severity in the future.

The Indigenous people of the Pacific Northwest shaped their lands with many intentional practices long before settlers came to the continent. One of the most important was controlled burning, which cleared areas of crowded trees, undergrowth, and pests, making space for new growth and wildlife. Indigenous burning has historically been the primary mechanism of fire management in and around human communities. Colonial settler habits, such as livestock grazing and land clearing for agriculture provided barriers to how far a fire could burn before running out of fuel. However, settlement and disease upended Indigenous populations and culture, stifling these practices. For hundreds of years after, fire suppression became the favored means of management, which brought back woods dense with fuels and higher wildfire risks.

²⁹ What is fire severity? Fire severity refers to the effects of a fire on the environment, focusing on the loss of vegetation and impacts on soils.

Low severity: <25 percent of overstory trees are killed, limited effects on soils

Moderate severity: 25–75 percent of overstory trees killed and/or moderate effects on soils

High severity: >75 percent of overstory trees killed and/or extensive mineral soil exposure

As large timber was removed during World War II in the Pacific Northwest, smaller trees began to grow in and crowd forest areas. As firefighters encouraged fire suppression by fighting wildfires yearly, more undergrowth was being developed and trees began filling in and growing to touch each other. Although wildfire fighting is not a negative act and has been crucial to saving large areas of land and the lives of many people, this suppression of the fire is an ultimate cause as to why the fires are worsening over time. Although not as obvious, by saving forests over time, humans have created perfect conditions for the spread of mega fires. This protective action results in the landscape having way more trees than the forest floor can handle. With this, as well as other major factors such as diseases killing forests and climate change, it is predicted that the area burned since 2000 could double or triple in decades to come.

Population Increase

Even with such danger in place, the way in which people have situated their homesites as the general population of Oregon has increased has become very problematic. Thousands have built homes and communities in zones full of vegetation that have the potential to be a part of some of the largest wildfires in the area. As seen during the 2020 wildfire season, this caused near total losses of towns such as Talent, Vida, and Detroit, and risks major displacement of even larger towns and cities in the future. This scenario makes population growth in the WUI an environmental issue.

Because conditions have worsened so much in just the past century, many who recently have settled in Oregon and the rest of the Northwest did not understand the risk they were putting themselves into in regard to wildfires. This can similarly be related to the risk that millions have unwillingly put themselves into by living near the Cascadia Subduction zone. The love and protection of the forests in Oregon has allowed for massive forest growth, which is perfect grounds for fires to break out. As humans build individual homes and communities within these beautiful, wooded areas, they are placing themselves in danger's way without realizing how much of a risk there is to their economic well-being, property safety, and health.

Weather and Climate Change

Weather conditions contribute significantly to determining fire behavior. Wind, moisture, temperature, and relative humidity ultimately determine the rates at which fuels dry and vegetation cures, and whether fuel conditions become dry enough to sustain ignition. Once conditions can sustain a fire, atmospheric stability and wind speed and direction can have significant effects on fire behavior. Winds increase airflow, adding more oxygen to fires, allowing them to burn hotter and increasing the rate at which fire spreads across the landscape.

Additionally, the effects of climate change have begun to become apparent in the local fire season³⁰. Trends have shown rising temperatures throughout the year are causing the fire season to

³⁰ Fire season is defined under ORS 477.505

(1) "When conditions of fire hazard exist in a forest protection district or any part thereof, the state forester may designate for that district or any part thereof the date of the beginning of a fire season for that year. The fire season shall continue for that district or part thereof until ended by order of the state forester when conditions of fire hazard no longer exist in that district or part thereof."

(2) "The state forester may, during the same year and for the same district under circumstances similar to those described in subsection (1) of this section, designate one or more subsequent fire seasons."

The State Forester designates a representative for each district to decide when to go into fire season. The district foresters jointly decide with their neighboring districts when to declare fire season based on several factors, most importantly fuel moistures. When fuel moistures become low enough they constitute "conditions of fire hazard". Also considered is expected weather patterns.

begin earlier, and persist longer, with more extreme high temperatures and extreme low humidity measurements. This shift allows fuels to cure³¹ for longer periods throughout the summer months and increases periods of “High” fire danger and “Extreme” fire danger during the fire season.

Climate changes are already visible in Oregon, resulting in:

- *Higher Summer Temperatures.* Higher summer temperatures and earlier spring snowmelt are increasing the risk and workload to suppress forest fires.

³²Oregon is projected to warm by 4-9 degrees (F) by 2100, with the amount depending, in part, on whether global emissions can be curtailed or follow the current path. The number of days with temperatures higher than 86 degrees in many Oregon locations – excluding the cooler mountains and the coast – are expected to increase by 30 days a year by mid-century.

By 2100, the Willamette River Basin is projected to be between 1° C (2° F) and 7° C (13° F) warmer than today. This conclusion is based on two greenhouse gas (GHG) concentration pathways, also called emissions scenarios, with output from 20 global climate models.

- Warming from increasing anthropogenic GHG concentrations dominates the long-term variability in temperature. Projected temperature increases on the decadal scale (or decades-long scale) exceed natural variability such that the Willamette River Basin does not experience the climate of the latter 20th century during any decade from the present through 2100 (and beyond).
 - The summer months of July through September, already the warmest months of the year, are projected to warm most under climate change, by about 2° C (3.6° F) more than in winter.
- *Declining Winter Snowpack.* Increasing temperatures are affecting the form of precipitation, and therefore Oregon’s mountain snowpack. This is altering the timing, duration, volume, and quality of water runoff throughout the state. As mean annual temperature increases, the percentage of precipitation that falls as rain instead of snow will increase. Oregon is classified as 75 percent mixed-rain-and-snow for the twentieth century climate. By 2080, all of Oregon, except for parts of the Blue Mountains, is projected to become rain-dominant.³³ Annual precipitation is not projected to change significantly, but more will fall as rain instead of snow.
 - Most climate scenarios show a general trend of wetter winters and drier summers in the Willamette River Basin. However, unlike with temperature projections that uniformly show temperatures will rise, climate models do not unanimously simulate either a drier or a wetter future.

³¹ Drying and browning of herbaceous vegetation due to mortality or senescence, and also loss of live fuel moisture content of woody fuel following mechanically-caused mortality (e.g., woody debris slash. From the Glossary of Wildland Fire Terminology, National Wildfire Coordinating Group, 2008

³² ABOUT WW2100 MODELING SCENARIOS The Willamette Water 2100 project modeled 22 scenarios, a reference or base case, and a suite of alternative scenarios. The Reference Case scenario represents future conditions in the Willamette River Basin, under expected trends in population and income growth, existing policies and institutions, and a mid-range climate change projection. A suite of 18 alternative scenarios explore the influence of a single model driver or policy setting at a time. They each vary a single element or assumption from the Reference Case. Three alternative scenarios vary multiple scenario elements from the Reference Case and represent plausible thematic narratives such as “Extreme” or “Worst Case.” Refer to the scenarios page for a detailed description of the WW2100 modeling scenarios, their purpose, and their assumptions. <https://inr.oregonstate.edu/ww2100>

³³ Oregon’s 2017 Integrated Water Resource Strategy

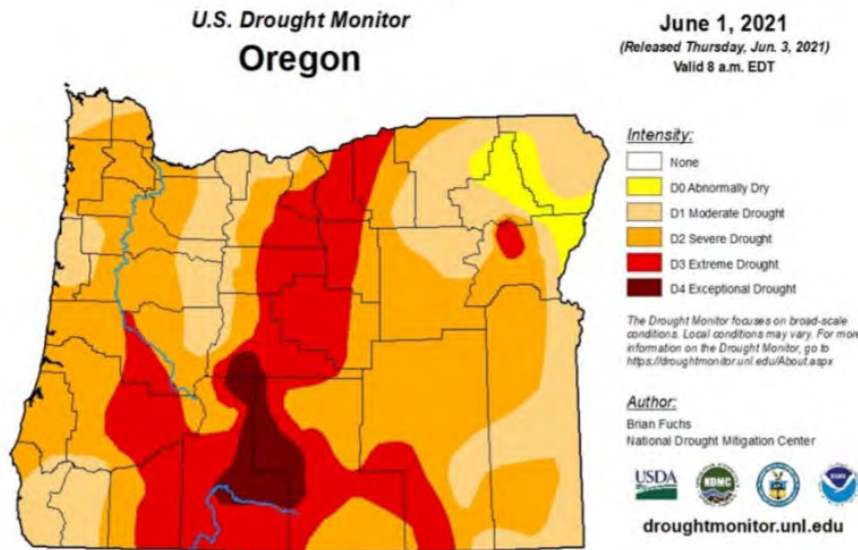
- Increases in winter precipitation stem mainly from heavier precipitation during wet periods, not an increase in the frequency of precipitation.
- Natural variability will remain large relative to the greenhouse gas response, even at the decadal scale, so that yearly and decadal precipitation both above and below the historical averages should still be expected.
- Sub-basins with little snow currently, such as Middle Willamette, are projected to receive virtually no snow in the future. The small projected increases in total winter precipitation provide little offset to the loss in snow due to projected warming
- For every 1° C (~2° F) increase in annual mean temperature, there is a roughly 15 percent decrease in summer flow in the lower Willamette River Basin. However, as temperatures get significantly higher than the historical average, the spring snowpack is essentially absent. Thus, additional temperature increases have only a marginal effect on streamflow.

As of early June 2021, nearly all mountain snowpack had melted, with the exceptions of the volcanic peaks in the Cascades. Snow melted in April and May 2021 at a high rate that exceeded historical melt rates at most locations. The peak seasonal snowpack occurred in March 2021 and was below average for the southern half of the state and near to above average for the northern half.

- *Increased Occurrence of Drought.* Drought is not an abnormal occurrence in Oregon, with notable recorded droughts since the 1930s. In 2015, the state had recorded its warmest year and experienced the lowest snowpack on record. Dry conditions in May through July 2017 were the fifth-warmest on record in 123 years, contributing to an intense wildfire season across the state.

The term “drought” is applied to a period in which an unusual scarcity of rain causes a serious hydrological imbalance. Unusually dry winters, or significantly, less rainfall than normal, can lead to relatively drier conditions, and leave reservoirs and water tables lower. Drought leads to problems with irrigation, and may contribute to additional fires, or additional difficulties in fighting fires. Most fuel types (not including grasses), however, require two or three years of drought before the fuel becomes dangerously dry. Drought contributes to the frequency and intensity of fires.

The year of 2021 may prove to break all records. Precipitation for the 2021 water year (Oct 1, 2020 through June 2, 2021) ranges from 40 to 85 percent of average in Oregon. The sum of March through May precipitation resulted in the driest spring on record for much of western and north-central Oregon.



The Changing Wildfire Environment

Longer Fire Seasons³⁴

Oregon’s fire seasons have become longer, more severe and increasingly complex, impacting agencies’ ability to respond to the wildfire workload and sustain core agency businesses while proactively protecting Oregonians, forests and communities from wildfire. In the Pacific Northwest, the length of fire seasons in the 1970s used to be 23 days. The ten-year average is now approximately 102 days.

**Table 3.2 - Increase in length of fire season³⁵ 2011-2020
(10-year average: 101.5 days fire season in effect)**

Year	Fire Season start date	Fire Season end date	Length (days)
2011	7/11	10/3	84
2012	7/11	10/16	97
2013	7/2	9/25	85
2014	7/1	10/14	105
2015	6/16	10/26	132
2016	7/5	10/4	91
2017	7/3	10/11	100
2018	6/21	10/29	130
2019	6/17	9/18	93
2020	7/6	10/12	98
2021	6/16	10/5	111
2022	7/6	10/23	110

³⁴ From the 2019-21 Governor’s Budget, Oregon Department of Forestry, Agency Summary Narrative

³⁵ It is important to keep in mind that these data are for Oregon Department of Forestry declared fire season and does not include all dates/restrictions covered by local fire departments or areas where federal agencies (specifically the U.S. Forest Service) have fire suppression responsibility. However, for Benton County, lands protected by Oregon Department of Forestry include about 69% of the entire county, the majority of wildlands.

Increased Wildfire Complexity

In Oregon, acres across all ownerships burned by wildfire are on the rise, increasing from a 10-year average of 156,000 acres burned during the 2000s to 452,000 acres burned in the 2010s. This trend is occurring nationally. Catastrophic wildfires cause significant public safety concerns. During the 2017 fire season, over 10,000 Oregonians were evacuated from their homes and unhealthy air quality conditions persisted across much of the state. This occurred again in 2020³⁶ when severe drought, extreme winds and multiple ignitions fueled the most destructive wildfires in state history. Roughly, 1.07 million acres burned during the 2020 season, the second most on record.

The most striking thing from the 2020 fires was the number of homes lost. From 2015 to 2019, which included major wildfire years, Oregon lost a combined 93 homes, according to the Northwest Interagency Coordination Center. In 2020, 4,021 homes burned down.

Homes destroyed by wildfire:

2020: 4,021

2019: 2

2018: 14

2017: 16

2016: 1

2015: 60

Whether ignited by downed power lines, arson or the explosive spread of active wildfires, flames ripped through a number of Oregon towns from Sept. 7 to 9, 2020. From the Santiam Canyon to Southern Oregon, the Oregon Coast to the Clackamas River, the damage was widespread across the state's west side. In the past, Oregon's largest wildfires stayed mostly in remote forest or grassland. In 2012, for example, 1.2 million acres burned in Oregon — the most in state history - but the large number was fueled by giant grass fires in remote parts of the state where few people live.

In addition to the increased risk for causing wildfires, the presence of dwellings can significantly alter fire control strategies and can increase the cost of wildfire protection by 50 to 95 percent. In order to protect dwellings, firefighters must devote manpower and resources to activities like establishing fire perimeters, conducting burnouts around structures and addressing combustible materials commonly found around residential structures – like gas, propane and electrical lines. Isolated rural dwellings particularly increase suppression costs. The incremental cost of protecting two homes instead of one within six miles of a wildfire is estimated to be over \$31,000. For comparison, the incremental cost of protecting 100 homes instead of 99 homes within six miles of wildfire is estimated at \$319.

Greater Wildfire Smoke Impacts

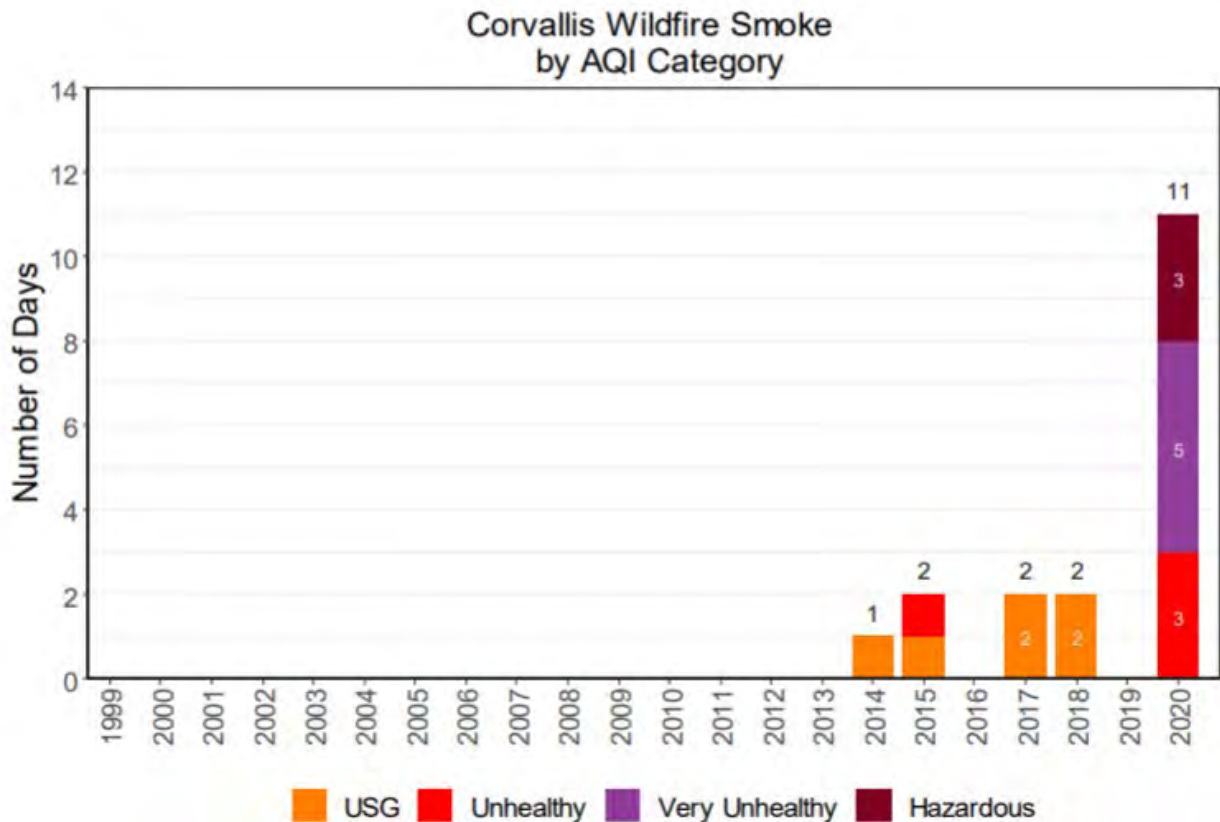
Wildfire smoke significantly imperils public health. Wildfire smoke emits a wide variety of pollutants measured as particulate matter (PM2.5 and PM10), black carbon, nitrogen dioxide, carbon

³⁶ Zach Urness, Salem Statesman Journal Oct. 30, 2020

monoxide, volatile organic compounds, polycyclic aromatic hydrocarbons and metals. According to the Oregon Health Authority’s publication, Wildfire Smoke and Your Health, of these pollutants, PM2.5 may represent the greatest health concern since it can be inhaled deeply into the lungs and a fraction may even reach the bloodstream. Volatile organic compounds can cause early symptoms such as watery eyes, respiratory tract irritation and headaches. Higher levels of ozone (smog) can also be formed from an increase in the precursor pollutants: nitrogen dioxide and volatile organic compounds.

Wildfire smoke impacts are increasing across the state. There are more Unhealthy for Sensitive Groups, Unhealthy, Very Unhealthy and Hazardous (≥USG) days per year and more years with at least one ≥USG event. The most significant air quality impacts from fires are in Southern Oregon. Eastern Oregon is also experiencing more ≥USG than in the past. Portland did not experience smoke impacts at all from 1985 until 2015, and then four out of the next six years had smoke impacts.

The 2020 wildfire season was shorter than past years but far more intense. Oregon experienced some of the highest PM2.5 concentrations on record with historic wildfires in the Cascades. In particular, the Willamette Valley and Portland had several days in the hazardous health category for the first time. For at least a week in September, unhealthy to hazardous Air Quality Index (AQI) levels were present across the west side of the state. The graph below shows the number of days with an Air Quality Index (EPA) ≥ USG for Corvallis since 1999.



Increased Suppression and Other Costs

Commensurate with increased occurrence, complexity and numbers of acres burned, fire suppression costs are increasing. According to the Oregon Department of Forestry, the agency’s 10-

year average of suppression costs more than doubled over the past decade with gross large fire costs of \$8 million to over \$34 million. The 2013 season had been the costliest season ever, with costs rising over \$120 million and the most acres burned since 1951. This was eclipsed by the cost to fight the 2020 fires— \$354 million. The increase is due to factors such as rising fire equipment and resource costs as well as climate conditions, contraction in forest-sector industries that are important on-the-ground partners in fire protection, fuel buildup, and the higher cost and complexity of providing fire protection in the growing WUI.

The 2020 wildfires constituted the biggest and most expensive disasters in Oregon history. The current total cost for debris cleanup — which includes hazard trees, ash, and debris— is estimated at \$622 million. Debris and hazardous materials have left entire communities with overwhelming wreckage.

2020 Fires Summary³⁷

In 2020, wildfires in Oregon burned more than 1.2 million acres statewide, with some of the largest and most devastating fires worsened by a severe windstorm on Labor Day that spanned eight counties (Clackamas, Douglas, Jackson, Klamath, Lane, Lincoln, Linn, and Marion). Taken together, these fires destroyed more than 5,000 homes and commercial structures, took the lives of nine Oregonians, and displaced thousands of Oregonians. What makes 2020 fires different is the fact that they were much closer to cities and towns than in recent years.

The impact to communities across the state was devastating. Entire communities were wiped out and Oregonians were left without homes, jobs, or even local businesses. With over a million acres burned and thousands of homes and businesses destroyed, the impacts of the 2020 wildfire season on jobs and local economies will last for months and years to come.

Based on a Preliminary Damage Assessment (PDA) conducted by FEMA, the Oregon Office of Emergency Management (OEM), and other state agencies and local governments, the state estimates a total cost of \$1.15 billion in wildfire/wind damage, response costs, and debris removal.

The economic destruction was also significant. Many people were displaced, including a large population of undocumented workers with limited English proficiency. Businesses that employed thousands of Oregonians were wiped out, leaving some Oregonians unemployed. Private industry structures including restaurants, shops, grocery stores, and other businesses were destroyed.

Beyond the urban destruction, the flames destroyed the livelihoods of Indigenous peoples. The impact of the increasingly intense fires around the U.S. West is felt directly by Indigenous communities, who have managed the land for millennia. Fires burned Tribal reservations and sacred lands and areas used under treaty rights, destroying hunting, fishing, and gathering territory. This is a result of the suppression of traditional forest management techniques.

³⁷ Recovering & Rebuilding From Oregon's 2020 Wildfires, Report Presented by the Governor's Wildfire Economic Recovery Council, January 4, 2021 <https://www.oregon.gov/gov/policy/Documents/WERC-2020/Wildfire%20Report%20FINAL.pdf>

9	1.2 million	4,021	1,193	2,100	\$1.15 billion	\$32.2 million
Lives lost ¹	Acres of land burned	Homes or housing structures destroyed ²	Structures destroyed	People sought sheltered	Estimated cost of wildfire response ³	FEMA Individual Assistance payments to Oregonians (as of January 5, 2021)

¹ The statewide reported number, in accordance with the State Medical Examiner.

² Number of homes destroyed statewide, across all fires and all eight affected counties. Over half of the homes destroyed statewide were in Jackson County. 1,600-1,700 manufactured homes were lost, with the vast majority in Jackson County.

³ Estimates are based on initial assessments from local and state agencies conducted in October of 2020 and consider response and emergency protective measures. These estimates also reflect costs to repair and/or replace damaged public infrastructure to pre-disaster condition. In addition, these costs are likely to be eligible for partial reimbursement through the FEMA Public Assistance grant program. All cost share calculations are based on the current 75/25% cost share available through FEMA Public Assistance. Once the minimum obligation threshold of \$570 million is reached, there is a potential for an increase in federal cost share to 90/10%. The non-federal cost share can be met through state or local funding, or a combination of the two. Estimates do not include damaged/destroyed privately-owned infrastructure, property or economic losses.

Solutions

By implementing the idea of patchwork back into the natural landscape of Oregon and the rest of the Pacific Northwest, any natural occurring wildfire would be limited in size and would not reach the "mega fire size" like the many that happened in 2020. Although it sounds counterintuitive, by letting the forest burn with managed wildfires, performing prescribed burns, and performing other mechanical thinning techniques, hazardous fuels can be reduced. Performing these techniques near urban areas close to wildfire prone forests can save mass displacement from occurring, which would be a huge turning point in the safety of thousands.

Prescribed burning is an idea that has been researched thoroughly for many years and is a common management tool used worldwide for the prevention of wildfires and the reduction of risk to the biodiversity loss. Prescribed burns are conducted according to state regulations set forth under the Clean Air Act to limit negative impacts to human health and are very beneficial to limiting the effects of wildfire. Regulatory compliance is required in order for prescribed burning to occur, and generally involves working through ODF and DEQ. Understanding what tools are needed to be effective with these burnings and knowing how often to complete them is important.

Benton County Fires

The Timberhill Fire

The Timberhill Fire was reported on Friday, September 5, 2014, at 8:34 pm, in conditions typical of Fire Season in Benton County: the weather was hot and dry, the temperature was 81°F, relative humidity was 19% and winds were 12-19 mph NNW.

The fire started as the result of human activity in dry grass in the Timberhill Natural Area in North Corvallis, about 250 yards east-northeast of the intersection of 29th Street and Bunting Drive. The Timberhill Natural Area is comprised of open meadows with tall grasses, scattered stands of oak, hawthorn, and fir trees, and associated woody brush such as blackberry. The natural area is surrounded on all sides by residential neighborhoods, with homes numbering in the hundreds.



Due to the hot weather, strong winds, and low humidity, the fire rapidly grew to 87 acres, and prompted evacuations of 221 residences. The fire burned in Corvallis City Limits, across six different properties and, fortunately, only one structure was damaged.

Fire crews swiftly responded with 35 engines, 1 dozer, a five-person hand crew, and numerous overhead and fire supervisors. Responding were engines from 15 fire departments: Corvallis, Oregon Dept. of Forestry, Philomath, Monroe, Kings Valley, Alsea, Adair, Polk County #1, Junction City, Albany, Lebanon, Tangent, Halsey, Shedd, Brownsville, and Scio, as well as the Corvallis Police Department, the Benton County Sheriff, and the REACH helicopter.

The Timberhill Fire cost more than \$72,000.00 to suppress and was not declared out until September 13, 2014.

Local Wildfires Statistics

The Oregon Department of Forestry has been keeping track of fires in Benton County since 1960. The Timberhill Fire (identified as the Chip Ross Fire in the next table) was the largest fire to burn in Benton County since 1960, but it was not the only one. Fires occur yearly, but they have usually been put out when still small. National statistics indicate that more than 95% percent of wildfires are contained in the first 24 hours of initial response, meaning tens of thousands of fires are extinguished before becoming large wildfires. This percentage has been surpassed by the emergency response personnel in Benton County. The table below is a summary of the full table contained in **Appendix E**. The summary table below shows all fires that were 10 acres or greater; none of the fires in Benton County reached the size considered large³⁸ by the US Forest Service.

Only 10% of the total fires (619) listed in the full table were directly attributed to a natural cause, lightning; 8.9% are listed as miscellaneous with no explanation as to what this includes. The remainder were attributed to smoking (12%), recreational use (9.4%), the railroad (3.2%), juveniles (2.7%), equipment use (20.5%), debris burning (28.8%), and arson (2.7%). Nationally on average, human-caused wildfires make up 87% of all wildfire occurrences annually. Many of these wildfires occur in proximity to roadways, communities and recreational areas, posing considerable threat to public safety.

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2016	4	Coon Rd Fire	A	8/4/2016 17:50	Equipment Use	29.50
2016	18	Lasky Powerline Fire	L	8/29/2016 11:30	Debris Burning	11.56
2015	9	Hoskins Field	A	7/30/2015 12:57	Equipment Use	17.00
2014	16	Chip Ross Fire	L	9/5/2014 20:35	Juveniles	86.00
2013	33	Honey Grove Hobbit	J	4/25/2013 15:05	Miscellaneous	24.90
2009	2	Tum Tum Central	J	7/24/2009 15:50	Equipment Use	34.00
2002	28	Fort Hoskins	F	9/4/2002 16:01	Equipment Use	23.17
2002	47	Fuller Creek	F	6/12/2002 13:45	Debris Burning	69.00
2002	57	Denzer Bridge	J	11/4/2002 15:00	Arson	25.30
2001	38	Laskey Creek	L	3/22/2001 15:55	Debris Burning	65.00
1988	P36	88551P36	J	9/8/1988 12:45	Arson	30.00
1988	P48	88551P48	L	10/22/1988 14:30	Miscellaneous	21.00
1988	P52	88551P52	I	12/16/1988 12:00	Debris Burning	79.00
1987	103	87551103	H	8/27/1987 12:00	Smoking	12.00
1985	P17	85551P17	H	5/16/1985 12:00	Debris Burning	10.00
1984	P07	84551P07	J	8/28/1984 17:10	Debris Burning	18.00
1983	P06	83551P06	J	5/27/1983 11:00	Debris Burning	26.00

³⁸ **Large Fire:** 1) For statistical purposes, a fire burning more than a specified area of land e.g., 300 acres. 2) A fire burning with a size and intensity such that its behavior is determined by interaction between its own convection column and weather conditions above the surface.

1981	110	81551110	X	9/11/1981 16:40	Equipment Use	35.00
1977	117	77551117	X	9/7/1977 17:20	Debris Burning	25.00
1977	P20	77551P20	X	4/5/1977 20:10	Debris Burning	10.00
1976	P15	76551P15	X	9/8/1976 15:50	Juveniles	45.00
1974	100	74551100	F	10/9/1974 16:30	Debris Burning	13.00
1973	18	73551018	X	8/8/1973 16:19	Equipment Use	42.00
1972	18	72551018	X	8/10/1972 14:54	Miscellaneous	56.00
1972	38	72551038	G	10/4/1972 13:45	Debris Burning	23.00
1970	47	70551047	X	8/19/1970 9:00	Debris Burning	10.00
1970	62	70551062	F	9/12/1970 17:00	Miscellaneous	15.00
1965	44	65551044	X	3/6/1965 14:00	Debris Burning	50.00
1965	46	65551046	X	3/10/1965 13:00	Debris Burning	15.00
1964	3	64551003	X	5/24/1964 8:00	Debris Burning	49.00
1964	26	64551026	X	9/5/1964 14:00	Debris Burning	35.00
1962	115	62551115	X	8/20/1962 15:00	Debris Burning	65.00
1962	117	62551117	X	8/24/1962 12:00	Smoking	22.00
1962	121	62551121	X	8/30/1962 15:00	Juveniles	30.00
1962	124	62551124	X	9/4/1962 12:00	Smoking	12.00
1961	134	61551134	X	9/25/1961 14:00	Debris Burning	18.00
1961	137	61551137	X	10/1/1961 11:00	Smoking	40.00

***Fuel Model Key**

A	Annual grasses (cheat)	J	Slash, medium
B	Dense Chaparral	K	Slash, thinning, P.C., Scattered
C	Open pine, grass under	L	Grass Perennial
F	Dense Brush (lighter than B)	R	Hardwood, summer
G	Conifer, Old growth	T	Sagebrush, medium dense
H	Conifer, Second growth	U	Closed canopy pine
I	Slash, heavy	X	Non wildland fuel

CHAPTER 6 PARTNER AGENCIES & GROUPS

Fire protection in Benton County is the responsibility of many districts and agencies, working in coordinated partnership. Structural fire protection in the county falls to ten districts, with the benefit of mutual aid agreements among the districts. In addition, forestlands are protected by partnerships between Oregon Department of Forestry, Siuslaw National Forest, Oregon State University Research Forests, and the Western Oregon Forest Protective Association. A new partnership, the cooperation with communities that have attained Firewise Communities USA status, is described following the fire-fighting agency section. On the pages that follow, each partner's capability and current issues of concern are described.

Fire Districts

Adair Rural Fire Protection District

Albany Fire Department

Alsea Rural Fire Protection District

Blodgett-Summit Rural Fire Protection District

City of Corvallis Fire Department & Corvallis Rural Fire Protection District

Hoskins-Kings Valley Rural Fire Protection District

Monroe Rural Fire Protection District

Philomath Fire & Rescue

Other Agencies

Oregon Department of Forestry – West Oregon District

Oregon State University Extension Service and the Research Forests

Siuslaw National Forest

West Oregon Forest Protective Association

Firewise Communities

Pioneer Village

Vineyard Mountain

Ridgewood Estates

Chinook

Skyline West

Wren

South Benton (Monroe)

Overview of Fire Protection System

Oregon has a Fire Service Mobilization Plan developed by the Oregon State Fire Marshal's Office and approved by the State Fire Defense Board as mandated by The Emergency Conflagration Act (ORS 476.501 to 476.610). The Plan provides an organized structure and operating guidelines for rapid deployment of Oregon's fire service forces under a common command structure. The plan establishes operating procedures for emergencies beyond the capabilities of the local fire service resources.

Mutual aid agreements are made with nearby districts and the Oregon Department of Forestry to supplement resources of a fire agency or district during a time of critical need. Mutual aid is given only when equipment and resources are available.

Oregon has a common communication channel for fire services' use during multiple-agency responder incidents. This system is called Fire NET. It utilizes a system of 23 mountain-top microwave base stations and a master control console to form a radio and telephone access communication network throughout the state.

Benton County has a 911 Emergency Communication System in place to link citizens with emergency response agencies. The system receives telephone requests for fire, medical or police services and dispatches those calls through a computer aided dispatch system to the appropriate agencies for response. Referenced in this arrangement is a rural addressing system that identifies home locations by address. Rural address numbers are displayed at the entrance to most homesites along access routes to assist in emergency response.

Fire agency personnel are often the first responders during emergencies. In addition to structural fire protection, they are called on during wildland fires, floods, landslides, and other events.

Statewide Fire Resource Mobilization

The Office of the Oregon State Fire Marshal assists and supports the Oregon fire services during major emergency operations through the Emergency Conflagration Act (ORS 476.510). The Conflagration Act was developed in 1940 as a civil defense measure and can be invoked only by the Governor. Under the Act, local firefighting forces will be mobilized when the State Fire Marshal believes that a fire is causing, or may cause, undue jeopardy to life and/or property and the Act is invoked. State funding for use of the resources is provided when the Act is invoked.

The Emergency Conflagration Act required the State Fire Marshal to prepare a plan for the most practical utilization of the state's firefighting resources in time of grave fire emergency. The resulting plan, called the Oregon Fire Service Mobilization Plan provides the organizational structure and operating guidelines for mobilization and direction of fire service forces, promotes effective communication among the fire service agencies, coordinates the efforts of the participating agencies through use of a common command structure and common terminology, and ensures prompt, accurate, and equitable apportionment of fiscal responsibility for fire suppression or other emergency response activity.

The Fire Service Mobilization Plan may be used separately from the Conflagration Act to mobilize local structural fire agencies for any emergency exceeding local mutual aid resources. However, reimbursement for responding resources is assured only when the Governor invokes the Conflagration Act.

Local Response Guide to Wildland Fire during Extreme Fire Behavior Events

The Benton County Fire Defense Board (BCFDB) recognizes that during extreme fire conditions there is a need to quickly extinguish wildland fires in the county. Fires that grow beyond local control could adversely affect all fire control agencies and quickly overwhelm countywide resources. The BCFDB recognizes the need for an aggressive initial attack, in the beginning stages of the fire, especially during extreme fire conditions. To that end, The BCFDB has developed a plan that will send a fire apparatus from each Department or District in the county on the initial dispatch. The goal is to bring multiple resources into and under local control as quickly as possible to stop a wildfire in the incipient stage.

The purpose of the response guide is to provide a reference for all agencies involved in the dispatching and mitigation of wildland fires in Benton County. The Guide does not set policy for individual agencies and is not intended to replace the decisions of the Fire Chief or Incident Commander for any event.

There are two different models utilized by the Benton County Fire Defense Board Chief to establish a high-risk response.

Model 1

If any two of the three following conditions are met, then a fire day should be in effect.

- Anytime the temperature is above 90 degrees.
- Anytime the wind velocity is above 15 miles per hour.
- Anytime the relative humidity falls below 25%.

Model 2

If the Energy Release Component is 38 or higher, then a high fire danger exists. The Burn Index can be obtained from the Oregon Department of Forestry (Philomath) by calling 541-929-3266.

It is the responsibility of the Benton County Fire Defense Board Chief to notify Dispatch when either model goes into effect. All County agencies would then respond with their pre-designated apparatus. Each agency will be responsible for assigning their apparatus and personnel for out-of-district response. The plan does not prohibit the Incident Commander on scene from ordering more resources or from canceling all or part of the responding resources.

Authority for Wildfire Emergency Evacuation

The state of Oregon has an existing authority that would authorize a city or county to designate an official or agency to order mandatory evacuations of residents and other individuals after a state of emergency is declared. An evacuation will only be ordered when necessary for public safety or for the efficient conduct of activities that minimize or mitigate the effects of the emergency. Under “home rule” provisions of the Oregon Constitution, local governments also may adopt specific ordinances ordering mandatory evacuation of an area in a fire emergency.³⁹

If the Governor declares an emergency under ORS 401.165, the Governor may specifically order evacuation of persons from the area covered by the order. Sheriffs, State, or local law enforcement may carry out the Governor’s orders or those authorized by local ordinances. Fire officials and firefighters would have authority to enforce the Governor’s order or an emergency evacuation

³⁹ Oregon Revised Statutes 401.165, Declaration of state of emergency by city or county

order as detailed in Oregon Statutes⁴⁰ under the Mobilization Plan when the Conflagration Act has been invoked by the Governor.

Protecting public health and safety is a fundamental government interest which justifies summary action in emergencies. A Governor's order or local ordinance ordering evacuation is constitutional so long as the order or evacuation ordinance has a real and substantial relationship to public safety and contains an opportunity for prompt post-evacuation review of the action.

Local Firefighting Agencies

The firefighting resources and capabilities information provided in this section is a summary of information provided by the fire chiefs or representatives of the wildland firefighting agencies listed. All fire protection districts have a large number of residents in the WUI and fire risk reduction is a priority project for each one.

⁴⁰ ORS 476.510-476.610, Protection of life and property from fire in case of emergency

ADAIR RURAL FIRE PROTECTION DISTRICT



District Summary: Adair Rural Fire Protection District was founded in 1974 and encompasses Adair Village and the surrounding approximately 18 square miles. The district boundary extends from one mile south of Adair Village to the northern County line. On the east, it is bounded by the Willamette Pacific rail line, and on the west, it takes in the Tampico Road and Soap Creek Road areas.

The main fire station is located at 6021 Marcus Harris Road in Adair Village and the second station is at 37096 Soap Creek Road. Both stations have installed emergency backup generators within the past few years, and the substation has added 20K gallons of water storage.

The District responds to all types of emergencies including fire, medical, and rescue and is staffed by 13-17 volunteer firefighters. All firefighters are required to be trained to NFPA Firefighter 1 and EMS First Responder levels. The rescue squad vehicle serves as an emergency medical quick response unit and the Corvallis Fire Department ambulance provides full emergency ambulance service.

Issues of Concern: The majority of residential growth in this district is occurring within the City Limits of Adair Village. In 2010, the City annexed 127 acres, which will result in the addition of approximately 400 new homes, thus an increase in calls. Homes on acreage exist in the rural areas, with a low potential for new dwellings due to restrictive zoning. The District's primary areas of concern for wildland fire are Trillium Lane, Coffin Butte, Soap Creek, and Arboretum Roads.

Inadequate access into new and existing structures in the rural area continues to be problematic for the District, particularly the lack of standards and a maintenance program for private bridges. This issue has been mitigated to some extent by requiring 9-10K gallons of water storage for each new rural development; but the relative high cost of load-rating the bridges (~\$4K/each) has proved to be a barrier.

Due to the District's reliance on volunteer help, maintaining a viable work force is a continuing challenge. New recruits are rare and the availability of daytime responders is limited. Despite obstacles, this District has progressed from ISO⁴¹ 4 to ISO 3 in recent years.

⁴¹ Insurance Services Office, <https://www.isomitigation.com/>

ALBANY FIRE DEPARTMENT



District Summary

The City of Albany Fire Department includes portions of the City located in Benton County. Protection of the rural areas of northeast Benton County is provided by the North Albany Rural Fire District and Palestine Rural Fire District under contract, a total of 26 square miles. Albany's 2015 population in Benton County was 7,286 with approximately 1,684 residents in North Albany Rural and 989 residents in Palestine Rural fire protection districts.

The Albany Fire Department operates out of five stations with the Benton County station located on Gibson Hill Rd. The Department is a career organization with 72 firefighting personnel, and 4 administrative staff that respond to emergencies in command roles. All personnel are trained for wildland response and suppression vehicles are equipped to address wildland risks.

Issues of Concern

North Albany has experienced tremendous growth in the last twenty years and continues to be one of the fastest-growing areas in Benton County. Some of the new development has taken place in areas that were previously allowed to develop with inadequate considerations for access and/or with inadequate consideration given to water availability, fire resistant construction, and other techniques that would minimize the wildland fire risks.

There is also a lack of defensible space surrounding existing structures and steep road grades that make it difficult or impossible to gain access to structures. Long narrow driveways with no turnarounds or safety zones and no alternate escape routes are also common, as well as prolonged response times due to lengthy travel distances from the closest fire station.

ALSEA RURAL FIRE PROTECTION DISTRICT



District Summary

The Alsea Rural Fire Protection District commences in the east at Marys Peak Road and Highway 34. It extends twenty-three miles to the west and terminates at Fall Creek Road. To the southwest, the District includes portions of the Alsea-Deadwood Highway into Lobster Valley. The total District coverage is approximately 88 square miles. The primary station is located in Alsea with an additional sub-station located in Lobster Valley. The District currently has 22 volunteers. The responders are on an on-call basis with the station unmanned most of the time. Building and equipment maintenance is largely provided by the volunteers.

Issues of Concern

The last two decades have seen little or no growth in the community. A number of forest-related industries, including the U.S. Forest Service Office, have closed due to economic conditions.

The original CWPP noted a need for water hydrants in a forest interface portion of the unincorporated community of Alsea, and this project was completed with Title III grant funding in 2010.

In the past five years, Alsea area residents have organized around issues of emergency preparedness and response. They have made progress in providing infrastructure and planning for natural disasters that could impact this isolated community. Recent efforts have resulted in an emergency generator for the Alsea water system, and community planning for wildfire evacuation.

BLODGETT-SUMMIT RURAL FIRE PROTECTION DISTRICT***District Summary***

The Blodgett-Summit RFPD provides emergency medical and fire protection to the communities of Blodgett and Summit on the western edge of Benton County. The district covers 32 square miles and contains approximately 226 dwellings and 450 residents. Most of the area is in timber or grazing land. There are 18 miles of paved roads and 12 miles of gravel roads. The department also responds to medical emergencies in an additional 30 square miles outside of our district but within Benton County. The district includes approximately 7 miles of US Highway 20, a major transportation route between the Willamette Valley and the Central Coast and Coast Range for tourists, commerce, and commuters. The district is crossed by BPA high-voltage lines and the Willamette Pacific Railroad.

Issues of Concern

Major concerns for the District include: wildland fires, high-speed motor vehicle collisions on Highway 20, logging and farming accidents, local flooding of the Marys River, Tum Tum Creek, and Norton Creek, black ice, ice storms, and wind storms, railroad-associated fires and hazardous materials spills, suicide by young people, isolation in the event of a major earthquake, residential access issues due to narrow and long driveways and inadequate bridges, and seasonal problems with water sources. The District has two stations; a main station in Blodgett off Highway 20 and a second station located on Happy Hollow Road in Summit. There are currently 8 volunteers, and the District depends on the support of Philomath Fire and Rescue, Corvallis Fire Department, and the Oregon Department of Forestry.

CITY OF CORVALLIS FIRE DEPARTMENT & CORVALLIS RURAL FIRE PROTECTION DISTRICT



District Summary

The Corvallis Fire Department provides fire protection and prevention services to the City of Corvallis and the surrounding Rural Fire Protection District. The City is approximately 14 square miles and the rural district approximately 44 square miles in Linn and Benton Counties. Corvallis Fire Department protects the property of Oregon State University within the city and in the rural district. Corvallis Fire Department serves as the transporting Advanced Life Support (ALS) Ambulance for a 765 square mile Ambulance Service Area (ASA). The rural district stretches from the valley floor to the ridgeline of the Coast Range foothills. It is a mix of residential, cultivated agriculture, and forestlands.

Residential growth within the city has been consistent for the past several years, with primary areas of growth south, west, and north of the City. Rural district growth has been greatest in the Rural Residential zoning north of Corvallis.

Issues of Concern

Access and water supply have been topics of concern in the Corvallis district. The Skyline West area, annexed in the late 1980s, has long posed concerns for the Department: one-way-in-one-way-out access of inadequate width, and the absence of fire hydrants to serve a forested subdivision of 220 homes. In 2016 the community, with the assistance of CFD, addressed wildfire safety issues throughout the subdivision, becoming a recognized Firewise Community. A second egress route is currently in planning stages, providing emergency access to Oak Creek Drive.

Since the 2009 adoption of the original CWPP, outreach and education efforts of Oregon Department of Forestry and local fire districts have resulted in the recognition of three additional subdivisions in the Corvallis Rural Fire District as Firewise Communities: Vineyard Mountain, Ridgewood Estates, Chinook District, and Oakwood Heights.

Access and egress, which encompasses bridge and road standards, and rural water supply remain significant concerns for new and existing developments. The adoption of a WUI Code and consistent Code adoption and application statewide needs to be addressed. When providing mutual aid to surrounding jurisdictions Corvallis Fire needs to be able to continue to address normal calls for service and maintain transport ambulance availability for the Ambulance Service Area. Corvallis Fire would also like to see a renewed public education effort to inform property owners of the steps they can take to mitigate hazardous conditions on their properties.

HOSKINS-KINGS VALLEY RURAL FIRE PROTECTION DISTRICT***District Summary***

The Hoskins-Kings Valley Rural Fire Protection District (HKV-RFPD) covers about 30 square miles of northwestern Benton County. The District contains approximately 175 households and a population of about 500 scattered throughout a mix of timberland and farmland. The District currently has 12 - 15 volunteers that provide a combination of fire suppression and EMS services.

Issues of Concern

The Kings Valley area is in danger of a large wildland/interface fire. There are many homes in a wildland setting and very few access points. The District is working on establishing water sites every 5 miles to provide adequate water resources throughout the entire area.

MONROE RURAL FIRE PROTECTION DISTRICT



District Summary

The Monroe Rural Fire Protection District is a combination fire department with a force of 25 - 30 volunteers and one paid position. The current population of the fire district is approximately 3,500, with the city of Monroe being approximately 850 of that total population. The District provides emergency medical services, fire protection and hazardous materials response for the communities of Monroe, Alpine, Bellfountain and a surrounding rural area of approximately 84 square miles. The fire district maintains three stations with the primary station located in Monroe, and sub-stations in the communities of Alpine and Bellfountain. The fire district maintains a continuous program of fire prevention & suppression along with medical intervention including CPR training and public education within the community.

Issues of Concern

Residential growth has been primarily outside the Monroe city limits in the rural area and is generally on 1 to 5 acre parcels. There is currently a developer in negotiations with the city to place a 250 home development within the city limits of Monroe, which would add approximately another 750 people to the total fire district population.

Within the State of Oregon, fire districts are forced to operate under tax limitation measures 5 and 47/50. These measures either limit our ability to increase the taxable income or limit our ability to increase taxable income through new tax levies. This combined with the increasing costs of fuel, vehicle replacement, maintenance, equipment, and training have made the financial aspects of running a fire district extremely challenging today and impossible in the near future.

Staffing of the fire district is another challenge, with decreasing volunteer involvement, the rise in calls for help, and financial constraints making it difficult to maintain the District's current level of service and operations standards.

PHILOMATH FIRE & RESCUE



District Summary

Philomath Fire and Rescue is a combination city and rural department consisting of seven career firefighting staff, a paid Administrative Assistant, six resident volunteers, and twenty-five volunteers. The District is 58 square miles and has a population of approximately 10,000, with a 2020 population of 5,619 within the City Limits. The district runs from the western edge of the valley floor to the foothills of the Coast Range and the district's main station is in downtown Philomath on Main Street. The District maintains two substations: one in the village of Wren on Wren Road, five miles west on US Highway 20, and one in the Inavale area on Llewellyn Road, five miles south of Philomath. Philomath Fire and Rescue responds to all hazard incidents including fire, EMS, HAZMAT, and public assistance calls as well as providing public education and Community Risk Reduction services. Philomath Fire & Rescue provides automatic aid for surrounding fire agencies including Corvallis Fire Department, Blodgett-Summit Rural Fire Protection District, Alsea Rural Fire Protection District, Monroe Fire Department, and Hoskins-Kings Valley Rural Fire Protection District. Philomath Fire & Rescue also participates in expanded mutual aid responses in Benton and Lane Counties, as well as the State of Oregon under the Conflagration Act and EMAC.

Residential growth within the City of Philomath is rising with primary areas of growth south of the City as urban residential land is becoming scarcer in Corvallis. Rural growth has been consistently increasing over the past several years as retirement homes are becoming more popular with the generational population (baby boomers).

The residential subdivision of Pioneer Village was the County's first recognized Firewise Community (2011) and continues to maintain high awareness of wildfire issues. The community of Wren is also a designated Firewise Community (2016) and has a standing Emergency Disaster Committee made up of local citizens.

Issues of Concern

Access to existing residential structures with a narrow driveway, driveways that do not support the weight of fire apparatus (particularly water tenders), and unrated bridges and culverts of questionable construction.

Several limited access neighborhoods exist in the Philomath District, and planning for secondary access is of high concern.

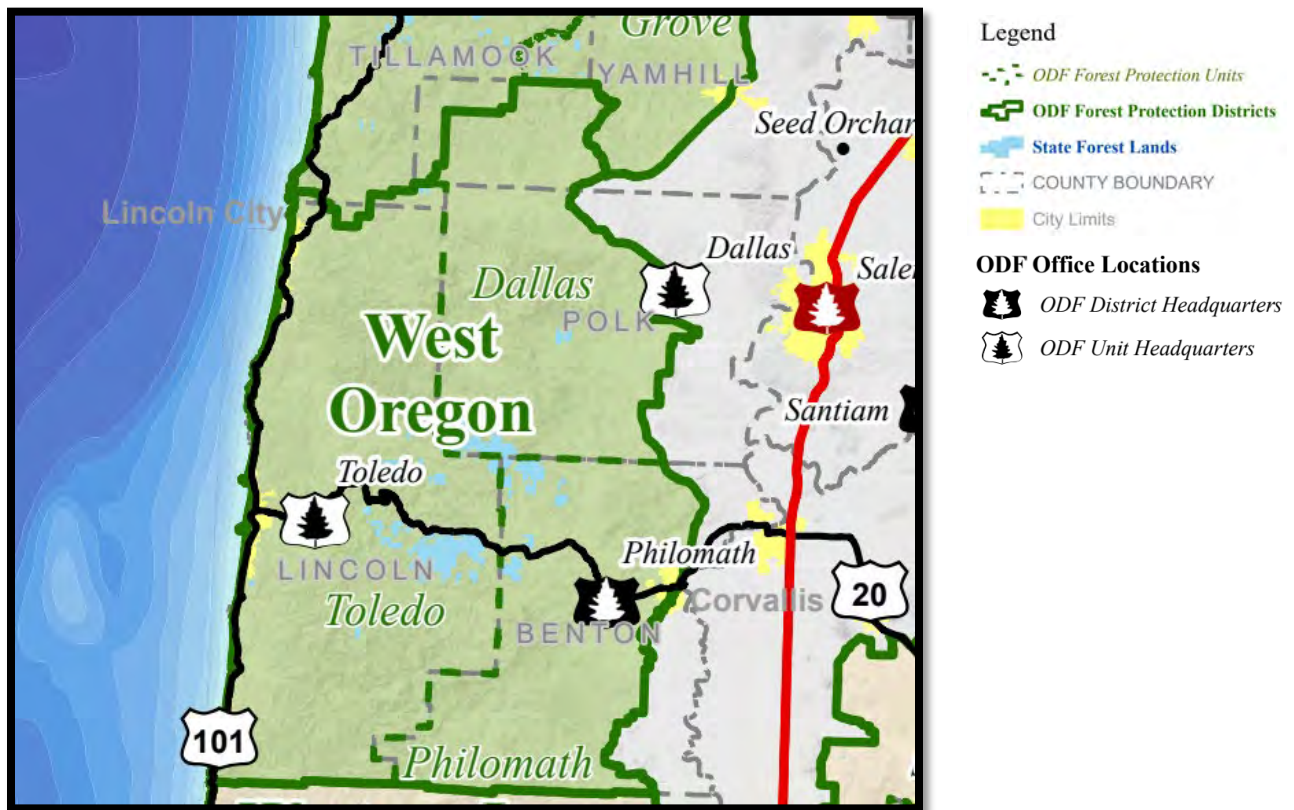
Budgeting constraints are limiting the ability to maintain resources with an ever-increasing call volume. Revenue growth lags behind wages and inflation. Like many local districts, volunteer recruitment, training, and retention are an ongoing challenge. Call volumes have increased by 35% since 2014, while Volunteer resources have decreased nearly 50% in the same period

OREGON DEPARTMENT OF FORESTRY – WEST OREGON DISTRICT



District Summary

The Oregon Department of Forestry West Oregon Forest Protection District provides forest fire prevention, detection, and suppression on approximately 1.1 million acres of forestland in portions of five counties (Benton, Lincoln, Polk, Tillamook, and Yamhill). The district has three units with a unit office located in Dallas and Toledo and the district office located in Philomath. It is one of five districts within the Northwest Oregon Area.



The West Oregon Forest Protection District provides protection to approximately 285,000 acres in Benton County. The District:

- contributes to a complete and coordinated forest protection system on a local and statewide basis;
- provides for cooperative work to public and private landowners to supplement the fire protection system;
- helps secure grant funding for wildfire risk reduction projects within the district;
- provides for environmental protection on commercial forestland through the administration of the Forest Practices Act;

- administers assistance programs to private forest landowners through the Private Forests Program;
- has two community wildfire foresters paid for by grants;
- and intensively manages 37,672 acres of State Forestland.

The Oregon Department of Forestry fights wildfires but will not provide structural protection. Dwellings located outside of a rural fire protection district and in an area covered by the Department of Forestry must be reliant upon their own preparations for wildfire by using home hardening, Firewise landscaping, and other preparations.

The district accomplishes this work with a biennial budget of approximately \$10.2 million and employment of 23 permanent and 30 seasonal and temporary employees. It is the intent of the department to secure funding for a fuels reduction crew.

The district is able to cover the majority of the service area with a five-repeater radio system: Mary's Peak, Euchre Mountain, Hebo Mountain, Prairie Peak, and Laurel Mountain. The district has mutual aid agreements with all seven rural fire protection districts in Benton County as well as a closest forces agreement with the Siuslaw National Forest.

Issues of Concern

Changing weather patterns have increased the length and severity of fire season across the state. It is becoming more common for wildfires to occur before seasonal fire crews begin work in the spring, and after fire crews end in the fall. Fire suppression is more difficult due to a lack of capacity in these colder season months.

One issue of concern is the continuous need to find funding for projects or personnel through grants. The community wildfire forester positions are funded by grants, so the positions are not secure in the sense that they receive legislative budgeting. ODF sees the value in continued funding of those positions and is committed to working with partners like Benton County to help make that happen.

U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT***District Summary***

The Northwest Oregon District BLM manages approximately 715,000 acres with approximately 58,000 acres of BLM managed land in Benton County. The Northwest Oregon District spans 14 counties and has five Field Offices. BLM lands in Benton County are managed by the Mary's Peak and Siuslaw Field Offices.

BLM wildfire response and prevention programs in Benton County are administered through the Western Oregon Operating Plan with the Oregon Department of Forestry. This plan covers wildland fire initial attack, wildfire prevention, and public use restrictions. The plan is currently in effect until June 30th, 2024.

Issues of Concern

The BLM issues of concerns are consistent with the Siuslaw National Forest and Oregon Department of Forestry. Changing weather patterns have increased the length and severity of fire season across the state. It is becoming more common for wildfires to occur before seasonal fire crews begin work in the spring, and after fire crews end in the fall. Fire suppression is more difficult due to a lack of capacity in colder season months.

SIUSLAW NATIONAL FOREST



Forest Summary

The Siuslaw National Forest is approximately 630,000 acres. It is located along the Oregon Coast from Tillamook to Coos Bay and extends into the coast range. The Forest spans eight different counties. In Benton County, there is approximately 18,000 acres of Forest Service land.

The Forest has two districts, the Central Coast Ranger District and the Hebo Ranger District. The Forest has fire personnel and equipment located at three Stations: Hebo, Alsea (Benton County), and Mapleton. Resources are shared as needed across the Forest and the Forest has a cooperative agreement with OREGON DEPARTMENT OF FORESTRY for initial attack.

Issues of Concern

These issues echo concerns of the Oregon Department of Forestry. Changing weather patterns have increased the length and severity of fire season across the state. It is becoming more common for wildfires to occur before seasonal fire crews begin work in the spring, and after fire crews end in the fall. Fire suppression is more difficult due to a lack of capacity in these colder season months.

OREGON STATE UNIVERSITY RESEARCH FORESTS



Forest Summary

The OSU Research Forests on the outskirts of the Corvallis community total about 11,500 acres comprised of the McDonald, Dunn and Cameron Forests. The Research Forests are used for teaching and research, income, and recreation by the community. They also provide important wildlife habitat and are the water sources of several creeks and streams. Timber is harvested on a sustainable basis and provides income to the College of Forestry to support teaching and research initiatives. The OSU Research Forests are a prime example of a sustainable “working forest.” Because of their close proximity to the City of Corvallis, the Forests receive approximately 155,000 non-motorized recreation visits each year, mostly on the McDonald Forest. The Forests are surrounded by several WUI communities and subdivisions, especially around the McDonald Forest. In 2015, Vineyard Mountain Estates residents, Oregon Department of Forestry, Benton County Public Works, and the OSU Research Forest collaborated to construct an egress route for residents through the Forest from the end of Cardinal Drive.

Issues of Concern

Wildfire is a huge concern for the Research Forests because of the many long-term research projects, recreational values, and potential loss of forest cover. Currently, the Research Forests depend on the Oregon Department of Forestry for initial attack on any fires. Research Forest staff members have hand fire tools in all vehicles and are trained on how to use them, but the University possess no pumpers or other fire-fighting apparatus. Thus, Research Forest staff members provide a support role when a wildfire breaks out.

There are two major areas of concern. The first is the high population of WUI residents that surround the Research Forests. Carelessness and resultant fire starts in the WUI could readily spread into the Forests since much forested land is directly uphill from these residential areas. The Timber Hill Fire of 2014 is a good example of this potential threat.

In recent years, the Oregon Department of Forestry has been working with homeowners to conduct fuel reduction projects in the WUI adjacent to the Forests. The Research Forests are in the process of evaluating fire risk on their perimeters with the goal of conducting fuel reduction on the Forests’ side to complement the fuel reduction work going on by adjacent homeowners. However, not all adjacent landowners may be supportive of fuel reduction on the Forests side because it may affect the aesthetics in their back yards.

The second area of concern is the number of recreational users. The OSU Research Forests welcome recreational uses on the Forests. Fires and smoking are not allowed on the Forests. A majority of recreationists abide by these rules, but remnants of party fires, fireworks, and cigarette butts on hiking trails and other places regularly found. In July 2016, the Peavy Fire erupted on the McDonald Forest, burning 3.5 acres. It was a human-caused wildfire with the potential to put the rest of the Forest at risk as well as threaten homes and property in the adjacent WUI. Although this was a human-caused fire, the quick action by nearby hikers who called it in kept the fire small.

CITY OF CORVALLIS WATERSHED



Forest Summary

The city of Corvallis owns 2,352 acres in the lower elevations of the Rock Creek Watershed, which covers approximately 10,000 acres on the northeast flanks of Marys Peak. In 2006, the City of Corvallis hired a consultant to assess the current forest conditions and work with the Watershed Commission and citizens to develop a stewardship plan for the city-owned lands in the watershed. The resulting document promoted forest health and ecosystem biodiversity while addressing current resources needs. Recommended management actions for the city's property includes: control of invasive species, improvement of wildlife habitat by creating snags and selective thinning of overstocked plantations and some middle-aged stands, establishment of an expanded reserve system to more effectively protect streams and other sensitive resources, improving fish passage through infrastructure, establishing a stream monitoring plan to study water quality issues, allowing non-motorized public access to Old Peak Road, and annual public tours of the City's forest to promote public involvement.

Issues of Concern

It is the policy of the City of Corvallis to protect their watershed lands from wildfire and to manage forest stands to reduce fire risk. The City has a policy of active suppression of any fires and cooperates with the Oregon Department of Forestry for fire protection and monitoring. To minimize fire hazards and risks, the water plant staff regularly mow roadsides and around facilities to reduce fine fuels, clear blow-downs on roads to maintain vehicle access, and patrol roads for trespass. Public access closure of the watershed eliminates the most probable cause of fires.

Although the Stewardship Plan calls for several fire preventative measures and immediate suppression of wildfires, there are no silvicultural recommendations for fuels modification or reduction. The city's watershed is critical to the community and should be protected from wildfire to the greatest extent possible. It is also imperative that neighboring landowners, including the U.S. Forest Service, take responsibility for wildfire protection as well to help prevent a fire moving from a neighboring property into the watershed or vice versa. The potential impacts of a large stand-replacing fire in this area could negatively affect the City of Corvallis via potential flooding, erosion, and degradation of water quality. A severe wildfire in this watershed could cause serious injury to this resource by removing vegetation, creating ash and sediments, and impairing soil properties. Mitigation treatments prior to a fire event are a high priority and are imperative to conserving the functionality of the watershed following a wildland fire.

West Oregon Forest Protective Association

Association Summary: The West Oregon Forest Protective Association (WOFPA) was formed when the former Benton County Fire Patrol, Lincoln County Fire Patrol, and Polk County Fire Patrol merged together in 1962. The earlier landowner fire patrol association began forming in the district as early as 1910.

WOFPA's primary objectives are the protection of forest resources within its area from possible damages caused by the destructive forces of fire and/or other causes as determined by vote of the Board of Directors and the achievement of effective communications with other organizations and agencies to ensure wise policy decision affecting forest protection.

To accomplish this, the WOFPA works with the West Oregon District to ensure an adequate budget is prepared to provide for the protection of their members' lands. The Association maintains a close liaison of public and private landowners and provides feedback to Oregon Department of Forestry on the protection services they provide.

Currently, the association is comprised of 33 landowner members and 5 affiliate members.

FIREWISE COMMUNITIES



USA/Recognition Program

Since the 2009 adoption of the CWPP, seven communities have received Firewise Community recognition. One area is in the process of organizing one or multiple Firewise Communities – this is the Oak Creek Valley area.

The Firewise Community USA Recognition Program was created in 2002 to engage neighborhoods in preparing and protecting their homes against the threat of wildfire. This program is administered by the National Fire Protection Association (NFPA) and is co-sponsored by the USDA Forest Service and National Association of State Foresters. Individuals and communities participate on a voluntary basis. The program provides a collaborative framework to help neighbors in a geographic area get organized, find direction, and take action to increase the ignition resistance of their homes and community and to reduce wildfire risks at the local level. Any community that meets a set of voluntary criteria on an annual basis and retains an “In Good Standing Status” may identify itself as being a Firewise® Site. The program encourages ongoing self-directed efforts by involving residents in fuels reduction events and annual re-certification.

How does the Firewise USA® program work?

Organization

Neighbors form a board or committee that is comprised of residents and other applicable wildfire stakeholders, such as elected officials, the local fire department, state forestry agency, or emergency manager. This group collaborates on identifying the Firewise site’s boundary and size. Sites need to have a minimum of eight individual single-family dwelling units and are limited to a maximum of 2,500. Multiple sites can be located within a single large master-planned community/HOA.

Planning

The group obtains a written wildfire risk assessment from the state forestry agency or fire department. The assessment is a community-wide view that identifies areas of successful wildfire risk reduction and areas where improvements could be made. Emphasis is on the general conditions of homes and related structural ignition zones. The assessment is a living document and needs to be updated at a minimum every five years.

The group then develops an action plan, which is a prioritized list of risk reduction projects and investments for the participating site, along with suggested homeowner actions and education

activities that participants will strive to complete annually, or over a period of multiple years. Action plans should be updated at a minimum of at least every three years.

Approval

State liaisons approve applications, with final processing completed by the NFPA.

Community Investment

Each Firewise Community is required to annually invest the equivalent of one volunteer hour per dwelling unit in wildfire risk reduction actions per year.

Benton County's recognized Firewise Communities

(Dates indicate year of first certification)

Pioneer Village, 2011

Vineyard Mountain, 2011

Ridgewood Estates, 2012

Chinook, 2013

Skyline West, 2016

Wren, 2016

South Benton, 2021

This successful program has been utilized through the management of Oregon Department of Forestry with fuels reduction grant programs, and with financial assistance in annual chipping events provided by Benton County.

APPENDIX A

Resources and Funding

INITIATIVES THROUGH INVESTMENTS FROM SENATE BILL 762 (2021)

Office of State Fire Marshall

1. Response Ready Oregon:

Response Ready Oregon will improve the Oregon Fire Service Mutual Aid System (OFMAS) by modernizing technology, systems, and increasing capacity. OSFM will utilize Regional Mobilization Coordinators to collaborate with fire defense board chiefs (FDBC's) and fire chiefs to develop, administer, and maintain strategies and plans to improve the OFMAS locally, regionally, and statewide. In addition, the Office has added a Training and Safety Officer, Communication Specialist, and Emergency Planner to better support the OFMAS.

Response Ready Oregon will provide extra capacity to local jurisdictions and Fire Defense Board Chiefs. Components of *Response Ready Oregon* are:

- Modernize systems and technology at the appropriate scale to support the Oregon Fire Mutual Aid System
- Assist the Oregon Fire Service by creating and enhancing the local and regional mutual aid plans
- Assist the Fire Defense Board Chiefs during initial attack, assessing of fire, and requesting conflagration if necessary
- Regional inventory of apparatus
- Fire season readiness reviews
- Assist in determining fire service gaps and needs
- Liaise with the emergency management community, ODF, and other state, tribal, and federal wildland fire partners.

Response Ready Oregon Mobilization Coordinators will work with local departments to become a resource embedded in the communities through five defined regions. They assist in developing mutual-aid agreements within assigned regions and statewide, communicate with partners to establish a baseline level of protection for all Oregon lands, and coordinate agreements with the local, state, federal, and tribal wildfire response partners. In addition, the Regional Coordinators will work to build relationships and capacity for the Oregon Fire Service Mutual Aid System.

2. Fire Adapted Oregon:

Fire Adapted Oregon will prepare communities for fire by identifying local risks, developing community risk reduction plans, and using an integrated and strategic investment of resources to reduce fire occurrence and impact. Targeted efforts include improvement of structural resiliency to wildfire, enhancement of defensible space for homes and surrounding structures, adequate access and egress in the event of wildfire events, and overall improvement of structural fire prevention efforts through community risk reduction efforts.

Fire Adapted Oregon will provide extra capacity to local jurisdictions for fire prevention and community risk reduction efforts. Components of *Fire Adapted Oregon* are:

- Improve community resiliency to wildfire
- Enhance defensible space for homes and surrounding structures
- Investment locally to assist communities and fire service with prevention, adaptation, and mitigation efforts
- Improve structural fire prevention through community risk reduction efforts
- Improve public awareness of wildland fire and its impact to communities
- Improve public readiness for wildland fire

Fire Adapted Oregon Fire Risk Reduction Specialists will work with community leaders to help formalize and build capacity to help communities take actions that will reduce their wildfire risk within existing local contexts. In partnership with local fire agencies and community leaders, they will develop risk reduction plans, provide technical assistance in community risk reduction strategies, connect efforts statewide, provide local education, and coordinate fire safety information and training as needed. In addition, the Fire Risk Reduction Specialists will be working closely with the Deputy State Fire Marshals to ensure complete, coordinated plans and be a resource to local efforts currently underway.

Oregon Department of Forestry

1. *The Forest Restoration and Resiliency Investment Program:*

The Forest Restoration and Resiliency Investment Program was established through Senate Bill 762 (2021) to improve forest restoration and resiliency. This grant program will select landscapes suited for treatment to reduce wildfire risk on public and private forestlands and rangelands, and in communities near homes and critical infrastructure through restoration of landscape resiliency and reduction of hazardous fuels. The program has convened a work group that will develop selection criteria for available grants.

2. *Certified Burn Manager program:*

Senate Bill 762, passed in the 2021 legislative session and signed by Gov. Kate Brown, requires the Oregon Department of Forestry to establish by rule a Certified Burn Manager Program, and to consult with the Oregon Prescribed Fire Council concerning best practices for conducting the program, initiate rulemaking by November 2021, and provide a progress report to the Legislature by Nov. 1, 2021. It requires the agency to clarify cross-boundary prescribed fire permitting to allow a person to conduct a prescribed fire that burns across land ownership boundaries if the person obtains a permit, complies with its conditions, and obtains consent from relevant landowners. This rulemaking must be complete by Nov. 30, 2022.

3. *Small Woodland Program:* still in progress

INSURANCE HELP

Oregon FAIR Plan Association <https://orfairplan.com/>

The OFPA is a non-profit association dedicated to providing an insurance market for owners of property in Oregon.

PUBLIC EDUCATION AND OUTREACH MATERIALS

Oregon Wildfire Response & Recovery Website

<https://wildfire.oregon.gov/>

Sign up for Emergency Alert System

<https://oralert.gov/>

Oregon State University Extension Service

Fire-resistant Landscape Plants for the Willamette Valley

<https://catalog.extension.oregonstate.edu/em9103>

Keeping Your Home and Property Safe from Wildfire

<https://catalog.extension.oregonstate.edu/sites/catalog/files/project/pdf/em9184.pdf>

Be Ready, Be Set, Go! (Recorded)

<https://extension.oregonstate.edu/video/be-ready-be-set-go-recorded>

The Home Ignition Zone: Protecting Your Property from Wildfire

<https://catalog.extension.oregonstate.edu/em9247>

Wildfire Defensible Space for the Farm and Ranch (Recorded)

<https://extension.oregonstate.edu/video/wildfire-defensible-space-farm-ranch>

Reducing Fire Risk on Your Forest Property

<https://catalog.extension.oregonstate.edu/pnw618>

Emergency Action and Wildfire Prevention Plan – Word Template

<https://extension.oregonstate.edu/sites/default/files/documents/52431/emergency-action-fire-prevention-plans.docx>

Wildfire Evacuation – Be Ready, Be Set, Go!

<https://extension.oregonstate.edu/community-vitality/disaster-prep/wildfire-evacuation>

Preparing for Smoke

OSU Extension’s Smoke webinar and resources page:

<https://extension.oregonstate.edu/video/smoke-ready-oregon-preparing-wildfire-smoke-recorded>

Guides for crafting a Community Response Plan (for smoke):

<https://www.oregonrxfire.org/smoke-management.html>

Residential Air Purifying Planning Guide:

https://www.oregonrxfire.org/uploads/5/1/0/7/51079441/howtoguide_residential_room_air_purifier_program-1.pdf

EPA’s Smoke Ready Communities research and resources:

<https://www.epa.gov/air-research/smoke-ready-communities-research-prepare-wildfires#research%20project>

Post-fire Resources

Ash and debris clean up and removal

<https://extension.oregonstate.edu/sites/default/files/documents/8341/ash-debris-clean-removal10-13-20.pdf>

Assessing post-fire survivability of trees and potential for salvage harvesting

<https://extension.oregonstate.edu/video/assessing-post-fire-survivability-trees-potential-salvage-harvesting>

After the fire checklist – fillable pdf

<https://extension.oregonstate.edu/sites/default/files/documents/8341/after-fire-checklist-fillable-form.pdf>

Maintaining your well after wildfire

<https://go.usa.gov/xGJ2H>

After a Wildfire: Flash floods and debris flows

<https://extension.oregonstate.edu/community-vitality/disaster-prep/after-wildfire-flash-floods-debris-flows>

Oregon Department of Environmental Quality “After the Fire: Septic Systems”

<https://www.oregon.gov/deq/wildfires/Documents/SepticWildfireFAQ.pdf>

How to make your home and property fire-safe – Keep Oregon Green and Oregon Department of Forestry (Recorded)

<https://extension.oregonstate.edu/video/how-make-your-home-property-fire-safe>

International Association of Fire Chiefs, Ready, Set, Go!

Are YOU Wildfire Ready?

https://www.wildlandfirersg.org/s/are-you-wildfire-ready?language=en_US

My Personal Wildland Fire ACTION GUIDE

English version <https://www.iafc.org/docs/default-source/pdf/rsg-eag-v9.pdf>

Spanish version https://www.iafc.org/docs/default-source/pdf/spanish-action-guide.pdf?sfvrsn=dcfd900d_8

Youth Guide (K-4)

English version <https://www.iafc.org/docs/default-source/pdf/youth-guide.pdf>

Spanish version <https://www.iafc.org/docs/default-source/pdf/spanish-youth-guide.pdf>

A Youth Wildland Fire Guide

<https://www.iafc.org/docs/default-source/pdf/youthmagazine.pdf>

FUNDING SOURCES FOR IMPLEMENTATION

USDA Natural Resources Conservation Service

Two programs in areas identified on the interactive map located here:

<https://nracs.maps.arcgis.com/apps/MapSeries/index.html?appid=a7e88f3183584df985133dfaf1a30368>

1. Oak Woodland and Prairie Restoration Counties: Benton, Lane and Linn

<https://www.nrcs.usda.gov/wps/portal/nrcs/detail/or/programs/financial/?cid=nrcseprd1351853>

Project Description

The goal of the project is to enhance 1,000 acres of threatened oak habitats within the Oregon Department of Fish and Wildlife (ODFW) Conservation Opportunity Areas. To restore and expand oak woodlands and savannas, invasive weed species must be suppressed, trees that compete with oaks must be controlled, and new plantings of oaks must be established and maintained to ensure their prosperity. This strategy focuses on these tasks, with the ultimate intention of revitalizing current oak populations and creating corridors to unite oak habitats that have previously been isolated. This will not only prevent the disappearance of Oregon White Oaks from their historic occupancy, but will improve the prospect of survival for many species that thrive in oak habitats.

2. Forest Resistance and Resilience Counties: Benton, Linn, Lane, Lincoln

<https://www.nrcs.usda.gov/wps/portal/nrcs/detail/or/programs/financial/?cid=nrcseprd1422851>

Project Description

The forestland in the foothills of the Cascade Range and the Coast Range that ring the Willamette Valley has a limited capability for forest resistance and resilience to disturbance measures due to recent management that has reduced structure and complexity. These monoculture forests are particularly susceptible to risks for fire, insect pest and disease outbreak, and drought events that have severe effects that compromise the capability of the system to maintain or return to a functioning ecological state. These risks are expected to be further elevated with projected climate variability over the next century. This strategy will improve forest diversity that gains resistance and resilience to disturbance events, thus reducing the susceptibility to effects that impair the long-term function and lessen the ecosystem services provided by forests in priority areas of the Central Coast/Upper Willamette basins.

Conservation Stewardship Program

Natural Resources Conservation Service - Oregon

<https://www.nrcs.usda.gov/wps/portal/nrcs/main/or/programs/financial/csp/>

Qualifying organizations: Individuals, entities, and Indian Tribes operating on private non-industrial forest land

Description: The Conservation Stewardship Program (CSP) was established to assist landowners in implementing and maintaining conservation strategies on private land. NRCS Oregon enrolls voluntary participants to provide technical and financial assistance in meeting specific conservation management goals. In order to be eligible for this

program, the applicant must have effective control of the land for the entirety of the contract term, which is five years. Applicants must also meet the “Stewardship Threshold,” or the appropriate level of management required to implement CSP plans, as determined by the Conservation Activity Evaluation Tool. Payments are capped at \$40,000 annually, or \$200,000 per five-year contract.

Oregon Department of Forestry Grant Programs

<https://www.oregon.gov/ODF/AboutODF/Pages/GrantsIncentives.aspx>

- Bark Beetle Mitigation
- Community Forest Program
- Conservation Stewardship Program
- Environmental Quality Incentives Program
- Forest Legacy Program
- Forest Stewardship Program
- Noxious weed control grants
- Wetlands Reserve Program
- Wildland-Urban Interface grants

Air Quality Initiative National Resource Conservation Service

<http://www.nm.nrcs.usda.gov/programs/cig/cig.html>

Qualifying organizations: Individuals, legal entities, Indian Tribes, or joint operations engaged in agricultural production on eligible land

Description: The NRCS Environmental Quality Incentives Program (EQIP) Air Quality Initiative provides financial assistance to implement conservation practices that address air resource issues for designated locations throughout the nation. Agricultural atmospheric related concerns include greenhouse gas emissions, ozone precursors, volatile organic compounds, airborne particulate matter, and some odor-related volatile compounds. For more information about agricultural air quality concerns, see the Air Quality topic.

Community Forest and Open Space Conservation Program US Forest Service

<https://www.fs.usda.gov/managing-land/private-land/community-forest/program>

Qualifying organizations: Local governments, Indian tribes, qualified non-profit organizations

Description: Through this program, the Forest Service is authorized to provide financial assistance grants to qualifying organizations in order to establish community forests. All applicants must demonstrate a 50 percent match of the total project cost. The match can include cash, in-kind services, or donations, which shall be from a non-Federal source. Eligible lands for grants funded under this program are private forest that are at least five acres in size, suitable to sustain natural vegetation, and at least 75 percent forested. The lands must also be threatened by conversion to non-forest uses, must not be held in trust by the United States on behalf of any Indian Tribe, must not be Tribal

allotment lands, must be offered for sale by a willing seller, and if acquired by an eligible entity, must provide defined community benefits under CFP and allow public access.

Landscape Scale Restoration, Western Forestry Leadership Coalition

Agency: US Forest Service, administered by Western Forestry Leadership Coalition (WFLC)

<https://www.thewflc.org/landscape-scale-restoration-competitive-grant-program>

https://www.thewflc.org/sites/default/files/LSR%20FY%202022%20Western%20Guidance_FIN_AL.docx.pdf [PI%20Waiver.pdf](#)

Qualifying organizations: Local governments, Indian tribes, qualified non-profit organizations. State foresters submit applications on behalf of local organizations in a competitive system

Description: The process is “intended to support high impact projects that promote collaborative, science-based restoration of priority forest landscapes, leverage public and private resources, and advance priorities identified in a State Forest Action Plan or other restoration strategy.” Projects are limited to maximum of \$300,000 and each state is limited to submission of five proposals. Proposals from non-Pacific Islands require a 1:1 match.

Some examples of Eligible Projects (non-exhaustive): Water quality and watershed health improvement; wildlife habitat improvement; demonstration projects that both achieve on-the-ground accomplishments for a specific area and also provide sites for conservation education and tech transfer; community tree planting projects in communities with a population of less than 50,000 2 ; strategic outreach efforts to land managers/owners facing threats from urban sprawl, invasive species, and wildfire, and complementary efforts to improve rural prosperity, as long as the project also includes on-the-ground outcomes; cross-boundary fuels management projects that are adjacent to National Forest System lands; integrated efforts to improve management of nonindustrial private forest lands according to a State’s Forest Action Plan; wildfire fuels management projects; reducing wildfire risk in the wildland-urban interface to protect high-value assets such as drinking water and community infrastructure; survey, prioritization, and treatment to control invasive plants in a high-priority landscape; prevention and preparedness projects with on-the-ground impacts in advance of known invasive pests outbreaks; special surveys and technical assistance for forest health issues with needs that exceed the resources available through core Forest Health Program (FHP) funding (for such projects, applications must clearly show how and why the proposed activities complement the core FHP program in the state and must include on-the-ground outcomes); activities that engage the public in forest health work to achieve on-the-ground outcomes; or restoration of forests following damaging events.

Fire Prevention and Safety Grants (FP&S) Federal Emergency Management Agency

<https://www.fema.gov/grants/preparedness/firefighters/safety-awards>

Description: The Fire Prevention and Safety (FP&S) Grants are part of the Assistance to Firefighters Grants (AFG) and support projects that enhance the safety of the public and firefighters from fire and related hazards. The primary goal is to reduce injury and prevent death among high-risk populations. In 2005, Congress reauthorized funding for

FP&S and expanded the eligible uses of funds to include [Firefighter Safety Research and Development](#).

Staffing for Adequate Fire and Emergency Response (SAFER) Federal Emergency Management Agency

<http://www.firegrantsupport.com/safer/>

Description: created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA (NFPA 1710 and/or NFPA 1720).

Assistance to Firefighters Grants Program Federal Emergency Management Agency

<https://www.fema.gov/grants/preparedness/firefighters/assistance-grants>

Description: The primary goal of the Assistance to Firefighters Grant (AFG) is to meet the firefighting and emergency response needs of fire departments and non-affiliated emergency medical service organizations. Since 2001, AFG has helped firefighters and other first responders obtain critically needed equipment, protective gear, emergency vehicles, training and other resources necessary for protecting the public and emergency personnel from fire and related hazards.

APPENDIX B

Community Advisory Committee		
Name	Association	Position
Bill Dunn	Dunn and Company Chipping Company	Owner
Jeff Stewart	Ridgewood Estates Firewise Community	Firewise Chair
Mary Peterson	Wren Firewise Community	Firewise Chair
Joe Heaney	Vineyard Mountain Firewise Community	Firewise Chair
Greg Hayes	Vineyard Mountain Water District	Director
Fernando Henriques	Vineyard Mountain Road District	
Anne Fairbrother	Pioneer Village Firewise Community	Firewise Chair
Maureen Puettman	Chinook Firewise Community	Firewise Chair
Carrie Berger	Skyline West (Corvallis) Firewise Community	Firewise Chair
Evelyn Lee	South Benton Firewise Community	Firewise Chair
Martin Fitzpatrick	Brownly-Marshall Road District	President
Sunia Yang	Brownly-Marshall Road District	
Kate Hunter-Zaworski	Oakwood Heights Road District	
Karen Rosenberg		
John Taylor	Oak Creek Valley	
Ann Eissinger	Oak Creek Valley - Organizer	Potential Firewise community
Bart Spiller	Soap Creek	SC Board member
Mike Thomas	Wren Citizen Advisory Committee	member
Liz Brooks	South Benton Citizen Advisory Committee	member
Phillip Sollins		
David Dowrie	Planning Commission	member

Technical Advisory Committee

Name	Association	Position
Michael Ahr	Benton Soil and Water Conservation District	Coordinator of Invasive Species Program and Willamette Mainstem Coop
Frederick Pfund,	Starker Forest Company	Vice President – Forestry
Nathan Nystrom	Hull-Oakes Company	Forester
Donald Irons	Weyerhaeuser Company	
Amanda Rau	Oregon State University College of Forestry	Regional Wildland Fire Specialist
Aaron Groth	OSU Extension	Regional Fire Specialist
Jim Johnson	OSU Extension	Emeritus Professor of Forestry
Brad Withrow-Robinson	OSU Extension	Forestry & Natural Resources Extension agent, for Benton, Linn and Polk Counties
Tom Miller	Philomath Rural Fire Protection District (RFPD)	Fire Chief
Ryan Van Leuven	Alsea RFPD	Fire Chief
Rich Saalsaa	Philomath RFPD	Captain, Fire and Life Safety Officer
Rick Smith	Monroe RFPD	Fire Chief
Joan McClaughry	Monroe RFPD	
Adam Ryan	Hoskins-Kings Valley RFPD	Fire Chief
Aaron Harris	Adair RFPD	Fire Chief
Dave Feinburg	Blodgett-Summit RFPD	Fire Chief
Chancy Ferguson	Philomath RFPD	
Chad Carter	Red Cross	
Shane Wooton	Albany Fire Department	Fire Chief
Jonathon Jones	Oregon State Fire Marshall	State Fire Marshall
Jason Cane	Oregon State Fire Marshall	Deputy Fire Marshall
Kenneth McCarthy	Corvallis Fire Department	Fire Chief
Ben Janes	Corvallis Fire Department	Deputy Fire Chief – Field Operations
Kevin Fulsher	Corvallis Fire Department	Deputy Fire Chief - Administrative Operations
Dave Busby	Corvallis Emergency Operations	Fire Emergency Planning Manager
Cary Vonasek	Tangent Fire	Interim Chief
Ted Erdmann	Oregon Department Of Forestry	District Forester
Rick Harris	Oregon Department Of Forestry	Wildland Fire Supervisor
Eric Jacobs	Oregon Department of Forestry	Community Wildfire Forester
Dan Eddy	Northwest Oregon Interagency Fire Management NW Oregon District BLM Oregon Coast Refuge Complex USFWS,	Deputy Fire Staff

	Siuslaw and Willamette NF	
Christopher Donaldson	Northwest Oregon Interagency Fire Management NW Oregon District BLM Siuslaw and Willamette NF	Fire Planner
Jeremiah Maghan	U.S. Fish and Wildlife Service	Fire Management Officer Willamette Fire Zone
Amy Kaiser	USDA-Natural Resources Conservation Service	District Conservationist - Benton and Linn Counties
Julie Jackson	Republic Services	Municipal Manager
Daniel Redick	Benton County Comm Dev Dept	Solid Waste & Water Planner
Bryan Lee	Benton County Emergency Operations	Emergency Manager
Sierra Anderson	Benton County Emergency Operations	Emergency Planner
Laurel Byer	Benton County Public Works	Engineer
Douglas Sackinger	Benton County Public Works	GIS
Lynne Mckee	Benton County Natural Areas, Parks And Events Department	New Director
Kevin Higgins	Sheriff's Office	Special Services Manager



Oregon Wildfire Risk Explorer- Advanced Report

Benton County

433,861 Acres: (678 Sq. Miles)



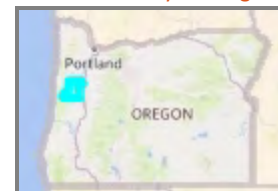
Generated: July 21, 2021

Weather and vegetation conditions vary daily and seasonally. For current conditions and local fire restrictions, contact your local fire district or visit: www.keeporegongreen.org/current-conditions

INTRODUCTION

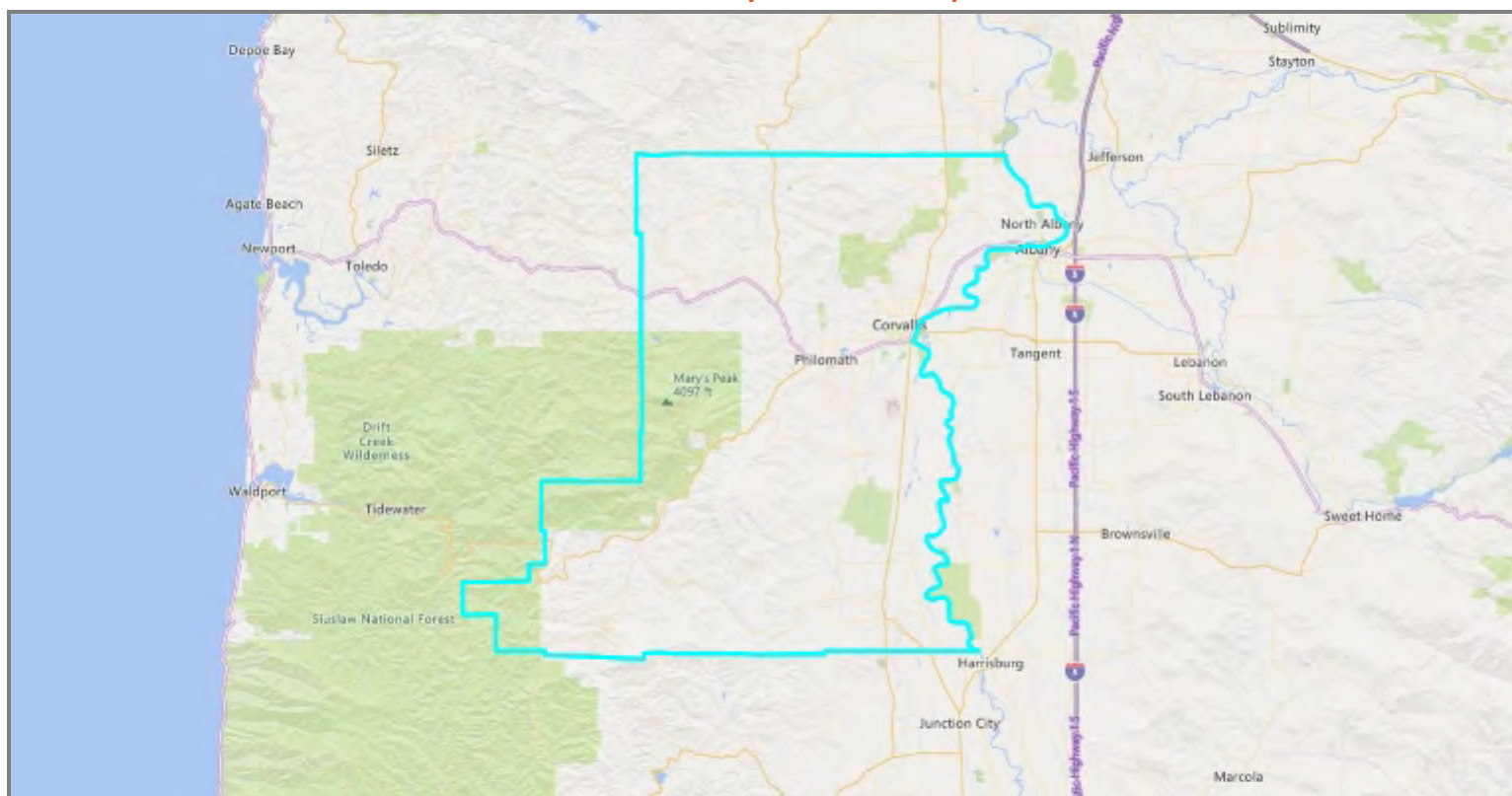
This report summarizes wildfire risk in **Benton County** from the [Advanced Oregon Wildfire Risk Explorer map viewer](#) (OWRE). Wildfire risk combines the likelihood of a fire occurring with the exposure and susceptibility of valued resources and assets on the landscape.

Benton County in Oregon



Nearly all areas in Oregon experience some level of wildfire risk. Conditions vary widely with local topography, fuels, and local weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe impacts.

Benton County Reference Map



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Oregon Wildfire Risk Explorer-^{187/243} Advanced Report

Benton County

433,861 Acres: (678 Sq. Miles)



Generated: July 21, 2021

GUIDELINES

The OWRE Advanced Report provides wildfire risk information for a customized area of interest to support Community Wildfire Protection Plans (CWPPs), Natural Hazard Mitigation Plans (NHMPs), and fuels reduction and restoration treatments in wildfire-prone areas in Oregon. Here are some things you need to know about this information:

The Advanced OWRE map viewer provides **wildfire risk assessment** data primarily from the 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, produced by the US Forest Service with a coalition of local fire managers, planners, and natural resource specialists in both Washington and Oregon. The assessment uses the most current data (incorporating 2017 fires) and state-of-the-art fire modeling techniques, and is the most up-to-date wildfire risk assessment for Oregon. The assessment characterizes risk of large wildfires (>250 acres). Data also comes from the 2013 West Wide Wildfire Risk Assessment, Oregon Department of Forestry (ODF), and other sources.

Wildfire risk is modeled at a landscape scale. The data does not show access for emergency response, home construction materials, characteristics of home ignition zones, or NFPA Firewise USA® principles. For CWPP and NHMP updates you may want to **consider two scales**:



- first, use data from the OWRE to characterize and understand the fire environment and fire history in your area broadly at a landscape scale, focusing on watersheds or counties;
- then, overlay local knowledge, focusing on communities, fire protection capabilities, local planning areas, and defensible space concepts for neighborhoods and homes.

The OWRE Advanced Report will provide the landscape context of the current fire environment and fire history upon which you can build your local plans toward resilience by preparing and mitigating the larger landscape wildfire risk.

The OWRE Advanced Map Viewer and Report will not replace local knowledge of communities you may consider high risk. Continue to use local Fire Department and ODF knowledge to generate CWPP concern areas. OWRE will produce broad scale maps for your CWPP area as a whole, but maps and data will contain some inaccuracies, which are most prevalent at fine scales.

Recommended additional information sources for wildfire planning:

- Oregon Department of Forestry CWPP list - <https://www.oregon.gov/ODF/Fire/Pages/CWPP.aspx>
- Oregon Explorer Communities Reporter - demographic and other data for counties and communities <https://oe.oregonexplorer.info/rural/CommunitiesReporter/>
- Wildland Urban Interface Toolkit - https://www.usfa.fema.gov/wui_toolkit/wui_planning.html
- Wildland Urban Interface Wildfire Mitigation Desk Reference Guide - <https://www.nwcg.gov/sites/default/files/publications/pms051.pdf>
- Oregon Spatial Data Library - <https://spatialdata.oregonexplorer.info/geoportal/>
- NFPA Firewise USA® - teaching people how to adapt to living with wildfire and encouraging neighbors to work together and take action to prevent losses. - <https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA>
- Headwaters Economics - Full Community Costs of Wildfire - <https://headwaterseconomics.org/wildfire/homes-risk/full-community-costs-of-wildfire/>

This Advanced Wildfire Risk Report was generated from the Advanced Oregon Wildfire Risk Explorer map viewer at: tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfireplanning. This site is intended for wildfire professionals and planners. For a basic summary of wildfire risk geared toward a public audience, visit the basic OWRE map viewer: tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfire.



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Benton County

433,861 Acres: (678 Sq. Miles)



Generated: July 21, 2021

WILDFIRE RISK ASSESSMENT CONCEPTS & DATA

The Advanced Oregon Wildfire Risk Explorer (OWRE) map viewer organizes data into folders based on wildfire risk concepts. All OWRE advanced reports will include information about Overall wildfire risk, Burn probability, Flame length, Overall potential impact, Hazard to potential structures, Fire history, Land management, and Estimated housing density. Users can select additional data layers of interest, which will appear after the layers listed above.

Wildfire Risk

Overall wildfire risk takes into account both the likelihood of a wildfire and the exposure and susceptibility of mapped valued resources and assets combined. The dataset considers (1) the likelihood of wildfire >250 acres (likelihood of burning), (2) the susceptibility of resources and assets to wildfire of different intensities, and (3) the likelihood of those intensities. Blank areas either have no currently mapped assets or resources and/or are considered a non-burnable fuel in terms of wildfire. Note that agricultural lands are considered non-burnable in this map, even though fires can occur in these areas and may spread into more typically considered burnable areas such as forested lands. Data layers include: Overall wildfire risk, Wildfire risk to assets, and Wildfire risk to people and property.

Wildfire Threat

Wildfire threat shows the likelihood of a large wildfire, the average intensity and the likelihood of higher intensities, conveyed by flame length. Data layers include: Burn probability, Average flame length, Probability of exceeding 4' flames, and Probability of exceeding 8' flames. Additional data layers that show wildfire threat are found under the Fire History and Active Fires folder, where historical fire starts and historical fire perimeters are located.



Wildfire Potential Impacts

Wildfire potential impacts shows the actual exposure of mapped resources and assets. The data layers do not incorporate the likelihood of burning, they only show the consequence of wildfire if it were to occur. Data layers include: Overall potential impact, Potential impact to people and property, Potential impact to infrastructure, Potential impact to timber resources, Potential impact to wildlife, and Potential impact to forest vegetation. The layers (Potential impact to timber resources, wildlife, and forest vegetation) may be useful when targeting fuels treatment. These layers are influencing the "Benefit" areas in the Overall wildfire risk map - they show areas where there is ecological opportunity to restore historical or desired conditions and/or potentially reduce the risk of catastrophic wildfire with managed fire use or other management. The Potential impact to forest vegetation optional report element is coupled with historical fire regime information to give basic context when comparing historical and current conditions.

Hazard to Potential Structures

Hazard to potential structures depicts the hazard to hypothetical structures in any area if a wildfire were to occur. This differs from Potential Impacts, as those estimates consider only where people and property currently exist. In contrast, this layer maps hazard to hypothetical structures across all directly exposed (burnable), and indirectly exposed (within 150 meters of burnable fuel) areas in Oregon. As with the Potential Impacts layers, the data layer does not take into account wildfire probability, it only shows exposure and susceptibility.

Fire Model Inputs and Fuelscape

These layers are the fuels and topography used to run the fire model in the 2018 Pacific Northwest Quantitative Wildfire Risk Assessment. Data layers include: Fuel models, Fuel model groups, Forest canopy base height, Forest canopy height, Forest canopy cover, Forest canopy bulk density, Slope, Elevation and Aspect. Fuel models and groups characterize local surface vegetation composition relative to carrying fire more precisely than a basic land cover or vegetation maps. Fuel models indicate the type of potential wildfire based on the fuels that will ignite and spread fire. Canopy data layers characterize vegetation structure for fire modeling: base height, cover, and bulk density estimates can show where there may be propensity for ladder fuels (ground vegetation and trees that reach up to tree branches and upper forest canopy), and where contiguous forest canopies have potential for canopy fire. Note that not all of these layers are available to select for use in the OWRE advanced reports, but all of them are available for download and they are described in the metadata. Also note that weather, the third part of the three major elements that determine wildfire occurrence and intensity, is not included in this data distribution - please see the full report to understand the weather parameters used in the assessment.

For more detailed information, please see the full 2018 PNW Quantitative Wildfire Risk Assessment report:

oe.oregonexplorer.info/externalcontent/wildfire/reports/20170428_PNW_Quantitative_Wildfire_Risk_Assessment_Report.pdf



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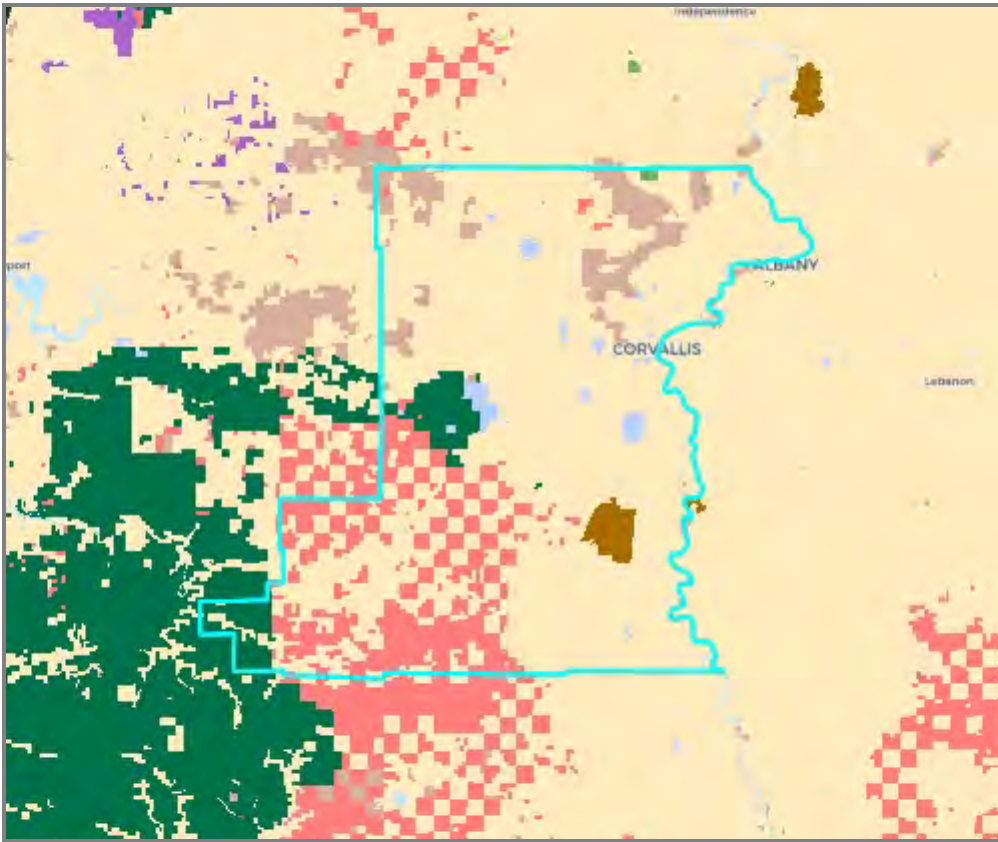
Benton County

433,861 Acres: (678 Sq. Miles)



Generated: July 21, 2021

LAND OWNERSHIP AND MANAGEMENT

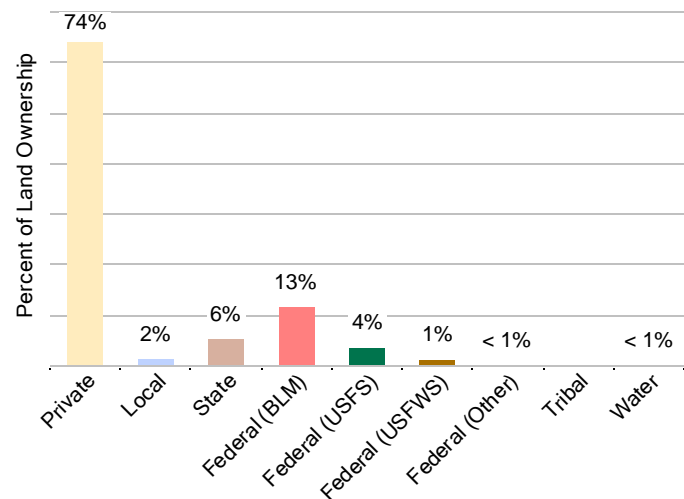


Knowing the land ownership and management in an area is important for hazard planning and awareness when wildfires occur. Oregon has a complete and coordinated wildfire management system between local, private, tribal, state, and federal agencies. These entities participate to fight fire in local areas and throughout the state according to their jurisdictions and protection responsibilities. Different land owners and managers have a variety of highly valued resources and assets to protect. Agencies differ in land use and overall management, including fire management.

The map, table and charts below show the breakdown of ownership types in your area.

Benton County

	Major Landowner/Manager	Acres
	Private	319,825
	Local	6,548
	State	25,831
	Bureau of Land Management (BLM)	57,992
	US Forest Service (USFS)	17,659
	US Fish & Wildlife (USFWS)	5,299
	Other Federal	590
	Tribal	0
	Water	118



Source: Bureau of Land Management, 2015

* Values may add up to over 100% due to rounding precision



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Benton County

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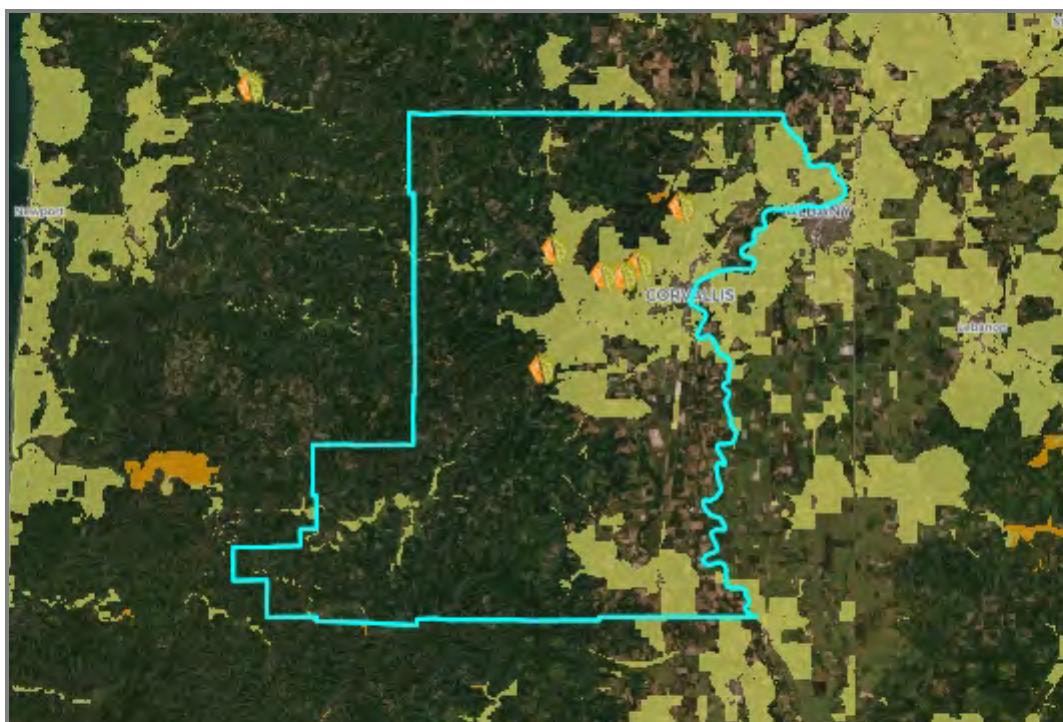
OREGON WUI COMMUNITY HAZARD RATINGS

Counting locally identified communities and neighborhoods, there are up to 6.9 million acres of Wildland Urban Interface (WUI) areas in Oregon. These areas were identified using a base WUI dataset from Radeloff, V.C., et. al, 2017 (published by USFS RDA), which incorporated 2010 census and 2011 land cover data. Locally mapped communities from Community Wildfire Protection Plans (CWPPs) from 2008 through 2013 were associated with the WUI geography. Department of Land Conservation & Development 2017 Oregon Land Use Zoning was also included for recent residential and developed or developing rural growth since the 2010 census. A cross-check was also made with the “100 Communities at Risk” report from the QWRA. Note that this WUI acreage contrasts with the 2.4 million acres from the West Wide Risk Assessment (Where People Live/Wildland Development Areas). The source Radeloff et. al WUI data used census block housing counts and land cover as opposed to WWRA Landscan night lights and housing densities. Acreage is larger in this Oregon WUI due to some rural areas having built environments along roads that spline two or more large census blocks, and we erred on the side of inclusion to add those entire areas to the dataset and not disrupt the original WUI geography. Also very small rural town centers that can potentially be encompassed by catastrophic wildfire, are kept whole in the Oregon WUI dataset.

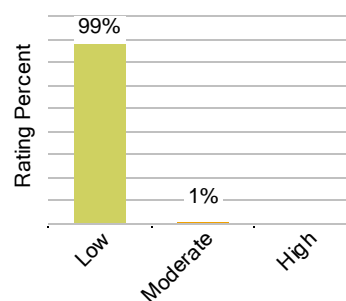
Burn Probability from the QWRA was used to assign a wildfire hazard rating to the built environment and homes in these areas. Hazard levels are based on modeled vegetation, not on building construction materials or ingress/egress issues. For a comprehensive analysis of wildfire risk and understanding of the potential threat of wildfire to your community, view the WUI combined with local fire starts and information in your Community Wildfire Protection Plan. A Community Wildfire Protection Plan (CWPP) is the product of collaboration between local communities and agencies interested in reducing wildfire risk and addressing response in a comprehensive plan. It also allows counties to prioritize and mitigate high risk areas, enhance safety and better protect themselves and their forested landscapes from wildfire.

Even in areas where risk is high, defensible space and Firewise USA® principles can be incredibly useful in minimizing the risk to homes in the Wildland Urban Interface.

Benton County



WUI Hazard Area Acres in Benton County



Rating	Acres
Low	86,860
Moderate	444
High	0
Firewise Site	



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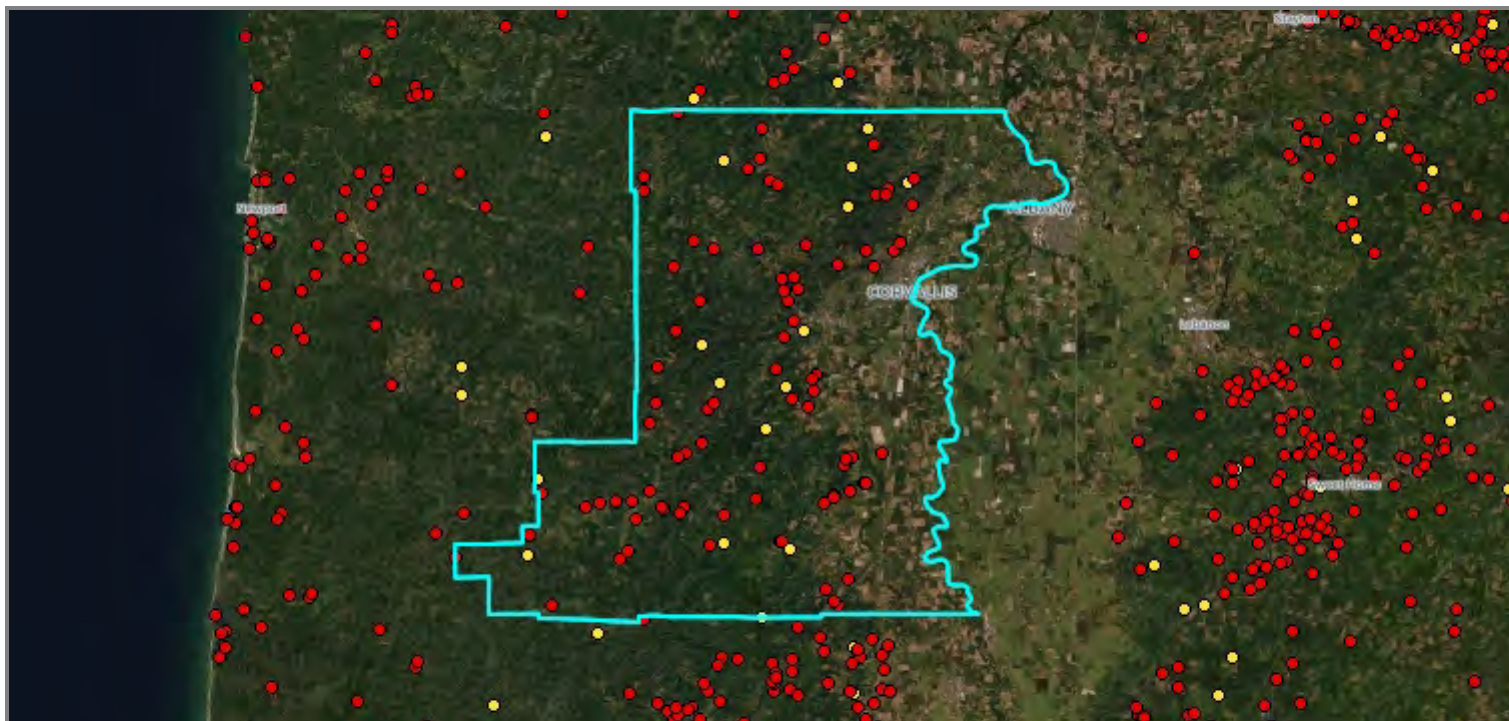
Benton County

433,861 Acres: (678 Sq. Miles)

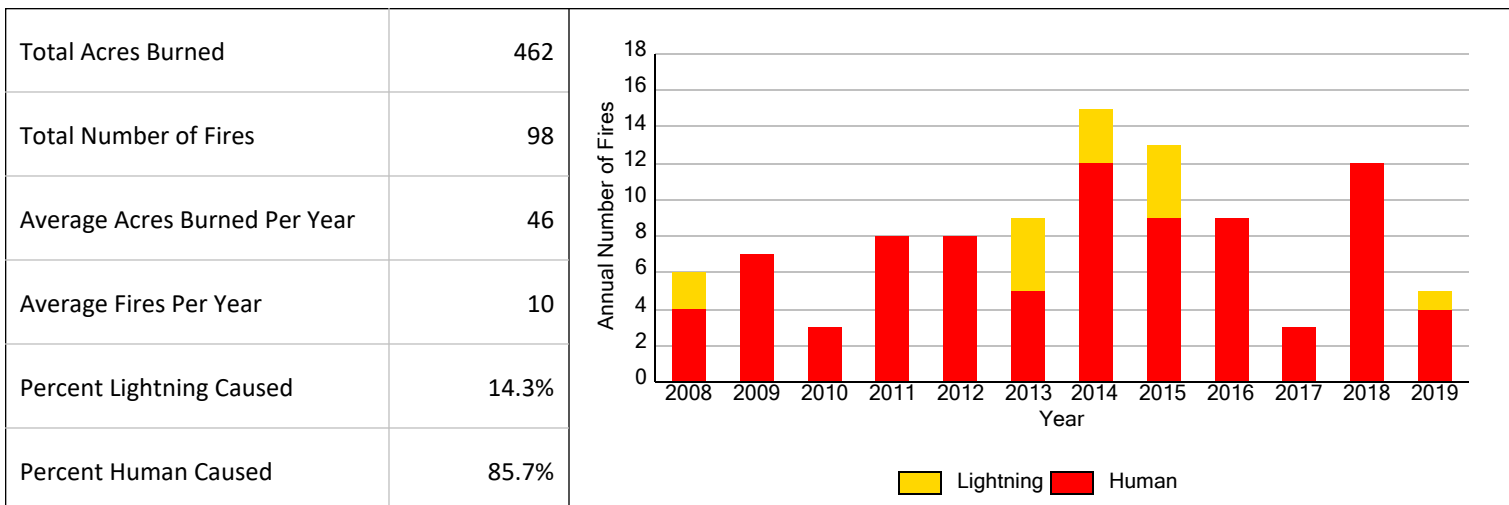


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FIRE HISTORY - FIRE IGNITIONS



Benton County fire starts between 2008-2019



Knowing where and why fires start is the first step in awareness, prevention, and mitigation. Viewing local fire starts in conjunction with burn probability (provided later in this report) provides a comprehensive view of local fire history and potential.

Statewide, 71% of fires recorded by ODF are human-caused, and many of these fires are near populated areas. Lightning caused fires make up only 29% of fire starts, but tend to burn more acres as they are often located in remote areas.

The map, table and charts on this page show the cumulative number fire starts in your area.

Source: Short, K. and Oregon Department of Forestry, 2019



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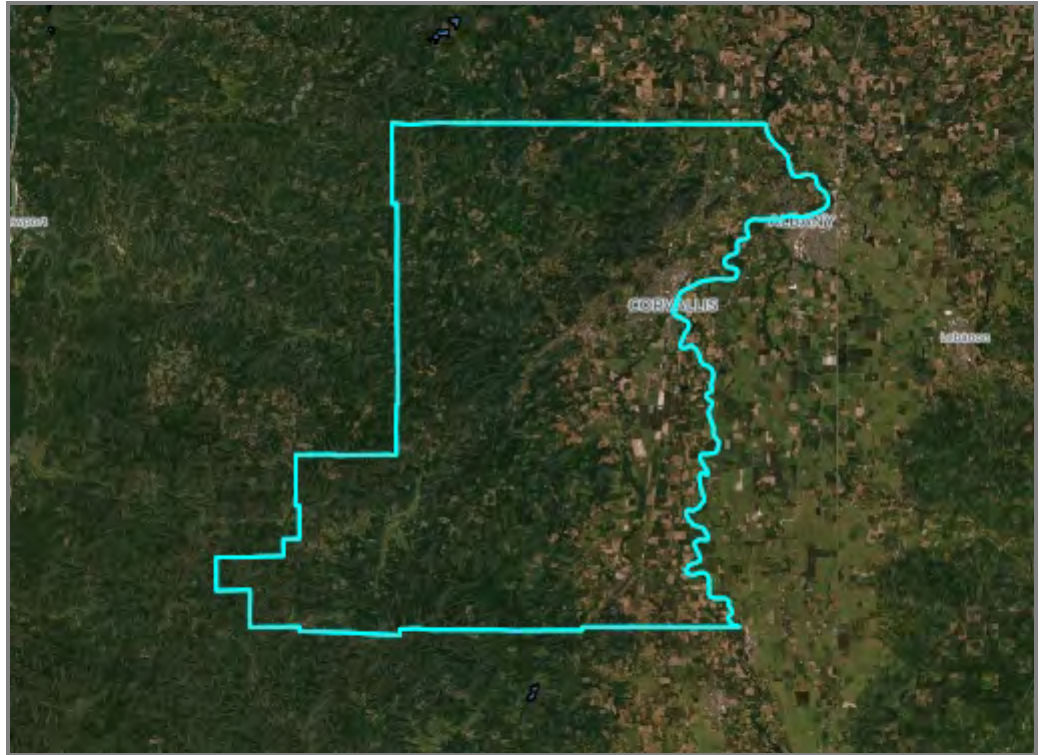


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FIRE HISTORY - FIRE PERIMETERS

Although most wildfires in Oregon are human-caused and suppressed quickly while small, Oregon has experienced many large wildfires. The map and table below show the footprints of fires that have occurred in your area since 2000.

 Perimeter



Wildfires in Benton County

No large fire perimeters in this area of interest.

Source: National Interagency Fire Center: <https://www.nifc.gov/>

For more information about previous large wildfires, see: National Interagency Fire Center https://www.nifc.gov/fireInfo/fireInfo_main.html



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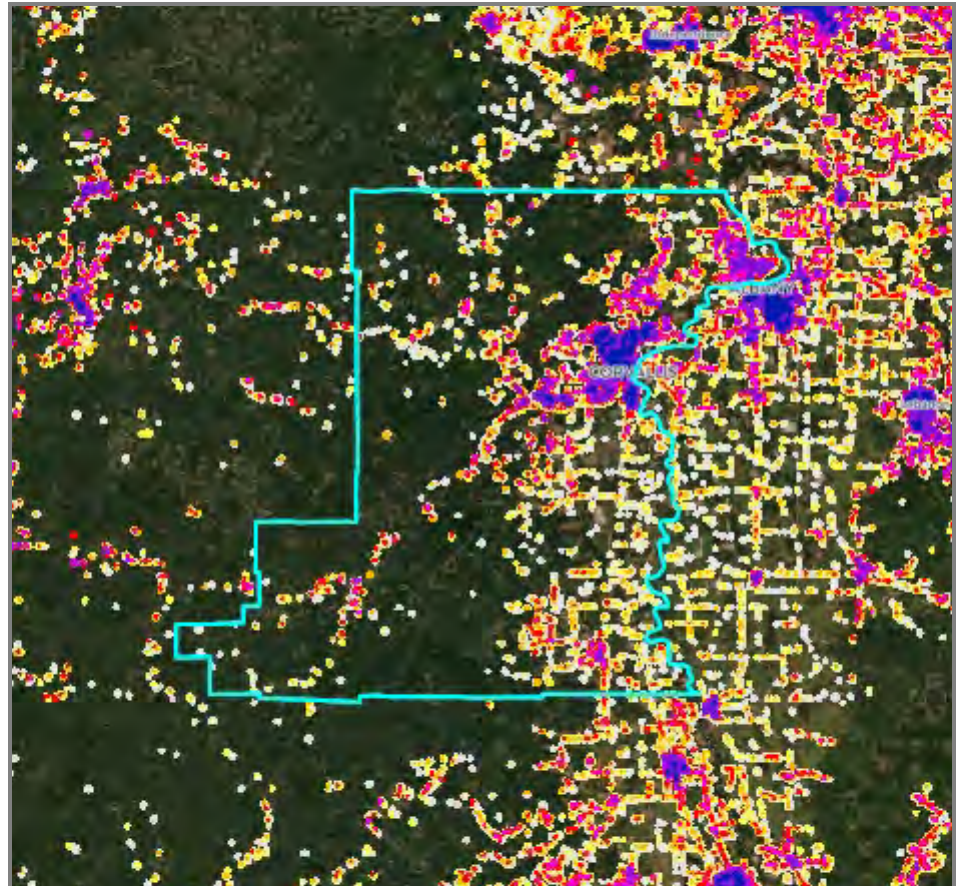
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HOUSING DENSITY - WHERE PEOPLE LIVE

Areas where people live are a primary concern when assessing wildfire risk. Especially critical is the Wildland Urban Interface (WUI) - areas where houses and other development meet or mix with undeveloped natural areas, with a close proximity of houses and infrastructure to flammable wildland vegetation.

In the U.S., the number of homes in the WUI increased by 13.4 million since 1990. This expansion of the WUI poses particular challenges for wildfire management, creating more structures and populations at risk in environments where firefighting is often difficult. In Oregon, nearly 2.4 million acres are considered WUI areas, about 3.8% of the state. Of the nearly 1.7 million homes in Oregon, over 603,000, or 36%, are in the WUI.

The map and table on this page shows the location and density of where people live in your area.



Benton County housing density

Category	Acres	%*
<1 house per 40 acres	21,986	5
1 per 40 acres to 1 per 20 acres	14,303	3
1 per 20 acres to 1 per 10 acres	15,016	3
1 per 10 acres to 1 per 5 acres	11,550	3
1 per 5 acres to 1 per 2 acres	9,297	2
1 per 2 acres to 3 per acres	9,857	2
> 3 per acres	3,315	< 1

Source: 2013 West Wide Wildfire Risk Assessment, ODF

* Values may add up to over 100% due to rounding precision



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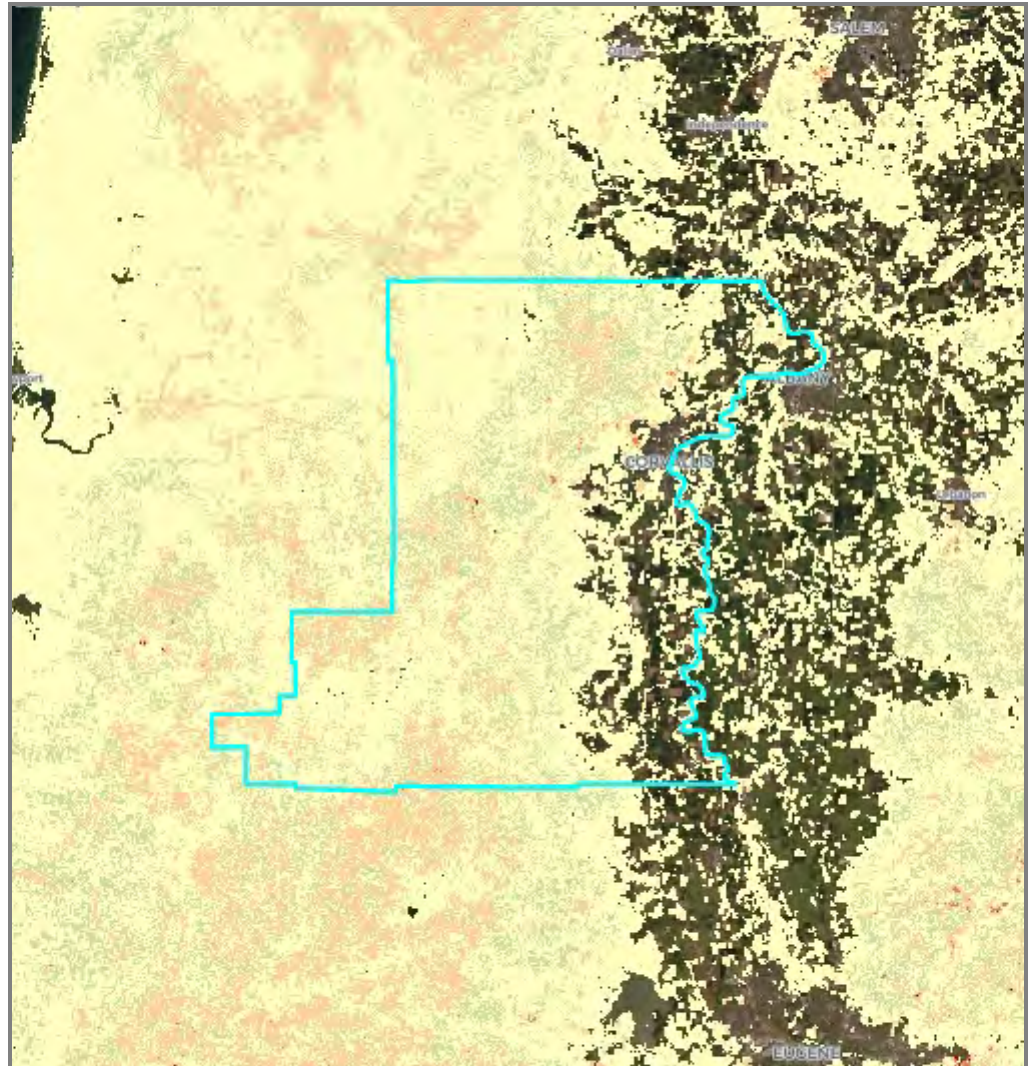
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OVERALL WILDFIRE RISK

Overall wildfire risk combines both the likelihood of a wildfire and the expected impacts of a wildfire on highly valued resources and assets. (See other sections for more information on Burn probability and Overall potential impact.) Overall wildfire risk also reflects the susceptibility of resources and assets to wildfire of different intensities, and the likelihood of those intensities.

Mapped resources and assets include critical infrastructure, developed recreation, housing unit density, seed orchards, sawmills, historic structures, timber, municipal watersheds, vegetation condition, and terrestrial and aquatic wildlife habitat.

The data values in the overall wildfire risk map and chart reflect a range of impacts from a very high negative value, where wildfire is detrimental to one or more resources or assets, to positive, where wildfire has an overall benefit (e.g., forest health or wildlife habitat).



Overall wildfire risk: Legend

	Very High	Wildfire risk is very highly negative (top 5% of values).
	High	Wildfire risk is highly negative (80th to 95th percentile).
	Moderate	Wildfire risk is moderately negative (50th to 80th percentile).
	Low	Wildfire risk is slightly negative (29th to 50th percentile).
	Low Benefit	Wildfire is slightly beneficial (14.5 to 29th percentile).
	Benefit	Wildfire is beneficial overall (0-14.5th percentile).
	Non-burnable	There are no highly valued resources or assets mapped in the area, or it is considered non-burnable (urban, agriculture, etc).



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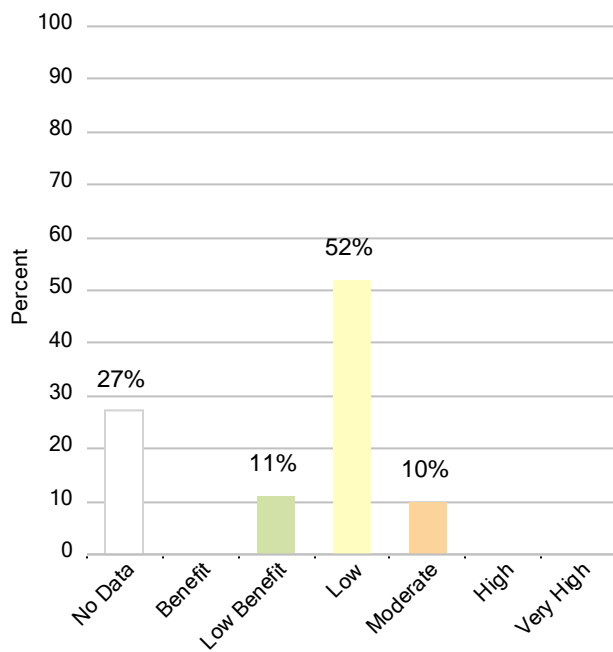
Generated: July 21, 2021

This page contains additional information about overall wildfire risk, including a table of classes by ownership to determine the distribution of categories across ownerships, and a chart of overall percentages of classes across the area. The inset box displays sub-watershed summaries for landscape-scale prioritization.

Overall wildfire risk in Benton County: estimated acres by ownership

Category	Total	Private	Local	State	BLM	USFS	USFWS	Other Fed	Tribal
Very High	20	2	11	0	0	7	0	0	0
High	480	244	81	8	13	134	0	0	0
Moderate	43,723	20,190	350	1,878	15,684	5,620	1	0	0
Low	224,745	164,841	2,483	15,879	31,426	7,571	2,218	327	0
Low Benefit	48,907	28,391	1,111	5,151	10,039	4,192	6	17	0
Benefit	0	0	0	0	0	0	0	0	0
No Data	115,870	106,154	2,509	2,926	832	127	3,077	245	0
Total Area	433,745	319,822	6,545	25,842	57,994	17,651	5,302	589	0

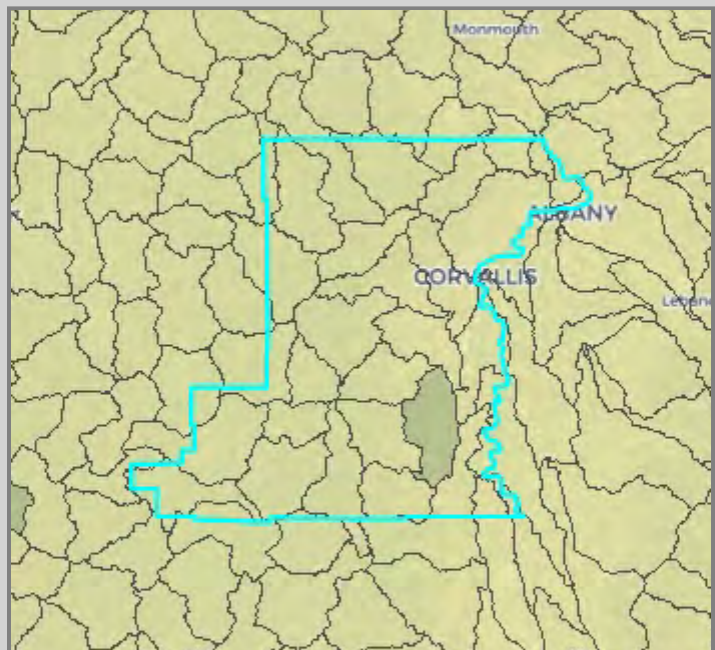
Overall wildfire risk in Benton County *



Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

Overall wildfire risk in Benton County: sub-watershed summary map. Overall wildfire risk is summarized at the sub-watershed (6th field Hydrologic Unit Code, HUC12) level. Watershed summaries enable you to view the landscape context and identify and compare sub-watersheds for prioritization.





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Benton County

433,861 Acres: (678 Sq. Miles)

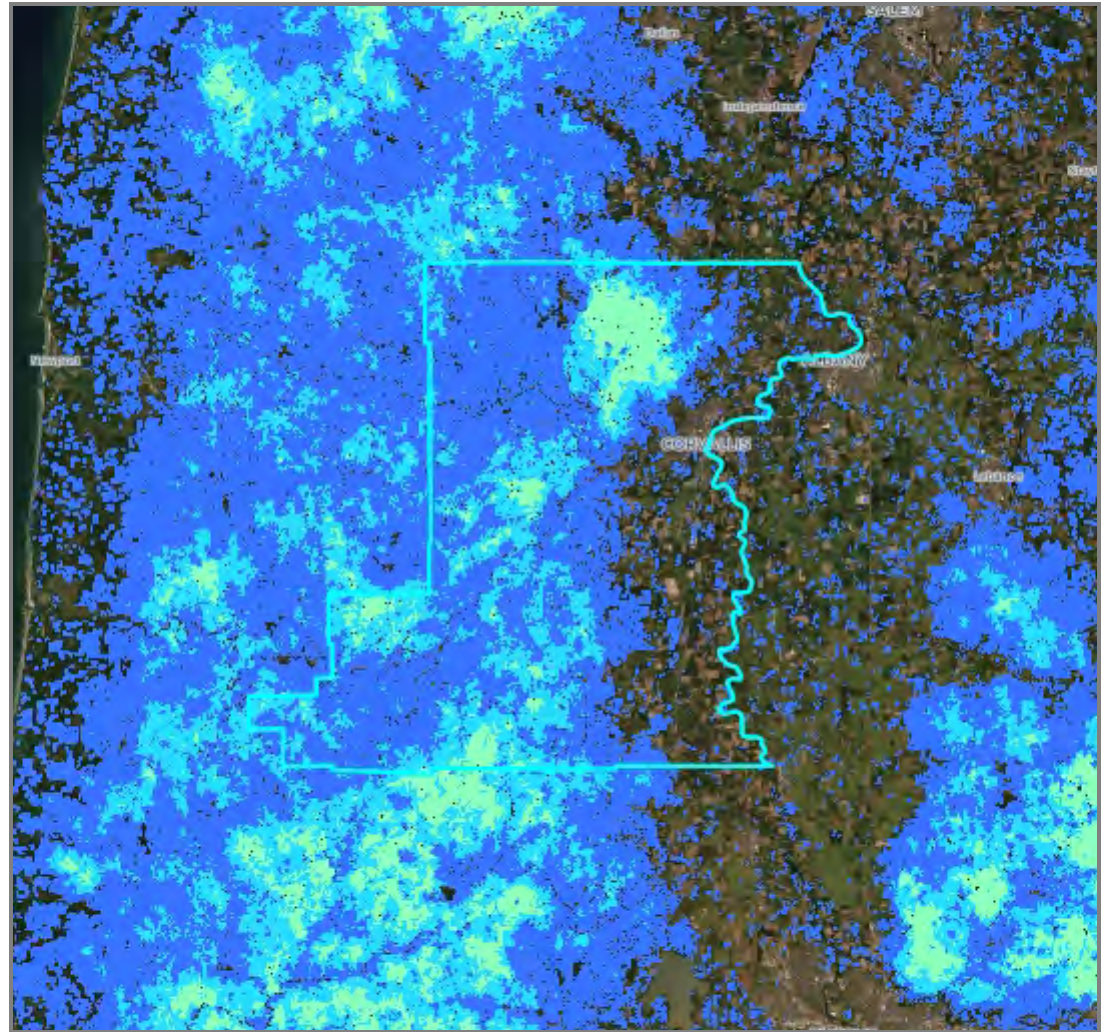


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BURN PROBABILITY

Burn probability shows the annual likelihood of a wildfire greater than 250 acres in size occurring, considering weather, topography, fire history, and fuels (vegetation). This estimate includes fire history from 1992 through recently disturbed fuels from large Oregon wildfires in notable years 2013, 2014, 2015, and 2017.

Only large wildfires over 250 acres in size are included because they are the most influential on the landscape and they can be simulated using computer software. Most fire occurrences are less than 250 acres (see fire history section). Although these smaller fires have a low impact on the broader landscape, they can have significant local impacts, especially in areas with human activity and infrastructure.



Burn probability	
Very High	Greater than 1 in 50 chance of a wildfire >250 acres in a single year (>96th percentile).
High-Very High High	Between 1 in 500 and 1 in 50 chance of a wildfire >250 acres in a single year (29th to 96th percentile).
Moderate-High Moderate	Between 1 in 5,000 and 1 in 500 chance of a wildfire >250 acres in a single year (11th to 29th percentile).
Low-Moderate Low	Less than approximately 1 in 5,000 chance of a wildfire >250 acres in a single year (up to the 11th percentile).
Non-burnable	This area contains non-burnable fuel types such as water, urban, agriculture, barren rock, etc.



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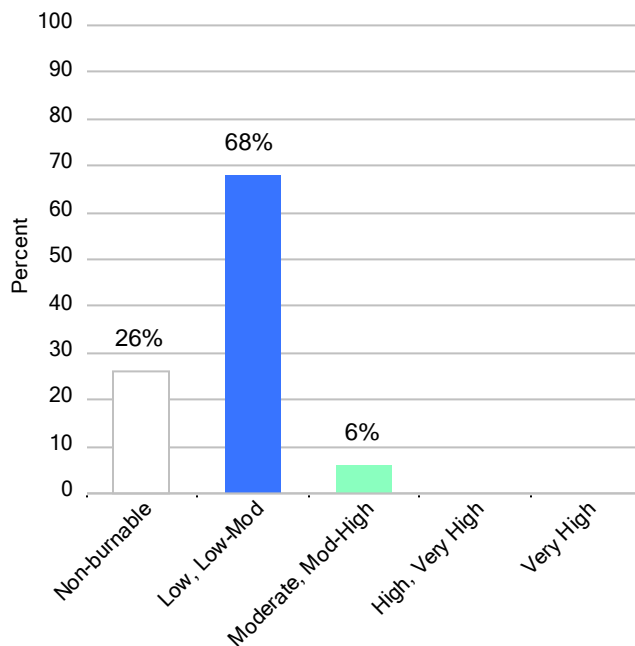
Generated: July 21, 2021

This page contains additional information about burn probability, including a table of classes by ownership to determine the distribution of categories across ownerships, and a chart of overall percentages of classes across the area. The inset box displays sub-watershed summaries for landscape-scale prioritization.

Burn probability in Benton County: estimated acres by ownership

Category	Total	Private	Local	State	BLM	USFS	USFWS	Other Fed	Tribal
Very High	0	0	0	0	0	0	0	0	0
High, Very High	0	0	0	0	0	0	0	0	0
Moderate, Mod-High	26,133	14,345	1,481	2,770	6,242	1,295	0	0	0
Low, Low-Mod	293,317	200,540	2,510	20,307	51,387	16,241	2,043	289	0
Non-Burnable	114,296	104,938	2,554	2,764	365	115	3,260	300	0
Total Area.	433,746	319,823	6,545	25,841	57,994	17,651	5,303	589	0

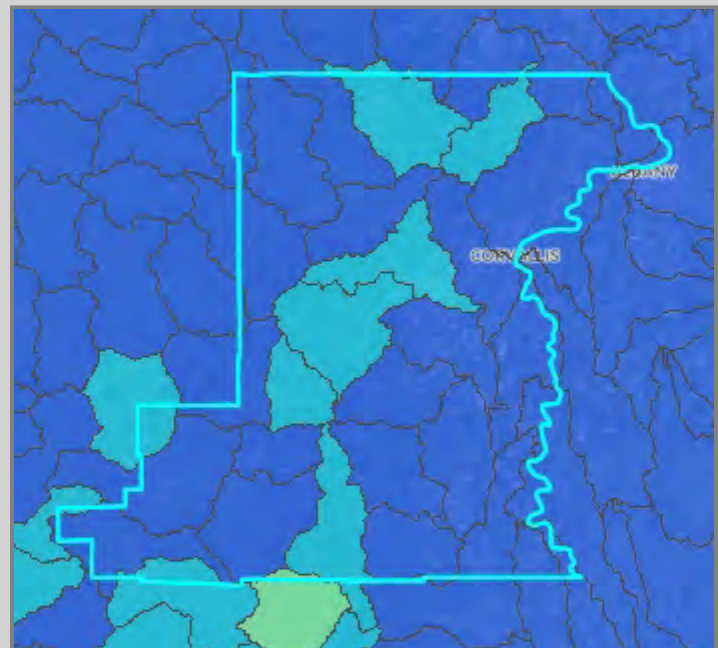
Burn probability in Benton County *



Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

Burn probability in Benton County: sub-watershed summary map. Burn probability is summarized at the subwatershed (6th field Hydrologic Unit Code, HUC12) level. Watershed summaries enable you to view the landscape context and identify and compare sub-watersheds for prioritization.





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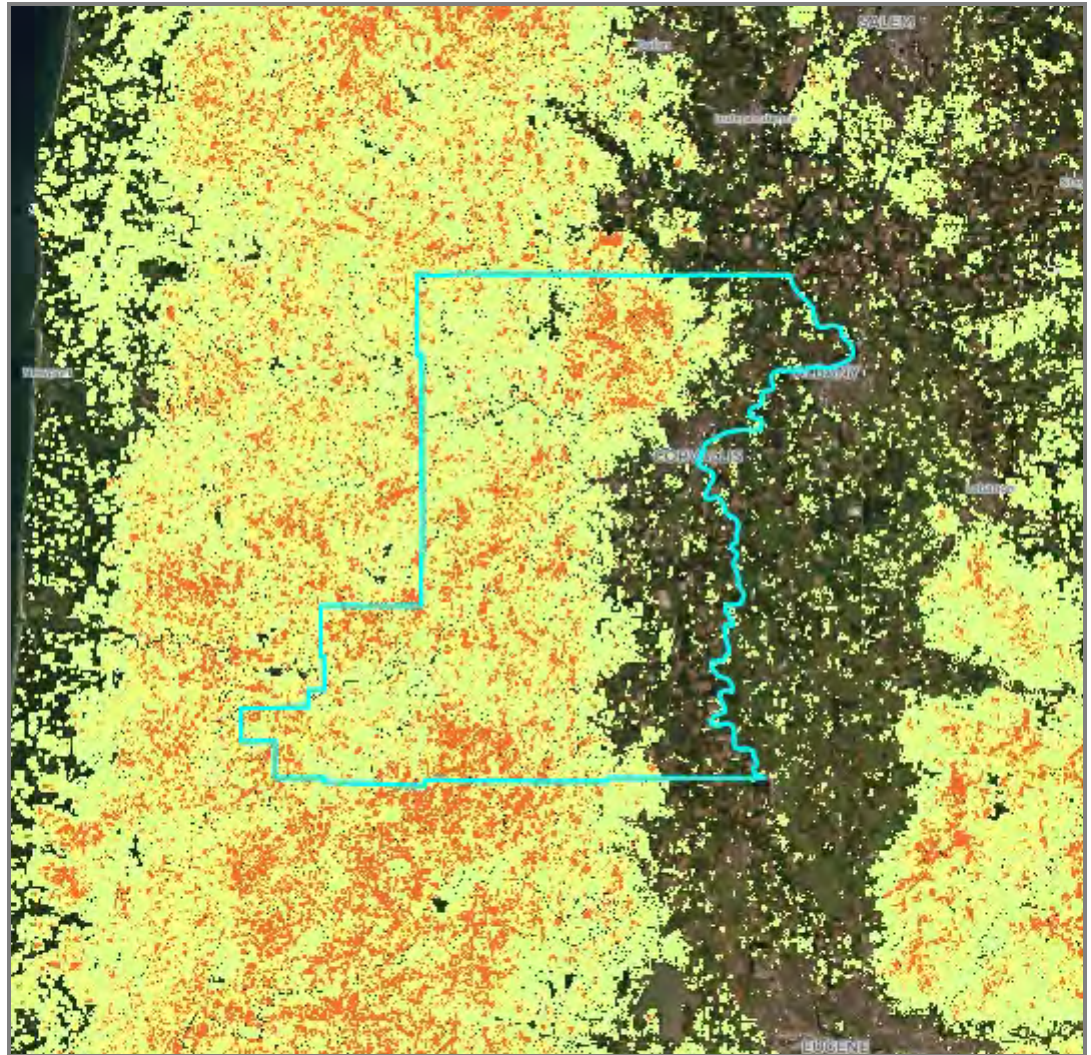
Generated: July 21, 2021

FIRE INTENSITY - FLAME LENGTHS






Flame length is an indication of fire intensity, which is a primary factor to consider for gauging potential impacts to values at risk and for firefighter safety. It can also guide mitigation work to reduce the potential for catastrophic fires by reducing fire intensity and flame length.

Under normal weather conditions average flame lengths within your area are shown, and the associated table describes the expected fire behavior in each average flame length category.

Conditions vary widely with local topography, fuels, and local weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe impacts.



Average fire intensity - flame lengths under normal weather conditions

	> 11 foot	Fires may exhibit greater than 11-foot average flames with major fire movement, tree crowning, longer-range spotting and ember travel.
	8-11 foot	Fires may exhibit 8-11 foot average flames with tree torching and increased ember travel.
	4-8 foot	Fires may exhibit 4-8 foot average flames, and embers may travel moderate distances.
	4 foot	Fires may exhibit 4 foot average flames.
	Non-burnable	This area contains non-burnable fuel types such as water, urban, agriculture, barren rock, etc.



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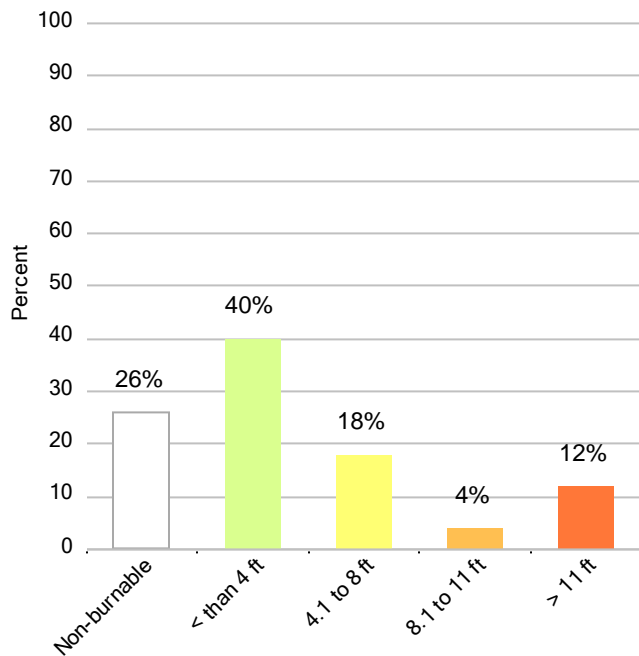
Generated: July 21, 2021

This page contains additional information about fire intensity, including a table of classes by ownership to determine the distribution of categories across ownerships, and a chart of overall percentages of classes across the area. The inset box displays sub-watershed summaries for landscape-scale prioritization.

Benton County average fire intensity - flame lengths estimated acres by ownership

Category	Total	Private	Local	State	BLM	USFS	USFWS	Other Fed	Tribal
> 11 ft	50,632	25,098	859	3,936	16,108	4,631	0	0	0
8 - 11 ft	18,811	9,459	530	1,621	5,467	1,734	0	0	0
4 - 8 ft	78,143	45,760	1,306	6,503	18,469	5,988	104	13	0
> 0 - 4 ft	171,859	134,568	1,296	11,016	17,583	5,182	1,938	276	0
Non-burnable	114,296	104,938	2,554	2,764	365	115	3,260	300	0
Total Area	433,741	319,823	6,545	25,840	57,992	17,650	5,302	589	0

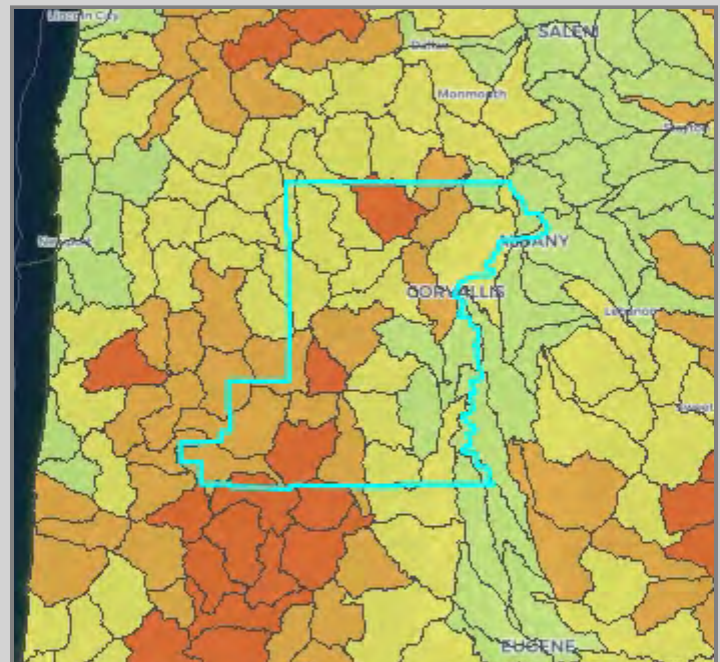
Fire intensity - flame length in Benton County *



Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

Fire intensity in Benton County: sub-watershed summary map. Fire intensity is summarized at the subwatershed (6th field Hydrologic Unit Code, HUC12) level. Watershed summaries enable you to view the landscape context and identify and compare sub-watersheds for prioritization.





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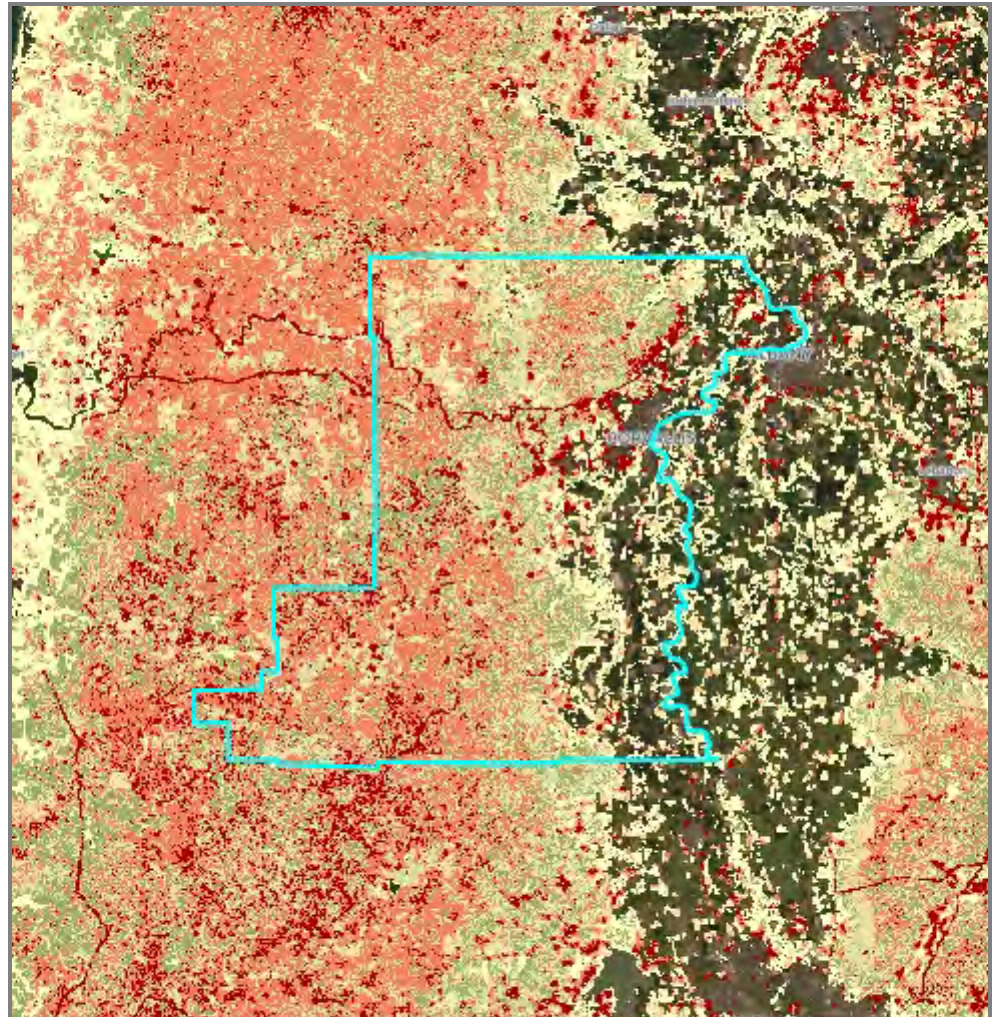
Generated: July 21, 2021

OVERALL POTENTIAL IMPACT

Overall potential impact represents the exposure or consequence of wildfire on all mapped highly valued assets and resources combined, including critical infrastructure, developed recreation, housing density, seed orchards, sawmills, historic structures, timber, municipal watersheds, vegetation condition, and selected terrestrial and aquatic wildlife habitat.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the Potential Impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The data values reflect a range of impacts from a very high negative consequence, where wildfire is detrimental (e.g., high exposure to structures, infrastructure, or sensitive habitat), to a positive impact of wildfire, where wildfire will produce an overall benefit (e.g., improving forest health or wildlife habitat).



Overall potential impact (if a wildfire were to occur)

	Very High	Overall potential impact is very highly negative (top 5% of values).
	High	Overall potential impact is highly negative (80-95th percentile).
	Moderate	Overall potential impact is moderately negative (50-80th percentile).
	Low	Overall potential impact is slightly negative (30-50th percentile).
	Low Benefit	Overall potential impact is slightly beneficial at low flame lengths (15-30th percentile).
	Benefit	Overall potential impact is slightly beneficial, with a cumulative positive impact of fire (0-15th percentile).
	No Data (blank)	There are no highly valued resources or assets mapped in the area or it is non-burnable (urban, agriculture, barren, etc).



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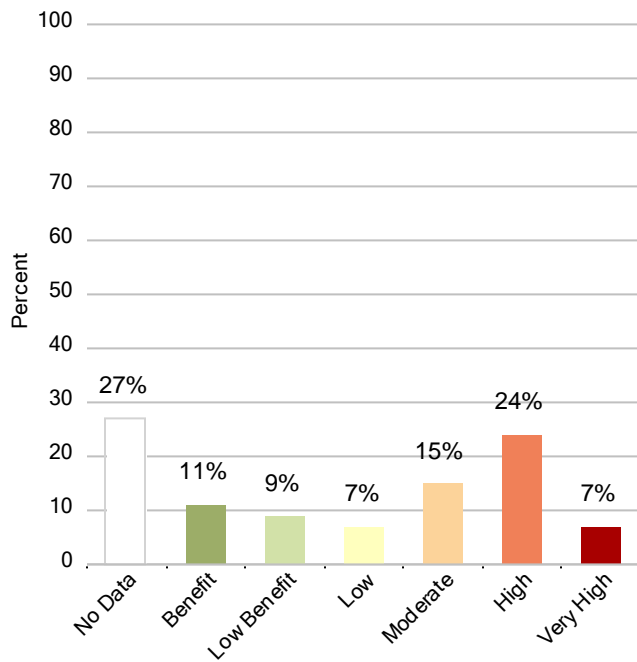
Generated: July 21, 2021

This page contains additional information about overall potential impact, including a table of classes by ownership to determine the distribution of categories across ownerships, and a chart of overall percentages of classes across the area. The inset box displays sub-watershed summaries for landscape-scale prioritization.

Benton County overall potential impact estimated acres by ownership

Category	Total	Private	Local	State	BLM	USFS	USFWS	Other Fed	Tribal
Very High	29,409	14,799	296	1,267	9,374	3,657	16	0	0
High	103,742	69,512	426	6,113	21,891	5,740	58	2	0
Moderate	66,933	47,496	1,254	5,239	10,256	2,358	278	52	0
Low	32,436	26,247	476	2,327	1,728	479	1,070	109	0
Low Benefit	38,505	26,858	1,063	3,343	5,251	1,737	209	44	0
Benefit	46,850	28,757	521	4,626	8,662	3,553	594	137	0
No Data	115,870	106,154	2,509	2,926	832	127	3,077	245	0
Total Area	433,745	319,823	6,545	25,841	57,994	17,651	5,302	589	0

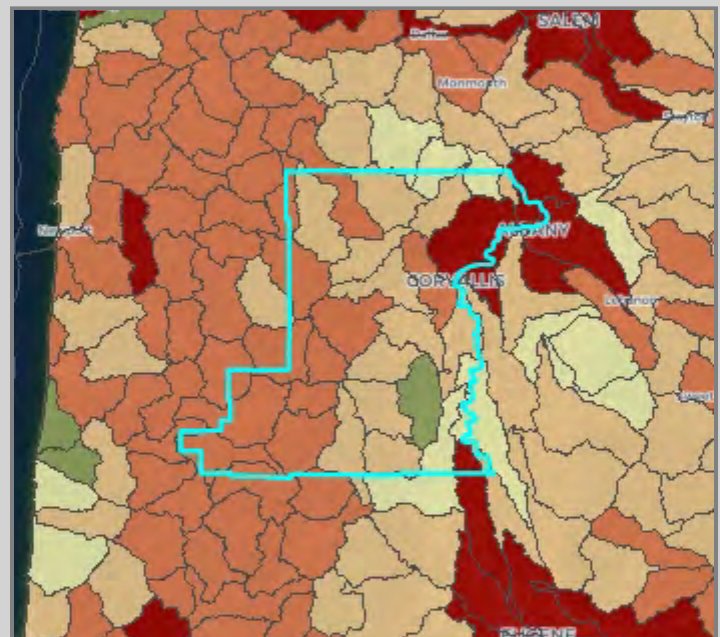
Overall potential impact in Benton County *



Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

Overall potential impact in Benton County: sub-watershed summary map. Overall potential impact is summarized at the sub-watershed (6th field Hydrologic Unit Code, HUC12) level. Watershed summaries enable you to view the landscape context and identify and compare sub-watersheds for prioritization.



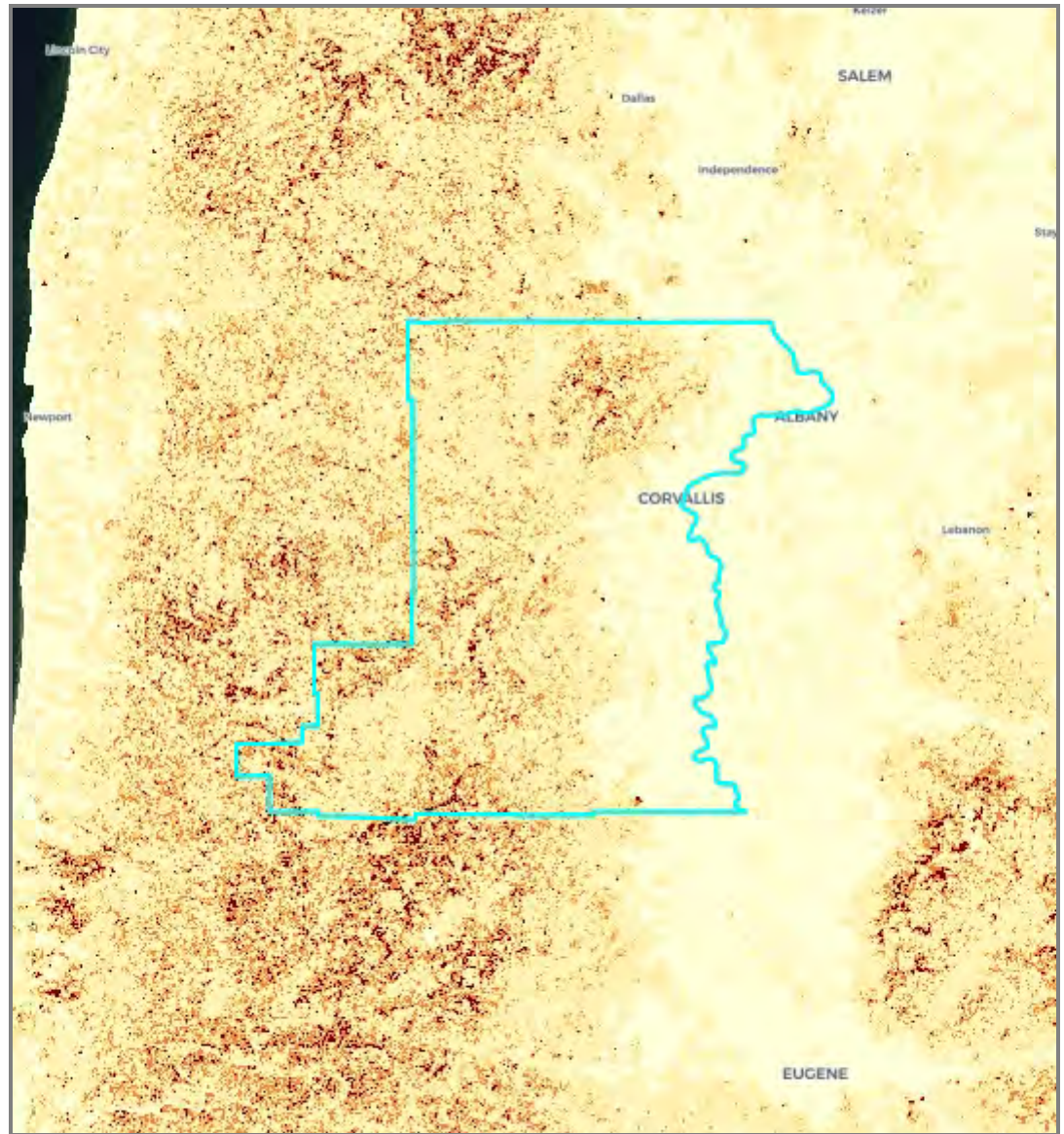


HAZARD TO POTENTIAL STRUCTURES

Hazard to potential structures depicts the hazard to a hypothetical structure (not necessarily an existing structure) if a wildfire were to occur. Hazard to potential structures differs from overall estimates of wildfire impact or risk, as those estimates only consider where existing structures are currently located.

Community planners can use this information when planning development outside of existing developed, urban or WUI areas. This data provides model-based consideration of wildfire hazard when developing Fire Adapted Communities in Oregon.

As with the other data layers, this layer characterizes the fire environment only and does not consider other important factors in determining structural fire risk such as building construction materials and vegetation within close proximity of a structure.



Hazard to potential structures	
Very High	Potential hazard is very high (top 5 percent).
High	Potential hazard is high (80th to 95th percentile).
Moderate	Potential hazard is moderate (50th to 80th percentile).
Low	Potential hazard is low (up to the 50th percentile).
Non-Burnable	Fuel in the area is largely non-burnable or very sparse.



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Benton County

433,861 Acres: (678 Sq. Miles)



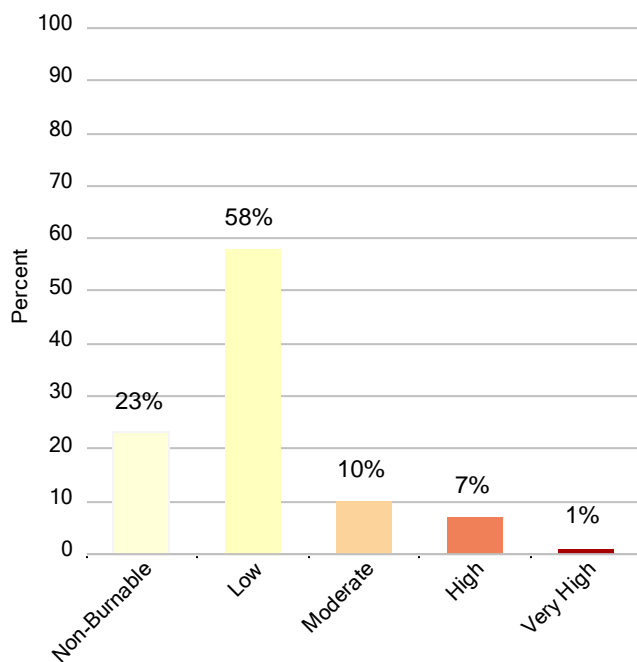
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This page contains additional information about hazard to potential structures, including a table of classes by ownership to determine the distribution of categories across ownerships, and a chart of overall percentages of classes across the area. The inset box displays sub-watershed summaries for landscape-scale prioritization.

Hazard to potential structures in Benton County: estimated acres by ownership

Category	Total	Private	Local	State	BLM	USFS	USFWS	Other Fed	Tribal
Very High	5,490	2,016	36	264	2,287	887	0	0	0
High	31,393	14,109	419	2,374	10,830	3,639	20	2	0
Moderate	45,265	25,019	841	3,959	11,983	3,446	15	2	0
Low	251,263	185,791	2,871	17,249	32,870	9,668	2,483	331	0
Non-Burnable	100,334	92,888	2,379	1,995	23	11	2,785	253	0
Total Area	433,745	319,823	6,546	25,841	57,993	17,651	5,303	588	0

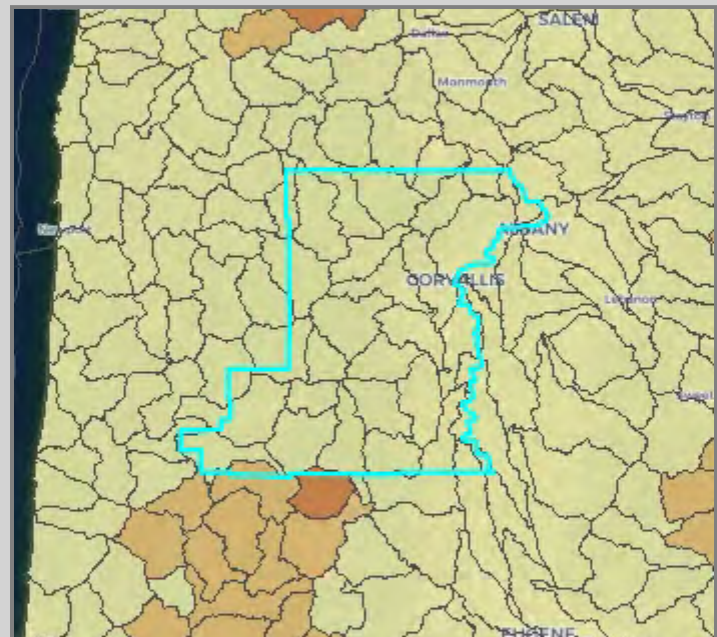
Hazard to potential structures in Benton County *



Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

Hazard to potential structures in Benton County: sub-watershed summary map. Hazard to potential structures is summarized at the subwatershed (6th field Hydrologic Unit Code, HUC12) level. Watershed summaries enable you to view the landscape context and identify and compare sub-watersheds for prioritization.



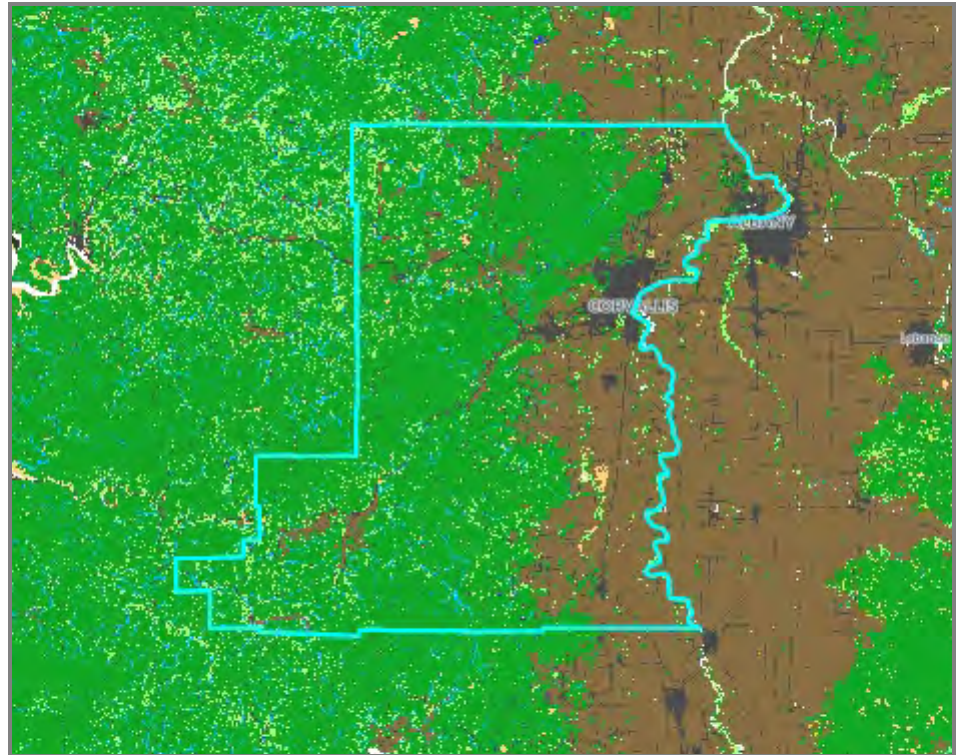


EXISTING VEGETATION TYPE

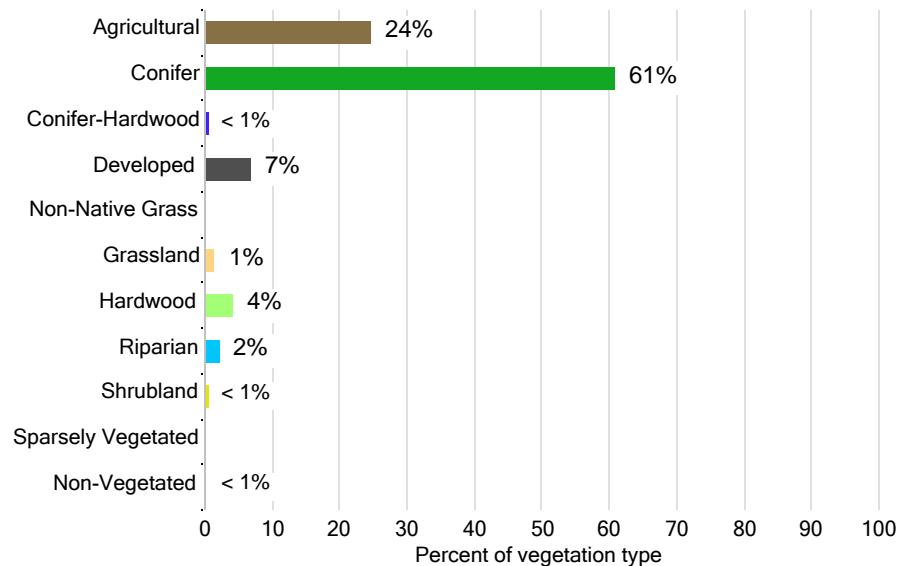
Vegetation is an important influence on potential wildfire behavior. The dominant vegetation type helps us understand the corresponding historical fire regime, a designation of fire frequency and severity. Fire frequency, or burn probability, suggests how often wildfire occurs (see Burn probability data layer). Fire severity tells us how much impact wildfires are likely to have on the vegetation and other elements of an ecosystem (see Potential impact to forest vegetation data layer). The living and dead vegetation below forest canopies (shrubs, grasses, leaf litter, dead tree snags, etc.) also strongly influence fire behavior and impacts in a location (see Fuel models).

Higher frequency fire areas generally have lower severities. Vegetation is continually or often thinned by fire and the remaining vegetation and other ecosystem elements can be considered adaptive or resilient to fire. Examples include Ponderosa pine forests and oak woodlands.

Lower frequency fire regimes experience less fire, but generally have higher severities, with vegetation and other ecosystem elements which can be considered sensitive. Examples include coastal forests, subalpine forests and many stream headwaters and riparian areas.



Vegetation Types in Benton County





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Benton County vegetation type

Category	Description	Acres	%*
Non-vegetated or recently disturbed	Non-vegetated	1,893	< 1
Agricultural	Agricultural	106,237	24
Conifer	Conifer	263,529	61
Conifer-Hardwood	Conifer-Hardwood	196	< 1
Developed	Developed	29,534	7
Exotic Herbaceous	Non-Native Grass	0	0
Grassland	Grassland	5,426	1
Hardwood	Hardwood	17,726	4
Riparian	Riparian	9,195	2
Shrubland	Shrubland	127	< 1
Sparsely Vegetated	Sparsely Vegetated	0	0

Existing Vegetation Type Data Dictionary <https://www.landfire.gov/evt.php>

Source: LANDFIRE <https://www.landfire.gov>

Resource:

US Forest Service Fire Regime Table

https://www.fs.fed.us/database/feis/fire_regime_table/fire_regime_table.html#PacificNorthwest

* Values may add up to over 100% due to rounding precision



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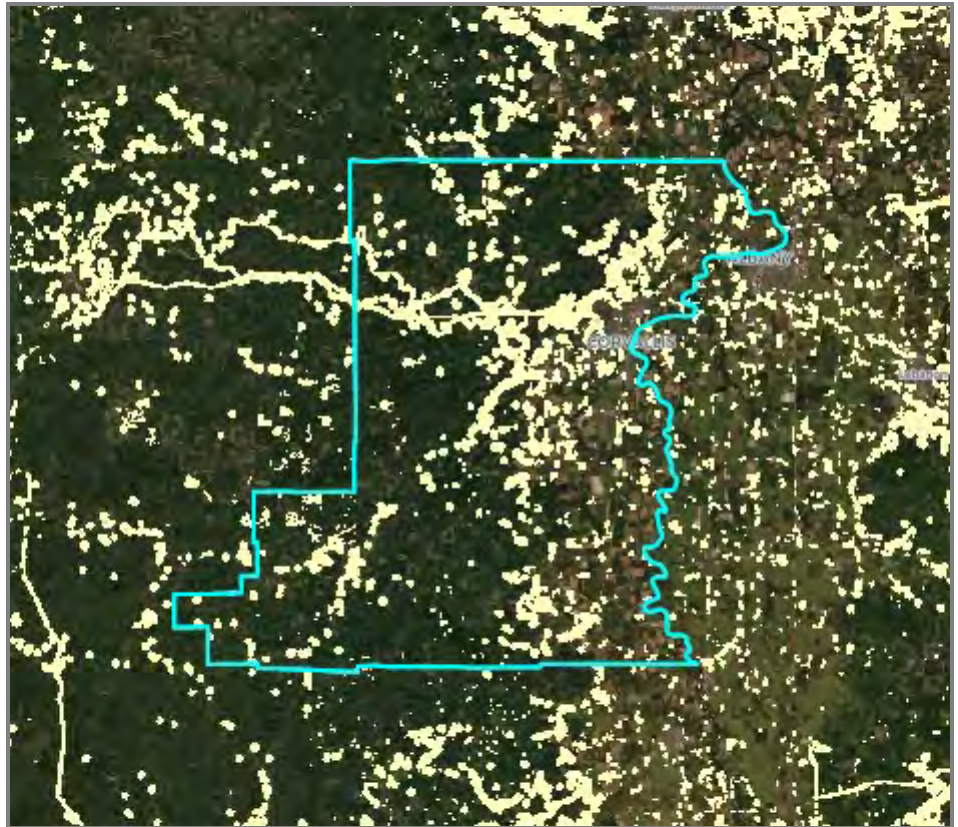
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WILDFIRE RISK TO ASSETS

Wildfire risk combines both the likelihood of a wildfire (or Burn probability) and the expected effects of a wildfire on highly valued resources and assets. See the description of Overall wildfire risk for more details.

Wildfire risk to assets maps wildfire risk only in places with the following assets: critical infrastructure, developed recreation, housing unit density, seed orchards, sawmills, and historic structures. Note that these resources and assets were mapped at a broad scale across all of Oregon and Washington, and maps contain errors and omissions, especially at fine scales.

The values in the maps and charts reflect a range of negative impacts from low to very high. Positive benefits of wildfire are not mapped in this layer, assuming that any impact of wildfire to human development is negative.



Wildfire Risk to Assets in Benton County

Category	Description	Acres	%*
Very High	Wildfire risk is very highly negative to all combined mapped assets (top 5%).	0	0
High	Wildfire risk is highly negative (80-95th percentile).	0	0
Moderate	Wildfire risk is moderately negative (50-80th percentile).	177	< 1
Low	Wildfire risk is slightly negative (0-50th percentile).	41,905	10
No Data	There are no highly valued resources or assets mapped in the area, or it is considered non-burnable.	391,780	90

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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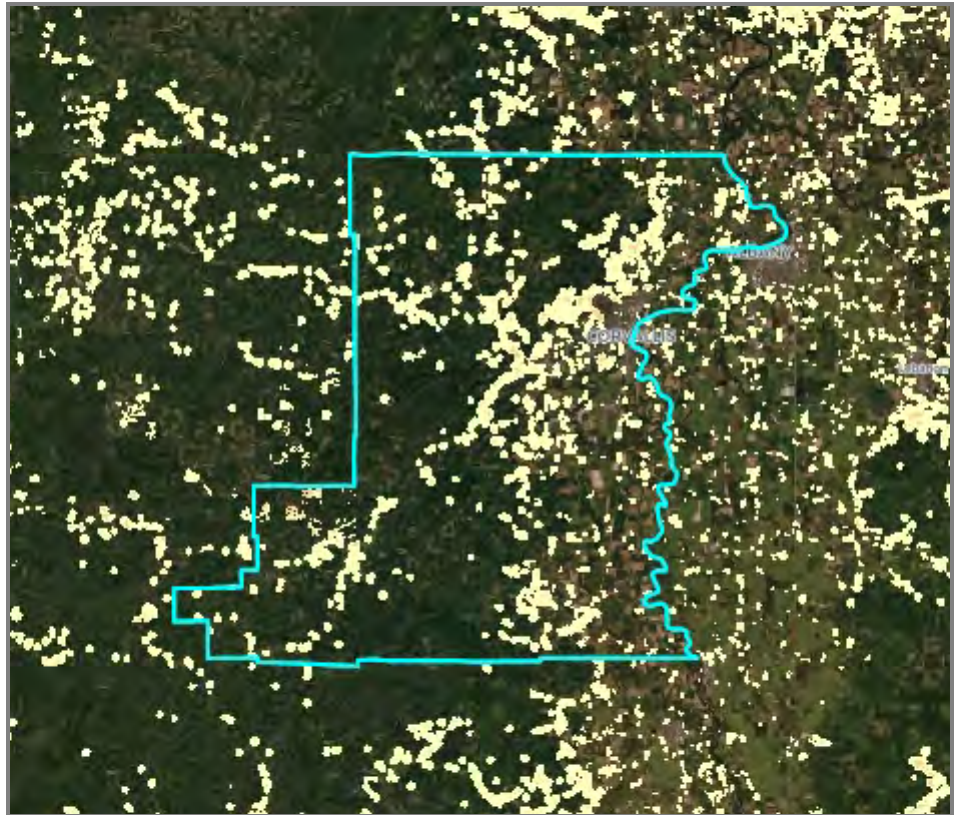
WILDFIRE RISK TO PEOPLE AND PROPERTY

Wildfire risk combines both the likelihood of a wildfire (or burn probability) and the expected effects of a wildfire on highly valued resources and assets. See the description of overall wildfire risk for more details.

Wildfire risk to people and property includes only housing unit density as mapped in the Where people live layer and US Forest Service private inholdings.

Note that these resources and assets were mapped at a broad scale across all of Oregon and Washington, and maps contain errors and omissions, especially at fine scales.

The values in the maps and charts reflect a range of negative impacts from low to very high. Positive benefits of wildfire are not mapped in this layer, assuming that any impacts of wildfire to human development is a negative impact.



Wildfire Risk to People and Property in Benton County

Category	Description	Acres	%*
Very High	Wildfire risk is very highly negative to people and property (top 5%).	0	0
High	Wildfire risk is highly negative (80-95th percentile).	0	0
Moderate	Wildfire risk is moderately negative (50-80 percentile).	1,195	< 1
Low	Wildfire risk is slightly negative (0-50 percentile).	37,041	9
No Data	There are no highly valued resources or assets mapped in the area, or it is considered non-burnable.	395,626	91

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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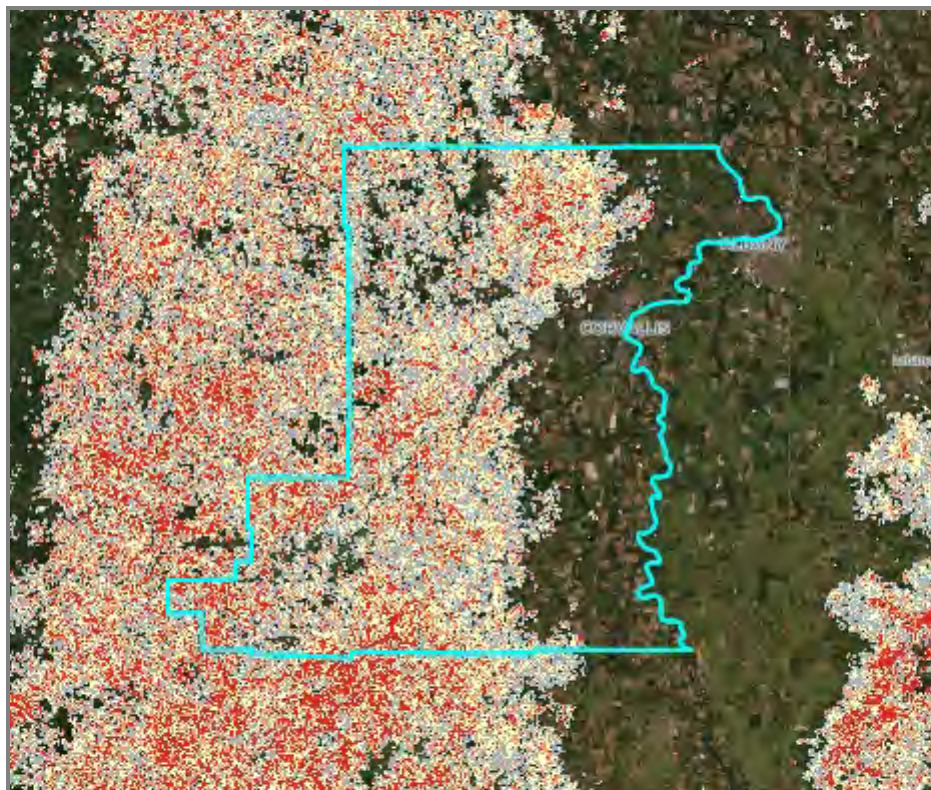
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PROBABILITY OF EXCEEDING 4 FOOT FLAME LENGTHS

Flame length is an indication of fire intensity, which is a primary factor to consider for firefighter safety and for gauging potential impacts to values at risk. Fires with greater flame lengths are more intense and difficult to control. At higher flame lengths, firefighters cannot directly approach. As flame lengths increase, tree torching and spotting is expected and ember travel is increased.

Fires with greater than 4' flames are too intense for firefighters to work at the front of the flame using hand tools, and heavier equipment such as bulldozers may be necessary.

Using this layer to help target locations of higher flame length potential, a local assessment might reveal opportunity to reduce fire intensity as a goal of fuels treatment projects by using managed fire and/or other active management activities. Values are expressed as a percent likelihood. These probabilities do not take into account the likelihood of burning (see Burn probability).



Benton County probability of exceeding 4' flames

Category	Description	Acres	%*
75-100%	If a fire occurs, there is a very high (>75%) chance that flame lengths will be greater than 4'.	34,426	8
50-75%	If a fire occurs, there is a high (50-75%) chance that flame lengths will be greater than 4'.	49,574	11
25-50%	If a fire occurs, there is a moderate (25-50%) chance that flame lengths will be greater than 4'.	80,414	19
0-25%	If a fire occurs, there is a low (<25%) chance that flame lengths will be greater than 4'.	99,215	23
0%	This area contains non-burnable fuel types such as water, urban, agriculture, barren rock, etc.	170,232	39

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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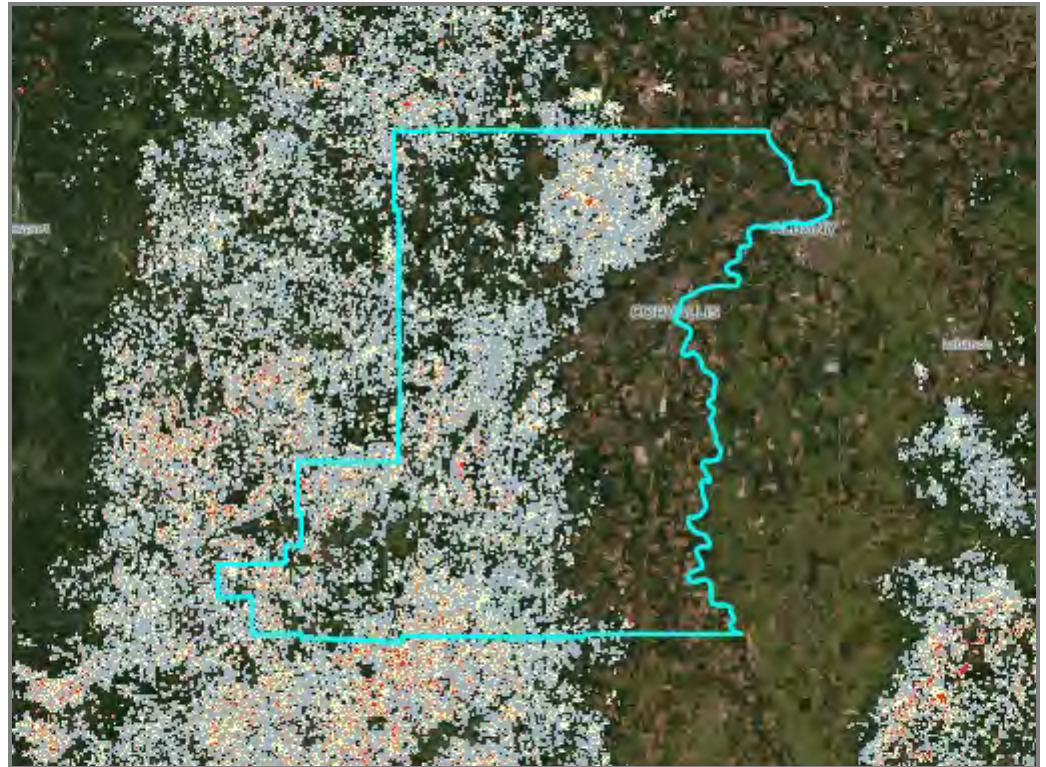
PROBABILITY OF EXCEEDING 8 FOOT FLAME LENGTHS

Flame length is an indication of fire intensity, which is a primary factor to consider for firefighter safety and for gauging potential impacts to values at risk. Fires with greater flame lengths are very intense and are expected to be highly difficult to control -- too intense for firefighters to work at the front of the flame, and they can severely impact values at risk. Tree torching and spotting is expected and ember travel is increased.

Fires with >8' flame lengths may be very difficult to control with little ability to work at the front of the flame, and greater risk of torching, crowning and spotting.

Using this layer to help target locations of higher flame length potential, a local assessment might reveal opportunity to reduce fire intensity as a goal of fuels treatment projects by using managed fire and/or other active management activities.

Values are expressed as a percent likelihood. These probabilities do not take into account the likelihood of an area burning.



Benton County probability of exceeding 8' flames

Category	Description	Acres	%*
75-100%	If a fire occurs, there is a very high (>75%) chance that flame lengths will be greater than 8'.	1,518	< 1
50-75%	If a fire occurs, there is a high (50-75%) chance that flame lengths will be greater than 8'.	10,977	3
25-50%	If a fire occurs, there is a moderate (25-50%) chance that flame lengths will be greater than 8'.	27,224	6
0-25%	If a fire occurs, there is a low (<25%) chance that flame lengths will be greater than 8'.	138,027	32
0%	This area contains non-burnable fuel types such as water, urban, agriculture, barren rock, glacial areas, etc.	256,116	59

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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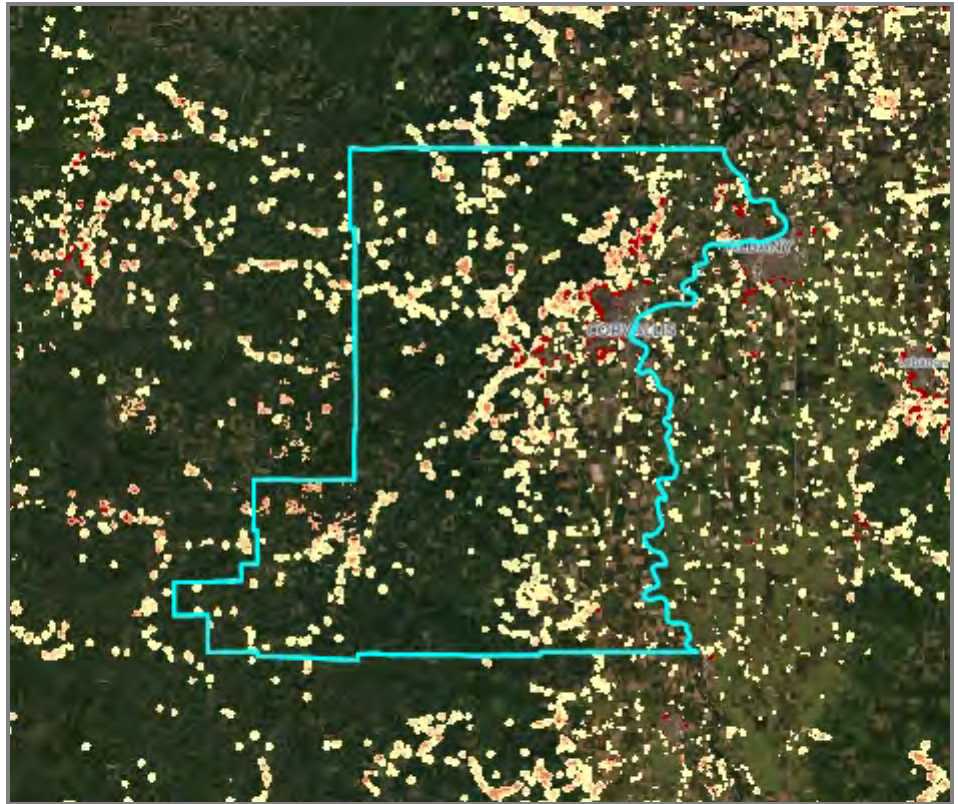
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POTENTIAL IMPACT TO PEOPLE AND PROPERTY

Potential impact to people and property represents the exposure or consequence of wildfire on mapped highly valued assets including housing unit density and USFS private inholdings.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the Potential Impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The data values reflect a range of impacts from very high to low negative consequences. Positive benefits of wildfire are not mapped in this layer, assuming that any impact of wildfire to human development is negative.



Benton County potential impact to people and property, if a wildfire were to occur.

Category	Description	Acres	%*
Very High	Potential impact is very highly negative to people and property (top 5%).	1,899	< 1
High	Potential impact is highly negative (80-95th percentile).	3,141	< 1
Moderate	Potential impact is moderately negative (50-80th percentile).	9,084	2
Low	Potential impact is slightly negative (0-50th percentile).	24,112	6
No Data	There is no people and property mapped in the area or it is considered non-burnable (urban, agriculture, barren, etc).	395,626	91

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

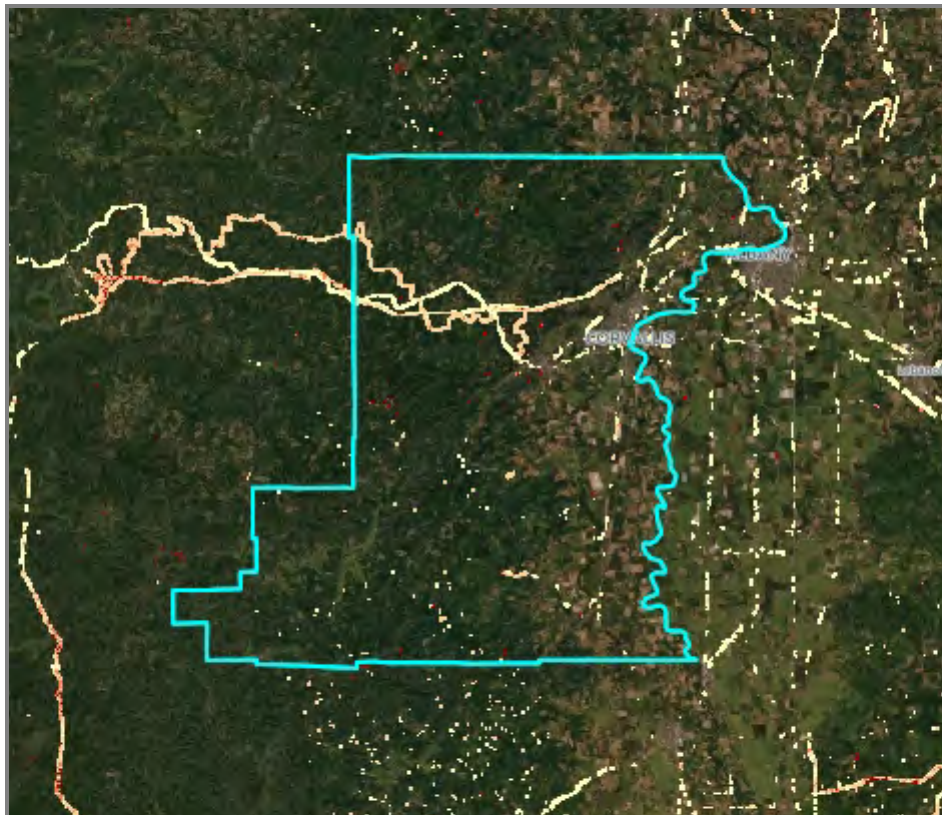


POTENTIAL IMPACT TO INFRASTRUCTURE

Potential impact to infrastructure represents the exposure or consequence of wildfire on mapped highly valued assets including critical infrastructure, developed recreation, housing unit density, seed orchards, sawmills, and historic structures.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the Potential Impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The resulting values reflect a range of impacts from a very high to low negative consequences. Positive benefits of wildfire are not mapped in this layer, assuming that any impact of wildfire to infrastructure is negative.



Benton County potential impact to infrastructure, if a wildfire were to occur.

Category	Description	Acres	%*
Very High	Potential impact is very highly negative (top 5%).	152	< 1
High	Potential impact is highly negative (80-95th percentile).	195	< 1
Moderate	Potential impact is moderately negative (50-80th percentile).	2,958	< 1
Low	Potential impact is slightly negative (0-50th percentile).	3,420	< 1
No Data	There is no infrastructure mapped in the area or it is considered non-burnable (urban, agriculture, barren, etc).	427,136	98

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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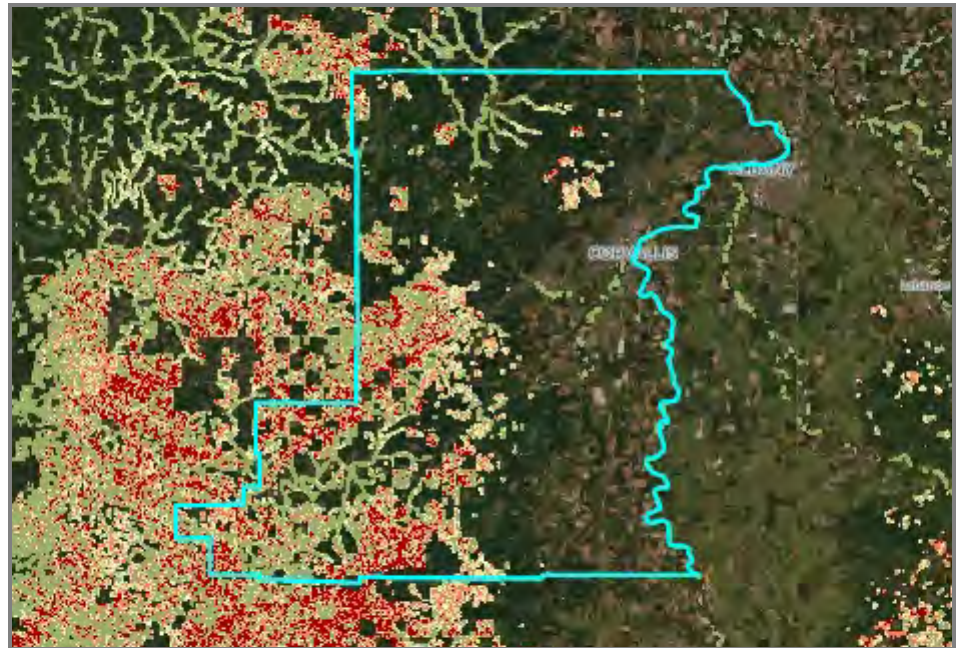
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POTENTIAL IMPACT TO WILDLIFE

Potential impact to wildlife represents the exposure or consequence of wildfire on mapped wildlife habitat for the following species: northern spotted owl, marbled murrelet, sage grouse, chinook salmon, coho salmon, steelhead trout, bull trout, redband trout, coastal cutthroat, and Lahontan cutthroat trout.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the Potential Impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The data values reflect a range of impacts from a very high negative consequences, where wildfire is detrimental (for example, sensitive habitat with fire-intolerant species), to a positive impacts of wildfire, where wildfire will produce an overall benefit (for example, improving wildlife habitat for fire-dependent species).



Benton County potential impact to wildlife habitat, if a wildfire were to occur.

Category	Description	Acres	%*
Very High	Potential impact is very highly negative (top 5%).	15,288	4
High	Potential impact is highly negative (80-95th percentile).	14,635	3
Moderate	Potential impact is moderately negative (50-80th percentile).	10,678	2
Low	Potential impact is slightly negative (17-50th percentile).	5,149	1
Low Benefit	Potential impact is slightly beneficial to wildlife at low flame lengths (8-17th percentile).	8,683	2
Benefit	Potential impact is beneficial, with a cumulative positive impact on wildlife habitat (0-8th percentile).	38,692	9
No Data	There is no wildlife habitat mapped in the area, or it is considered non-burnable (urban, agriculture, barren, etc).	340,737	79

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision

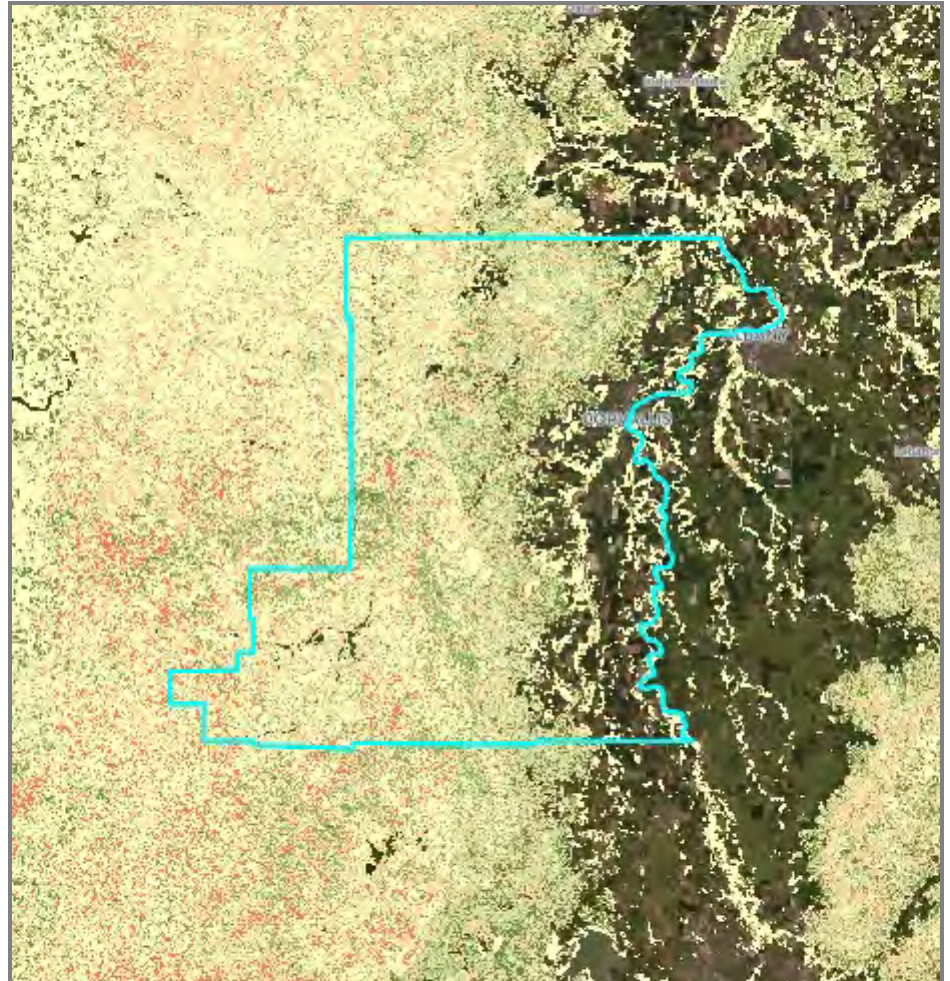


POTENTIAL IMPACT TO FOREST VEGETATION

Potential impact to forest vegetation represents the exposure or consequence of wildfire on mapped forest vegetation. This layer provides information about departure of current vegetation condition relative to historical vegetation and reference conditions, and considers the natural role of fire to specific fire regime groups.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the Potential Impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The data values reflect a range of impacts from a very high negative rating, where wildfire will move the landscape further from historical or desired conditions, to positive, where wildfire will bring the landscape closer to historical or desired conditions. Note that wildfire impacts on rangeland and grassland vegetation were not simulated due to a lack of spatial data and adequate characterization of wildfire impacts on vegetation outside of forested communities.





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Benton County potential impact to forest vegetation, if a wildfire were to occur.

Category	Description	Acres	%*
Very High	Potential impact is very highly negative (top 3%). Fire has a highly detrimental effect on the landscape, moving the landscape further from historical/desired conditions.	18,890	4
High	Potential impact is highly negative (87-97th percentile). Fire has a detrimental effect on the landscape, moving the landscape further from historical/desired conditions.	39,790	9
Moderate	Potential impact is moderately negative (52-87th percentile). Fire will move the landscape further from historical/desired conditions.	64,132	15
Low	Potential impact is slightly negative (19-52th percentile). Fire will move the landscape further from historical/desired conditions.	99,266	23
Low Benefit	Potential impact is slightly beneficial to forest vegetation at low flame lengths, potentially producing a "fuel treatment" effect (0.6-19th percentile).	50,878	12
Benefit	Potential impact is beneficial, with a cumulative positive impact on forest vegetation (0-0.6th percentile). There is potential for fire to bring the landscape closer to	10,616	2
No Data	There is no vegetation mapped in the area, or it is considered non-burnable (urban, agriculture, barren, etc).	150,290	35

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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FIRE REGIME GROUPS

A fire regime is a description of the general characteristics of a fire area, including frequency, intensity, size, pattern, season, and severity of effects of wildfire in an ecosystem over an extended period of time, dependent on topography, weather, vegetation, and fire history. How intensely a fire burns determines the effects and severity. Overall impacts of fires will depend on the historical fire regime and the influence of changes to that regime through changes in forest structure, composition, and processes.

Existing vegetation has departed from historical conditions in some areas, which affects the current fire environment. This departure depicts relative degrees of alterations of key ecosystem components such as species composition, structural stage, stand age, canopy closure, and fuel loadings. The potential impact to forest vegetation layer (and other potential impact layers) shows the areas where wildfire will move the landscape further from historical conditions, and where there are opportunities to use managed fire, active management, or other fuel treatments to bring the landscape closer to historical conditions.

Historically, higher fire frequency areas have lower fire severities. Vegetation in these areas is considered adaptive or resilient to fire due to this frequency. Examples include Ponderosa pine forests and dry mixed conifer forests. Lower frequency fire regime areas generally have higher severities, with vegetation and ecosystem elements usually considered sensitive due to their lack of exposure to fire. Examples include coastal forests, subalpine forests, alpine meadows, and many stream headwaters and riparian areas (see Existing vegetation).

Fire frequency suggests how often wildfire occurs (see Burn probability and Fire history data layers). Fire severity tells us how much impact wildfires are likely to have on the vegetation and other elements of an ecosystem (see Potential Impact data layers). The living and dead vegetation below forest canopies (shrubs, grasses, leaf litter, dead tree snags, etc.) also influences fire behavior (intensity and spread) and severity (impacts or effects). See Fuel models and Flame length data layers).

The national classification of fire regime groups commonly used includes five groups of fire frequency and severity pairs: I - frequent fire (0-35 years), low severity; II - frequent fire (0-35 years), stand replacement severity; III - 35-100+ years, mixed severity; IV - 35-100+ years, stand replacement severity; and V - 200+ years, stand replacement severity. Oregon has all of these historical fire regimes.

Maps of fire regime groups from LANDFIRE can be found here:

https://www.landfire.gov/geoareasmaps/2012/CONUS_FRG_c12.pdf.

Find more information about fire regime groups here: <https://www.landfire.gov/frg.php>.

Fire Regime table for major vegetation areas (in the Pacific Northwest):

https://www.fs.fed.us/database/feis/fire_regime_table/fire_regime_table.html#PacificNorthwest



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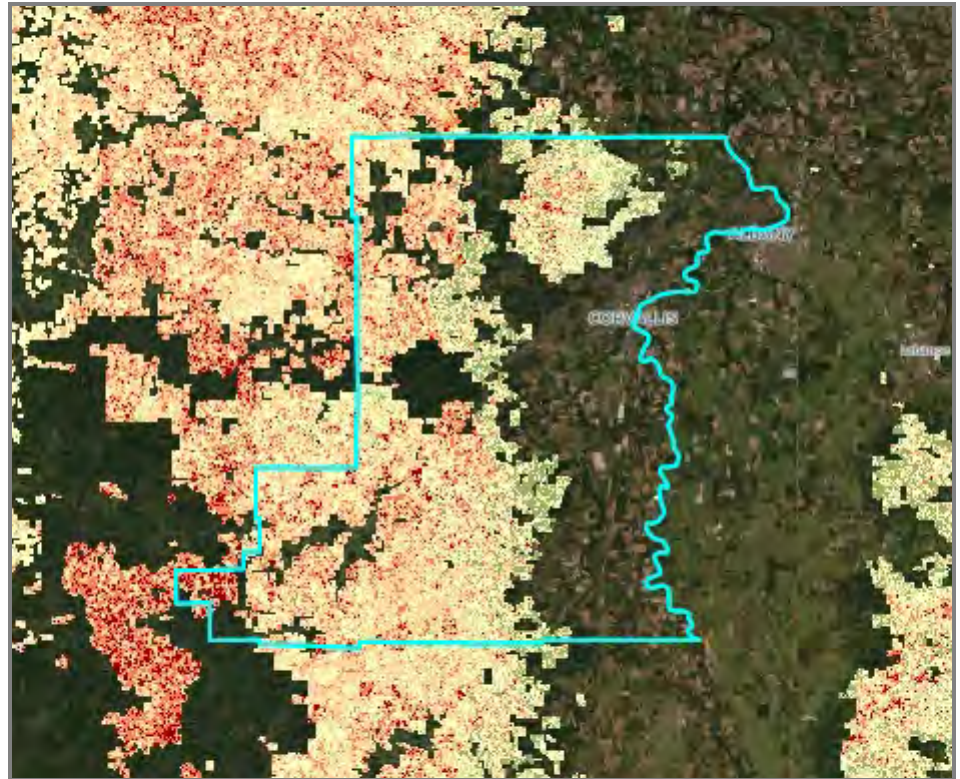
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POTENTIAL IMPACT TO TIMBER RESOURCES

Potential impact to timber resources represents the exposure or consequence of wildfire on mapped highly valued timber on US Forest Service, Tribal, private lands, BLM, and state-managed lands.

The Potential Impact data layers characterize exposure and susceptibility only, and do not include the likelihood of an area burning. This differentiates the potential impact layers from Wildfire Risk layers, which account for the burn probability in the risk rating.

The data values reflect a range of impacts from a very high negative rating, where wildfire is detrimental (for example early seral stage and/or sensitive forests), to positive, where wildfire may produce an overall benefit (for example, understory thinning treatment for fire-adapted species).



Benton County potential impact to timber resources, if a wildfire were to occur.

Category	Description	Acres	%*
Very High	Potential impact is very highly negative (top 5%).	6,357	1
High	Potential impact is highly negative (80-95th percentile).	27,677	6
Moderate	Potential impact is moderately negative (50-80th percentile).	71,269	16
Low	Potential impact is slightly negative (19-50th percentile).	52,919	12
Low Benefit	Potential impact is slightly beneficial to timber resources at low flame lengths (9-19th percentile).	15,619	4
Benefit	Potential impact is beneficial, with a cumulative positive impact on timber resources (0-9th percentile).	17,530	4
No Data	There are no timber resources mapped in the area, or it is considered non-burnable (urban, agriculture, barren, etc).	242,491	56

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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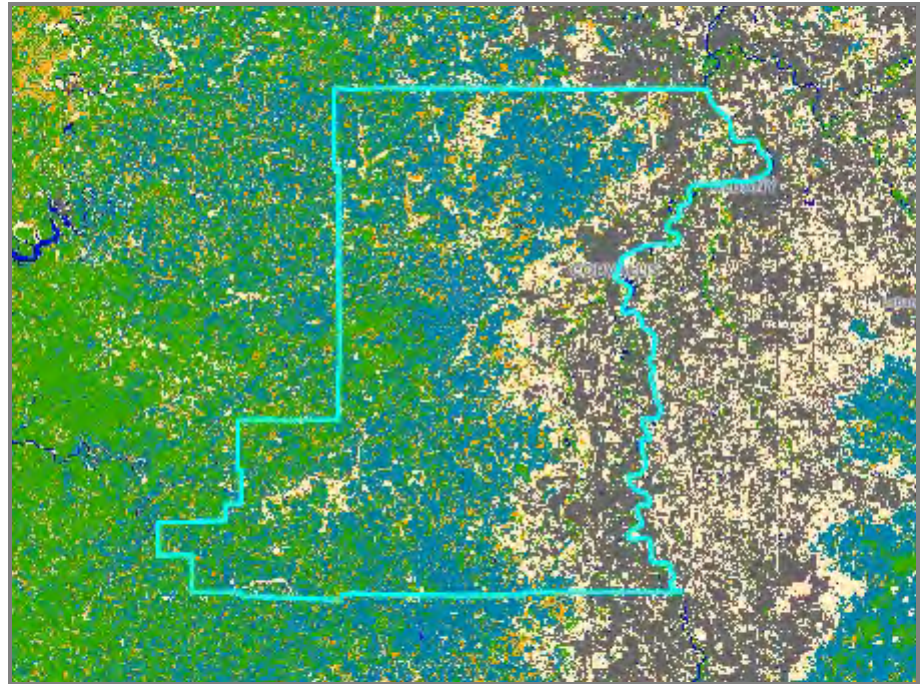


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FUEL MODEL GROUPS

Fuel models describe the fire-carrying materials that make up surface fuels, such as grasses, shrubs and litter (see next page). Fuel models are developed from climate characteristics, existing vegetation type, cover, height, and other vegetation characteristics, and help us understand the fuels igniting and carrying fire. These fuel models can be grouped into broad categories of burnable fuels based on descriptions of live and dead vegetation that represent distinct fuel types, size classes, and load distributions (amounts), shown in the map and chart below.

Fuels and other elements of the fuelscape in the risk assessment were extensively reviewed and refined by local expert consultation, and the fuelscape was updated to account for wildfires that occurred through 2017.



Benton County fuel model groups (see next page for descriptions of codes)

Category	Description	Acres	%*
Grass	Fuel models 101-104, (GR1; GR2; GR3; GR4)	63,608	15
Grass/Shrub	Fuel models 121-123, (GS1; GS2; GS3)	39,910	9
Non-burnable-other	Fuel Models 91-93,99, (NB1; NB2; NB3; NB9)	77,912	18
Non-burnable-water	Fuel Models 98, (NB8)	2,603	< 1
Slash-blowdown	Fuel Models 202, (SB2)	0	0
Shrub	Fuel Models 141-147, (SH1; SH2; SH3; SH4; SH5; SH6; SH7)	3,840	< 1
Timber Litter	Fuel Models 181-189, (TL1; TL2; TL3; TL4; TL5; TL6; TL7; TL8; TL9)	169,560	39
Timber-Understory	Fuel Models 161-163, 165, (TU1; TU2; TU3; TU5)	76,429	18

Source: 2018 Pacific Northwest Quantitative Wildfire Risk Assessment, US Forest Service

* Values may add up to over 100% due to rounding precision



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Table of Fuel Model Groups

40 Scott and Burgan Fire Behavior Fuel Models Description and Data Dictionary <https://www.landfire.gov/fbfm40.php>
<https://www.landfire.gov/DataDictionary/f40.pdf>

Group	Description
Grass Fuel models 101-104, (GR1; GR2; GR3; GR4)	GR1: Short, sparse dry climate grass is short, naturally or heavy grazing, predicted rate of fire spread and flame length low GR2: Low load, dry climate grass primarily grass with some small amounts of fine, dead fuel, any shrubs do not affect fire behavior GR3: Low load, very coarse, humid climate grass continuous, coarse humid climate grass, any shrubs do not affect fire behavior GR4: Moderate load, dry climate grass, continuous, dry climate grass, fuelbed depth about 2 feet
Grass/Shrub Fuel models 121-123, (GS1; GS2; GS3)	GS1: Low load, dry climate grass-shrub shrub about 1 foot high, grass load low, spread rate moderate and flame length low GS2: Moderate load, dry climate grass-shrub, shrubs are 1-3 feet high, grass load moderate, spread rate high, and flame length is moderate GS3: Moderate load, humid climate grass-shrub, moderate grass/shrub load, grass/shrub depth is less than 2 feet, spread rate is high and flame length is moderate
Non-Burnable-Other	Fuel Models 91-93, 99, (NB1; NB2; NB3; NB9) NB1: Urban NB2: Snow/Ice NB3: Agriculture NB9: Barren
Non-burnable-Water	Fuel Model 98, (NB8): Water
Slash-blowdown	Fuel Model 202, (SB2): Moderate load activity fuel or low load blowdown, 7-12 t/ac, 0-3 inch diameter class, depth about 1 foot, blowdown scattered with many still standing, spread rate and flame low
Shrub Group Fuel Models 141-147, (SH1; SH2; SH3; SH4; SH5; SH6; SH7)	SH1: Low load dry climate shrub, woody shrubs and shrub litter, fuelbed depth about 1 foot, may be some grass, spread rate and flame low SH2: Moderate load dry climate shrub, woody shrubs and shrub litter, fuelbed depth about 1 foot, no grass, spread rate and flame low SH3: Moderate load, humid climate shrub, woody shrubs and shrub litter, possible pine overstory, fuelbed depth 2-3 feet, spread rate and flame low SH4: Low load, humid climate timber shrub, woody shrubs and shrub litter, low to moderate load, possible pine overstory, fuelbed depth about 3 feet, spread rate high and flame moderate SH5: High load, humid climate grass-shrub combined, heavy load with depth greater than 2 feet, spread rate and flame very high SH6: Low load, humid climate shrub, woody shrubs and shrub litter, dense shrubs, little or no herbaceous fuel, depth about 2 feet, spread rate and flame high SH7: Very high load, dry climate shrub, woody shrubs and shrub litter, very heavy shrub load, depth 4-6 feet, spread rate somewhat lower than SH6 and flame very high



Oregon Wildfire Risk Explorer- Advanced Report

169/243

Benton County

433,861 Acres: (678 Sq. Miles)



Generated: July 21, 2021

Timber Litter Group	TL1: Low load compact conifer litter, compact forest litter, light to moderate load, 1-2 inches deep, may represent a recent burn, spread rate and flame low TL2: Low load broadleaf litter, broadleaf, hardwood litter, spread rate and flame low TL3: Moderate load conifer litter, moderate load conifer litter, light load of coarse fuels, spread rate and flame low TL4: Small downed logs moderate load of fine litter and coarse fuels, small diameter downed logs, spread rate and flame low TL5: High load conifer litter, light slash or dead fuel, spread rate and flame low TL6: Moderate load broadleaf litter, spread rate and flame moderate TL8: Large downed logs, heavy load forest litter, larger diameter downed logs, spread rate and flame low TL8: Long needle litter, moderate load long needle pine litter, may have small amounts of herbaceous fuel, spread rate moderate and flame low TL9: Very high load broadleaf litter, may be heavy needle drape, spread rate and flame moderate
Fuel Models 181-189, (TL1; TL2; TL3; TL4; TL5; TL6; TL7; TL8; TL9)	
Timber-Understory Group	TU1: Low load dry climate timber grass shrub, low load of grass and/or shrub with litter, spread rate and flame low TU2: Moderate load, humid climate timber-shrub, moderate litter load with some shrub, spread rate moderate and flame low TU3: Moderate load, humid climate timber grass shrub, moderate forest litter with some grass and shrub, spread rate high and flame moderate TU5: Very high load, dry climate shrub, heavy forest litter with shrub or small tree understory, spread rate and flame moderate
Fuel Models 161-163, 165, (TU1; TU2; TU3; TU5)	

This report was generated from the Advanced Oregon Wildfire Risk Explorer map viewer: tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfireplanning. For more information on wildfire risk in a specific location, you can generate a Homeowner's report from the Oregon Wildfire Risk Explorer map viewer.

How to Cite:

Accessed from the Oregon Wildfire Risk Explorer on July 21, 2021

URL: https://tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfireplanning

Primary data Source: USDA Forest Service Pacific Northwest Quantitative Wildfire Risk Assessment (2018)

The Oregon Wildfire Risk Explorer site, tools and reports are the result of a collaboration among the following organizations and others:



Wildfire risk data is primarily from the USDA Forest Service 2018 Pacific Northwest Quantitative Wildfire Risk Assessment with some components from the 2013 West Wide Wildfire Risk Assessment. The information is being provided as is and without warranty of any kind either express, implied or statutory. The user assumes the entire responsibility and liability related to their use of this information. By accessing this website and/or data contained within, you hereby release the Oregon Department of Forestry, Oregon State University, and all data providers from liability. This institution is an equal opportunity provider. This publication was made possible through grants from the USDA Forest Service.

APPENDIX D

Compiled List of Tasks from the 2009 and the 2016 CWPPs

This appendix is a compilation of the task lists from the 2009 and 2016 CWPPs. An update to the task is provided if one is known.

TASK LISTS FROM THE 2009 CWPP

Table 6.1. Action Items in Safety and Policy.

Action Item	2021 Update
6.1.a: Incorporate the Benton County Community Wildfire Protection Plan as a supplement to the Benton County Multi-Hazard Mitigation Plan.	Completed in 2010
6.1.b: Incorporate the Benton County Community Wildfire Protection Plan, by reference, in the Benton County Comprehensive Plan.	Completed in 2010
6.1.c: Provide support for a committee to address building and development issues within areas considered high wildfire risk. One of the committee's first tasks shall be to evaluate and develop a recommendation regarding adoption of the Urban Wildland Interface Building Code to lessen wildfire risk by specifying construction materials, access standards, defensible space, water supply, etc.	This item was removed during the 2016 update "until such time that statewide conversations around WUI Code adoption are again initiated"
6.1.d: Distribute Firewise-type educational brochures with building permit applications.	Ongoing

Action Item	2021 Update
6.1.e: Assess areas currently outside of existing fire districts for annexation or formation of new district due to increasing population or high fire risk.	[2016 update notes] Initial studies and public contact with residents of the Greenberry Gap indicated an unfavorable climate for annexations by adjoining fire districts, due to response times, budgetary constraints, and overtaxing volunteer departments that are already stretched thin. Discussions with residents, firefighting professionals, and county personnel turned towards the idea of the formation of a new district in the Gap, and efforts were undertaken to explore implementation of this strategy. Added to the 2016 Update task list.
6.1.f: Continue pre-planning emergency evacuation routes with specifications for varying conditions.	
6.1.g: Support prescribed burning as an effective tool to reduce hazardous fuels in the WUI within applicable regulations.	This is still something that the county would like to support. It has been added to the Strategy Project list.
6.1.h: Develop a program to assist landowners with the certification, signage, and maintenance of private bridges, and improvements to existing substandard driveways.	[2016 update notes: No program has been found that would provide financial assistance for bridges on private property. Developing such a program would require considerable financial support, and at this point is unlikely as a use of public funds. This item will be revised to emphasize assistance in education, an ongoing task. New language: <i>“Assist fire districts in educating private landowners about the wildfire risks associated with structurally inadequate bridges and substandard driveways that hamper emergency response.”</i>]
6.1.i: Identify areas with inadequate fire protection and work with residents and fire service agencies to develop solutions.	

Action Item	2021 Update
6.1.j: Develop a common road and bridge access standard that is consistent with the Benton County Development Code and the Oregon Fire Code as implemented by the Fire Defense Board.	[2016 update notes: In 2008 the Fire Defense Boards of Linn and Benton Counties jointly adopted Guidelines for the Application of Oregon’s Fire and Life Safety Regulations Within Linn & Benton Counties. These guidelines were updated in 2012 and remain in effect. Benton County does not plan to adopt similar standards, preferring to defer to individual fire district personnel in interpretation of the standards. This item should be removed as an action item.] Complete
6.1.k: Develop an Emergency Evacuation Plan for the Wren to Cardwell Hill area.	
6.1.l: Coordinate with all Benton County fire protection agencies to develop uniform standards for fire district review of all building permits and development proposals.	[2016 update notes: Varying levels of staffing and capacity at the rural fire departments in the county, as well as differing interpretations of Fire Code have resulted in an uneven method for review of building permits by fire protection agencies. Current (2016) systems have been improved and are generally effective. This item should be removed as an action item.]
6.10.m: Establish a central location and designated staff for coordination of all tasks associated with this CWPP.	[2016 update notes: Completed, This task was assigned to a planner in the Benton County Community Development Department and the Community Wildfire Forester of the Oregon Department of Forestry]

Table 6.2. Action Items for Fire Prevention, Education, and Mitigation.

Action Item	2021 Update
6.2.a: Implementation of youth and adult wildfire educational programs.	Adult education is ongoing. The youth education component was never initiated.

Action Item	2021 Update
6.2.b: Prepare for wildfire events in high risk areas by conducting home site risk assessments and developing area-specific “Response Plans” to include participation by all affected jurisdictions and landowners.	<p>[2016 update notes: Since the 2009 adoption of the CWPP many homeowners county-wide have requested homesite evaluations, which have been conducted primarily by ODF and county staff. This effort should continue, and homeowners’ groups should be contacted for whole-neighborhood evaluations.]</p> <p>If this is to be conducted by county staff, a larger portion of the staff’s time will need to be allocated to this project. It would require education and dedication. Currently, evaluations are only done as part of the creation of a Firewise community.</p>
6.2.c: Wildfire risk assessments of homes in the wildland-urban interface.	Only implemented for those becoming Firewise Communities
6.2.d: Implementation of home site defensible space treatments.	Not implemented due to lack of funding
6.2.e: Implementation of community defensible zone treatments in rural subdivisions or housing clusters.	
6.2.f: Maintenance of home site defensible space.	Combined with 6.2.h and placed in 2016 update
6.2.g: Work with area homeowner’s associations to foster cooperative approach to fire protection and awareness and identify mitigation needs.	Combined with 6.2.h and placed in 2016 update
6.2.h: Work with OSU Extension and Master Gardeners to offer Firewise landscaping clinics to assist property owners in maintaining fire-resistant defensible space around structures.	<p>[2016 update notes: Most education has been conducted by county and ODF personnel, due to administrative changes at OSU Extension. Due to overlap and similar purposes, the two items above and several wildfire education items from the 2009 CWPP have been combined into one]</p>

Action Item	2021 Update
6.2.i: Work with a local recycling center to develop an onsite neighborhood chipping program or drop boxes for large limbs generated by fuels mitigation projects.	<p>[2016 update notes: A chipping program in multiple locations throughout the county has been established, and is managed by ODF, with chipping performed on contract with local providers. The local recycling center partnership with drop boxes was determined unfeasible. Instead, drop locations are established in many locations, private landowners haul the fuels they collect, and chipping dates are scheduled. This item will be retained and revised.]</p> <p>The Community Development coordinator has taken over coordination of this task from ODF. The chipping program is ongoing, subject to budget appropriations.</p>

Table 6.3. Action Items for Infrastructure Enhancements.

Action Item	2021 Update
6.3.a: Develop inventory, map, rate, and sign all private bridges countywide.	<p>[2016 update notes: An inventory of all private bridges in the county was completed, performed by ODF staff, and each bridge's photographs and characteristics recorded and mapped by county GIS. Load rating was found to be unfeasible due to cost, and signage has been posted by individual fire districts in selected location. The inventory of bridges was accomplished and will be removed from the action items list; and the rating and signage will be revised and added as Action Item 3.]</p>
6.3.b: Inventory, map, and sign all potential evacuation routes and procedures countywide and educate the public on use.	<p>[2016 update notes: This has been partially completed, with signage on the evacuation routes that have been constructed. Evacuation routes in limited access neighborhoods have emerged as an issue of primary importance during the next CWPP cycle.]</p>
6.3.c: Implement a fuels management and reduction program along Bonneville Power Administration power line corridor.	<p>[2016 update notes: This item has been re-evaluated by the CWPP Update team, who have determined that BPA is maintaining their easement fuels adequately. This item should be removed as an action item.]</p>

Action Item	2021 Update
6.3.d: Make access improvements to substandard bridges and culverts and limiting road surfaces on public and private rights-of-way not already identified.	Skunk Creek culvert - replaced a failing structure Public Works plans to replace the Oak Creek bridge on Oak Creek Drive
6.3.e: Coordinate with private landowners regarding the use of key boxes on gates to improve emergency response times.	[2016 update notes: This item has been partially achieved, particularly with recently completed evacuation routes. Not only private landowners but also fire districts and land management agencies will play roles in this item in the future, as new routes are identified, improved, signed, and gated.] Emergency Management has stated that access to gated emergency evacuation routes will be retained by that department
6.3.f: Map, develop GIS database, and provide signage for onsite water sources such as hydrants, underground storage tanks, and drafting or dipping sites on all ownerships across the county.	[2016 update notes: Staff of ODF mapped onsite natural water sources county-wide. Remaining developed water sources need to be mapped and signed.]
6.3.g: Develop wildfire protection-specific management plan, including a fuels reduction program, for the City of Corvallis Watershed and adjacent properties.	[2016 update notes: This issue has been a concern of fire protection agencies and was addressed in the 2013 update of the Corvallis Forest Stewardship Plan by the City of Corvallis.]
6.3.h: Physically improve the Cardwell Hill emergency evacuation route.	The facility has been placed on the FEMA RISKMap priority list for maintenance
6.3.i: Support the development and implementation of an improved water system in Alsea that will meet industry standards as well as sustain wildland fire protection of the community and residences.	[2016 update notes: Completed in 2010, providing pressurized hydrants to the Alsea residential properties highest in elevation and bordering forested lands. Benton County Public Works took the lead on this project, in coordination with Alsea Rural Fire Protection District.]
6.3.j: Install a pumped hydrant on Wildwood Road, Maxfield Creek Road, and on the downtown Kings Valley mill site.	[2016 update notes: This item remains a desired infrastructure improvement in the H-KV District, and like other localized concerns is best removed and added to the department's list of future projects for which to seek funding and staff time.]

Table 6.4. Action Items for Resource and Capability Enhancements.

Action Item	2021 Update
6.4.a: Improve mitigation capabilities by developing a more stable funding mechanism for mitigation and education activities outside of the regular operating budget of local fire districts.	[2016 update notes: Action items under this heading in the 2009 CWPP address individual fire district issues such as developing stable funding, retention and recruitment of volunteers, purchasing supplies and firefighting vehicles. All items remain in effect; however, they fall more within the province of individual district funding and operations decisions, and therefore do not appear in 2016 CWPP Update.]
6.4.b: Develop additional water resource sites to supplement fire suppression efforts throughout Benton County.	
6.4.c: Improve departmental capability by establishing a program to increase the retention and recruitment of volunteer firefighters.	
6.4.d: Update personal protective equipment for all fire districts in Benton County.	
6.4.e: Obtain funding for an updated engine and fire hall expansion for the Hoskins-Kings Valley Rural Fire Protection District.	
6.4.f: Obtain funding for a Type III wildland engine for the Albany Fire Department.	
6.4.g: Obtain funding for an updated water tender and structural engine for the Alsea Rural Fire Protection District.	
6.4.h: Obtain funding for an updated Type 1 engine for the Blodgett-Summit Rural Fire Protection District.	
6.4.i: Obtain additional funding for training and necessary training equipment and supplies for all fire districts in Benton County.	
6.4.j: Support a fuel source initiative to support the Hoskins-Kings Valley Rural Fire Protection District efforts due to loss of local fuel supplier.	

Table 6.5. Proposed Project Areas

Strategic Planning Area	Project Name	Project Type	# of Acres	# of Structures	Miles of Road	2021 Update
1	Vineyard Mountain-Lewisburg Area	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	5,903	2554	47.1	No update and this was not carried over as a project in the 2016 update
1	Deer Run-Live Oak Roads	Improve Access Road Connectivity	153	50	1.3	Added to 2016 task list – check that list for updates
1	Skyline West	Widen Access Roads, Improve Access Road Connectivity, Extension of Municipal Water System	283	220	2.9	
1	Arboretum	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	160	93	1.9	
1	North Albany #1	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	152	98	2.5	
1	North Albany #2	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	143	77	2.8	
1	North Albany #3	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	290	225	1.2	
1	North Albany #4	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	653	357	5.6	

Strategic Planning Area	Project Name	Project Type	# of Acres	# of Structures	Miles of Road	2021 Update
2	Monroe	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	791	371	6.6	Added to 2016 task list – check that list for updates
3	Cardwell Hill - Oak Creek	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Improve Substandard Bridges	1,714	575	16.6	No update and this was not carried over as a project in the 2016 update
3	Soap Creek	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Improve Substandard Bridges	2,457	250	11.6	Added to 2016 task list – check that list for updates
3	Marys River Estates	Install Additional Turnouts and/or Turnaround Areas, Conduct Fuels Reduction Treatments	983	191	6.2	Tansy Drive repaired/improved – ongoing work for emergency egress on Tansy - Shoulders widened on Marys River Estates Road
3	Wren	Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Improve Substandard Bridges	2,100	284	10.4	Added to 2016 task list – check that list for updates
3	Trillium	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	393	60	3.1	
3	Coffin Butte	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	320	34	1.1	No update and this was not carried over as a project in the 2016 update

Strategic Planning Area	Project Name	Project Type	# of Acres	# of Structures	Miles of Road	2021 Update
4	Pioneer Village	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Reduce Structural Ignitability Factors	241	66	3.1	No update and this was not carried over as a project in the 2016 update
4	Blodgett to Summit	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Substandard Bridges	1,688	137	7.6	Added to 2016 task list – check that list for updates
4	Corvallis Watershed	Hazardous Fuels Reduction and Forest Health Improvement	2,354	10	1.2	
4	West Blodgett	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Substandard Bridges	1,023	72	7.5	
4	Upper Ridenour Creek	Improve Access Road Connectivity	1,013	37	4.6	
5	Cecil Lane	Widen Access Road, Roadside Fuels Treatments, Install Additional Turnouts and/or Turnarounds	179	22	1.6	Added to 2016 task list – check that list for updates
5	Lobster Creek	Bridge Replacement	283	3	7.6	

Table 6.6. Benton County Public Works' Access Improvement Projects. (Access Improvements for evacuation purposes - This table did not carry over to the 2016 update)

Road Name	Start Point	End Point	Current Owner	Existing Right-of-Way	Length (feet)	2021 Update
Dawnwood Drive	Dawnwood	Panorama	Private	No	6,436	No update and these were not carried over as projects in the 2016 update
Mitchell Drive	Waneta	Mitchell	County ROW, Private	Partial	932	
Ponderosa	Ponderosa	Oak Creek	OSU	No	3,514	
Tansy Extension	Tansy	Garrett	County ROW, Private	Partial	607	On-going
Deer Run	Deer Run	Live Oak	County ROW, Private	Partial	647	Added to 2016 Table 4.3 – check that list for updates
Starr Creek Road	Starr Creek	Hells Canyon Road	County	Yes	4,254	Added to 2016 Table 4.3 – check that list for updates
Fair Oaks Drive	Fair Oaks	Walnut	Private	No	2,070	Completed
Northwest Cardwell Hill Drive	Cardwell East	Cardwell West	County	Yes	14,296	
Airport Avenue	Airport	Greasy Creek	County	Yes	9,617	Added to 2016 Table 4.3 – check that list for updates
Cardwell-Panorama Connector	Cardwell	Panorama	County	Yes	5,160	No update and these were not carried over as projects in the 2016 update
Panorama Extension	Panorama	Dawnwood	County	Yes	2,058	
Heritage Hills Road	9th	Panorama	Private	No	11,494	

TASK LISTS FROM THE 2016 CWPP

Table 4.2 - Action Items

Action Item for Safety and Policy	Responsible Organization	Timeline	Priority	2021 Update
1. Greenberry Gap - Assess areas currently outside of existing fire districts for annexation or formation of new district due to increasing population or high fire risk.	Lead: County Board of Commissioners Support: Fire Defense Board	2 years	High	There was little support from the property owners to create a new district. However, the new SB 762 bill requires that all lands have a baseline level of fire protection by January 2026 so some action will be taken regardless of property owner hesitation.
2. Wren to Cardwell Hill Evacuation Route - Develop an Emergency Evacuation Plan for the Wren to Cardwell Hill area. Tasks include maintenance of drivable route and development of an inter-agency coordinated strategy, and a public information campaign.	Lead: Sheriff's Office Support: Community Development	1 year	High	
3. Private Bridges - Assist fire districts in educating private landowners about the wildfire risks associated with structurally inadequate bridges and substandard driveways that hamper emergency response.	Lead: Fire Districts, FDB Support: Community Development	2 years	Medium	This has been done with us on a spot-basis, generally, when there is a permit pulled for dwelling improvements or on emergency calls. The Fire Districts will undertake a three year project to rate all access roads including bridges and culverts
Action Items for Fire Prevention, Education and Mitigation				
4. Wildfire Education Programs - Work with ODF, OSU Extension, and others to offer Firewise education programs to assist landowners on creating	Lead: Community Development, ODF	Ongoing	High	Ongoing

and maintaining fire-resistant defensible space and Firewise landscaping around structures.	Support: OSU Extension			
5. Coordination of Evacuation Awareness – Educate the public on emergency evacuation planning and procedures for wildfire; and coordinate with all agencies in mapping and developing awareness of evacuation routes.	Lead: Community Development, Public Works Support: Sheriff's Office, FDB, Fire Districts, ODF	Ongoing	High	Ongoing
6. Neighborhood Chipping Program – In cooperation with homeowners' groups, operate a multi-site neighborhood chipping program for materials generated by fuels mitigation projects.	Lead: ODF Support: Community Development	Ongoing	Medium	Ongoing. This program is only available for Firewise communities or those in the process of becoming a Firewise community.
7. Homesite Risk Evaluations - Prepare for wildfire events in high risk areas by conducting homesite risk assessments and developing area-specific "Response Plans" to include participation by all affected jurisdictions and landowners.	Lead: ODF Support: Community Development	Ongoing	High	Risk evaluations are only completed for prospective Firewise communities
8. Inter-Agency Coordination - Fuels reduction projects completed and planned by ODF, USFWS, BLM, OSU Forests, USFS, and Benton County Natural Areas & Parks Department (NAPD) such as thinning and prescribed burns, should be listed and mapped. Inter-agency communication and coordination will prove beneficial in these efforts and improve efficiency.	Lead: ODF Support: OSU Forests, NAPD, USFS, BLM, USFWS	Ongoing	Medium	Ongoing
9. New Project Areas - Many new project areas were identified by the CWPP Update Team as having multiple factors contributing to the potential wildfire	Lead: ODF	Ongoing	High	

<p>risk to residents, homes, infrastructure, and the ecosystem. Project areas are individually described in Table 4.3, below, and mapped on page 44.</p>	<p>Support: FDB, Community Development</p>			
<p>Action Items for Infrastructure Enhancements</p>				
<p>10. Emergency Access Improvements – Seek secondary access routes for Limited Access Neighborhoods (LANs, map page 45). Map, improve, and sign routes in coordination with private landowners; coordinate with landowners regarding the use of gates during emergencies; educate the public in emergency routes and procedures.</p>	<p>Lead: Community Development, Public Works Support: Sheriff's Office, FDB, Fire Districts, ODF</p>	<p>5 Years</p>	<p>High</p>	<p>See updates in Table 4.3.</p>
<p>11. Water Source Inventory - Map, develop GIS database, and provide signage for onsite water sources such as hydrants, underground storage tanks, and drafting or dipping sites on all ownerships across the county.</p>	<p>Lead: FDB, Fire Districts, ODF Support: Community Development, GIS</p>	<p>2 years</p>	<p>Medium</p>	

Table 4.3 - Proposed Project Areas by Strategic Planning Area (SPA)

SPA	Project Name	Project Type	Acres	Number of Structures	Miles of Road	Priority Ranking	2021 Update
Strategic Planning Area 1 – Urban Area							
1	Deer Run, Live Oak Roads	Improve access road connectivity	153	50	1.3	1	Connectivity to Deer Run is no longer an option but Fire Department turnouts were constructed in 2019-2020. This item will be considered complete.
1	Skyline West Subdivision	Widen access roads, improve access road connectivity, extend municipal water system	283	220	2.9	2	Secondary access to the neighborhood created through NW Fair Oaks Drive Project underway to build emergency connection to NW Oak Creek Drive
1	Arboretum Road	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	160	93	1.9	3	Added to 2021 Project List
1	North Albany #1 Springhill, Winn, Picadilly Roads	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	152	98	2.5	4	
1	North Albany #2 Palestine Road	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	143	77	2.8	5	

1	North Albany #3 Valley View area	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	290	225	1.2	6	
1	North Albany #4 Rondo Street to N. Albany Road	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	653	357	5.6	7	
Strategic Planning Area 2 – Farm Area							
2	Monroe	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	791	371	6.6	1	
2	Starr Creek Road	Improve structural defensible space, improve access road connectivity	1,390	25	--	2	Completed Connection between Starr Creek Road and Hells Canyon Road has been improved as an emergency access route. This project provides secondary emergency access and egress for 25 homes on Starr Creek Road and 28 homes on the Hells Canyon Road network that only had one way in and out. This roadway is currently gated on both ends and the project will retain gates near these locations.
2	Airport Avenue	Improve structural defensible space, improve access road connectivity	674	26	--	3	Added to 2021 Project List
Strategic Planning Area 3 – North Forest Area							

3	Soap Creek Road	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity, improve substandard bridges	2,457	250	11.6	1	Writsman Creek Road bridge was replaced by Starker
3	Wren Community	Install additional turnouts and/or widen access roads, improve access road connectivity, improve substandard bridges	2,100	284	10.4	2	Added to 2021 Project List
3	Trillium Lane	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	393	60	3.1	3	
3	Coffin Butte Road	Improve structural defensible space, install additional turnouts and/or widen access roads, improve access road connectivity	320	34	1.1	4	As part of a proposal to expand Coffin Butte Landfill, Coffin Butte Road may be vacated and alternative routes improved for regular traffic, emergency response, and evacuation
Strategic Planning Area 4 – West Forest Area							
4	Blodgett to Summit	Improve structural defensible space, including Blodgett school, install additional turnouts and/or widen access roads, improve substandard bridges	1,688	137	7.6	1	Bridge on NW Oak Creek Drive to be replaced in 2023

4	Corvallis Watershed	Hazardous fuels reduction and forest health improvement	2,354	10	1.2	2	Added to 2021 Project List
4	West Blodgett	Improve structural defensible space, install additional turnouts and/or widen access roads, improve substandard bridges	1,023	72	7.5	3	Bridge on Norton Creek Road replaced Bridge on Marys River Road rehabilitated
4	Upper Ridenour Creek	Improve access road connectivity	1,013	37	4.6	4	Added to 2021 Project List
4	Norton Creek Road	Improve structural defensible space, improve access road connectivity	2,661	31	--	5	
4	Old Peak Road	Improve structural defensible space, improve access road connectivity	1,495	70	--	6	
4	Evergreen Road	Improve structural defensible space, improve access road connectivity	1,506	58	--	7	Emergency connection between Evergreen and Hwy 34 (Pioneer Village) completed.
4	Hells Canyon Road	Improve structural defensible space, improve access road connectivity	3,779	28	--	8	Completed
4	Beaver Creek Road	Improve structural defensible space, improve access road connectivity	1,622	44	--	9	Added to 2021 Project List
4	Botkin Road	Improve structural defensible space, improve access road connectivity	279	23	--	10	
Strategic Planning Area 5 – Coast Range Area							
5	Cecil Lane	Widen access road, roadside fuels treatments, install additional turnouts and/or turnarounds	179	22	1.6	1	Added to 2021 Project List

5	Lobster Creek	Bridge replacement	283	3	7.6	2	
5	Honey Grove Road	Improve structural defensible space, improve access road connectivity	1,246	19	--	3	

APPENDIX E

*Fuel Model Key

A	Annual grasses (cheat)
B	Dense Chaparral
C	Open pine, grass under
F	Dense Brush (lighter than B)
G	Conifer, Old growth
H	Conifer, Second growth
I	Slash, heavy
J	Slash, medium
K	Slash, thinning, P.C., Scattered
L	Grass Perennial
R	Hardwood, summer
T	Sagebrush, medium dense
U	Closed canopy pine
X	Non wildland fuel

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2021	34	Larsen Cr.	J	5/15/2021 9:25	Recreationist	0.17
2021	36	Salmonberry	H	5/25/2021 14:00	Debris Burning	0.34
2020	2	Powerline	F	7/12/2020 16:56	Equipment Use	0.26
2020	6	Harris	L	7/26/2020 17:00	Debris Burning	0.18
2020	7	Bunker Hill	L	8/5/2020 19:27	Equipment Use	0.01
2020	18	Wells Corners	H	9/7/2020 14:25	Recreationist	0.01
2020	22	Yew Cr.	H	9/7/2020 21:22	Equipment Use	2
2020	25	Foster Rd	L	9/9/2020 20:56	Miscellaneous	0.01
2020	28	County Line Strike	H	9/19/2020 5:52	Lightning	0.02
2019	1	Green Peak Rd	H	7/5/2019 6:02	Recreationist	0.2
2019	3	Hwy 20	L	8/5/2019 14:56	Equipment Use	0.02
2019	4	Dorset Ln	X	8/5/2019 15:21	Miscellaneous	0.17
2018	5	Calvary	L	7/9/2018 19:44	Recreationist	0.01
2018	12	The Moss Rock	H	7/26/2018 16:02	Equipment Use	0.01
2018	14	The Lyon	H	8/3/2018 18:48	Miscellaneous	0.01
2018	18	Van Horn	I	8/16/2018 8:53	Debris Burning	0.01
2018	19	Summit Hwy	H	8/20/2018 15:00	Equipment Use	0.01
2018	24	Sulphur Soap	H	9/9/2018 16:47	Recreationist	0.01
2018	28	Chinook	F	4/24/2018 11:50	Debris Burning	1.17
2018	29	Iris	L	9/27/2018 2:12	Debris Burning	0.06
2018	32	Alsea Tree	F	6/3/2018 19:38	Equipment Use	0.08
2018	33	Wildwood	I	10/5/2018 11:11	Arson	0.1
2018	34	Summit Railroad	L	6/27/2018 13:15	Railroad	0.01
2018	38	Buck Peak South	J	10/25/2018 15:00	Recreationist	0.19
2017	5	Mcgarra Hay Fire	L	7/23/2017 16:57	Equipment Use	0.01

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2017	7	Grange Hall Fire	L	8/9/2017 16:01	Equipment Use	0.2
2017	22	S. Berry Cr. 21	X	9/5/2017 13:07	Equipment Use	0.01
2017	24	Winney Rd.	L	10/4/2017 14:40	Equipment Use	0.08
2017	26	Peterson Road	L	6/25/2017 15:55	Equipment Use	2.4
2016	1	Peavy Arboretum	L	7/2/2016 19:25	Recreationist	3.6
2016	2	Bruce Rd Fire	A	7/15/2016 16:35	Equipment Use	0.5
2016	3	Soap Cr.	L	7/24/2016 10:31	Miscellaneous	0.01
2016	4	Coon Rd Fire	A	8/4/2016 17:50	Equipment Use	29.5
2016	8	North Bellfountain	F	8/14/2016 15:32	Arson	0.37
2016	9	South Bellfountain	K	8/14/2016 15:32	Arson	0.31
2016	10	Witham Hill	R	8/15/2016 16:36	Recreationist	0.6
2016	18	Lasky Powerline Fire	L	8/29/2016 11:30	Debris Burning	11.56
2016	22	Brumfield Ln	L	9/20/2016 14:43	Debris Burning	0.01
2015	5	High Honeygrove	J	7/18/2015 9:42	Recreationist	0.01
2015	7	Luckiamute Field Fire	A	7/29/2015 19:37	Equipment Use	0.01
2015	9	Hoskins Field	A	7/30/2015 12:57	Equipment Use	17
2015	10	Norton Spot Fire	A	8/1/2015 15:55	Equipment Use	0.01
2015	12	Plunkett Cr.	A	8/3/2015 6:57	Debris Burning	0.05
2015	14	Tatom Lane	F	8/4/2015 1:34	Equipment Use	0.1
2015	15	Peterson Rd.	X	8/9/2015 10:58	Miscellaneous	0.01
2015	16	Skunk Creek	H	8/11/2015 6:42	Lightning	7.2
2015	17	Van Horn	H	8/11/2015 20:24	Lightning	0.04
2015	19	Thunderstruck	H	8/29/2015 11:06	Lightning	0.11
2015	20	Woodhall Strike	H	9/4/2015 17:46	Lightning	0.01
2014	3	NW 60th St.	L	7/9/2014 14:23	Equipment Use	0.01
2014	6	Davies Rd Fire	F	8/1/2014 0:55	Lightning	0.01
2014	8	Earth Rising Fire	H	8/10/2014 7:02	Equipment Use	0.24
2014	9	Aurora Fire	H	8/12/2014 8:30	Lightning	0.01
2014	11	Leisure Way	F	8/20/2014 16:16	Equipment Use	0.1
2014	12	Spilde Creek Fire	H	8/22/2014 14:19	Railroad	1.1
2014	16	Chip Ross Fire	L	9/5/2014 20:35	Juveniles	86
2014	17	Bruce Rd Fire	L	9/6/2014 13:31	Equipment Use	0.5
2014	19	Bellfountain	L	9/8/2014 21:11	Smoking	0.11
2014	20	Garrett Lane Fire	L	9/9/2014 13:53	Equipment Use	0.16
2014	25	Lobster Power	L	5/16/2014 12:00	Equipment Use	0.22
2014	27	Bruce Bell	X	6/26/2014 20:44	Equipment Use	0.01
2013	1	Berry Creek	I	7/10/2013 12:50	Equipment Use	0.01
2013	4	Columbine Drive	L	7/29/2013 15:30	Smoking	0.14
2013	13	Cheyenne Creek	H	9/6/2013 12:30	Lightning	0.1
2013	15	Decker Ridge Strike	H	9/7/2013 11:00	Lightning	0.01
2013	22	Dawson Road	H	9/20/2013 12:27	Equipment Use	0.1
2013	33	Honey Grove Hobbit	J	4/25/2013 15:05	Miscellaneous	24.9
2013	34	Ol Pioneer	X	5/3/2013 9:50	Equipment Use	0.01
2013	35	Bruce Power	J	5/12/2013 16:00	Equipment Use	0.75
2013	36	Ernest Creek	R	6/10/2013 15:45	Debris Burning	0.01

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2012	3	Soap Creek Power	L	7/8/2012 19:15	Equipment Use	0.07
2012	16	Highway 34 Fire	L	8/27/2012 15:41	Smoking	0.01
2012	27	Hidden Valley Fire	L	10/6/2012 13:28	Equipment Use	0.75
2012	28	Diamond Fire	L	10/9/2012 12:50	Debris Burning	0.04
2012	32	Slide Creek	H	10/20/2012 7:30	Recreationist	0.01
2011	1	Bourne Road	L	7/5/2011 12:30	Recreationist	0.01
2011	2	Digger Creek	X	7/25/2011 12:07	Equipment Use	0.01
2011	4	Kyle Creek	L	7/28/2011 12:54	Equipment Use	0.1
2011	19	Honey Head	J	9/15/2011 8:40	Equipment Use	0.01
2011	20	Honey Grove West	K	6/15/2011 21:47	Debris Burning	0.4
2011	21	Decker Slash	K	6/23/2011 11:53	Debris Burning	0.18
2010	1	Fire Winney	J	7/6/2010 20:50	Recreationist	0.14
2010	8	Yamaha Thin	X	8/10/2010 12:43	Equipment Use	0.01
2010	19	Hawk Ridge	X	10/20/2010 13:45	Equipment Use	0.01
2009	2	Tum Tum Central	J	7/24/2009 15:50	Equipment Use	34
2009	3	Gellatly Creek	L	7/25/2009 10:41	Miscellaneous	0.01
2009	7	Peterson Road	L	8/8/2009 12:04	Juveniles	0.03
2009	9	Plunkett Creek	F	8/23/2009 17:28	Equipment Use	1.4
2009	13	South Fork Access Road	X	9/21/2009 10:31	Recreationist	0.01
2009	16	Rycraft	L	10/10/2009 12:31	Debris Burning	0.25
2009	34	Green Peak	J	5/21/2009 23:35	Recreationist	2.2
2009	35	Oliver Creek L S	R	6/4/2009 16:30	Lightning	0.01
2008	3	Crooked Creek	H	7/13/2008 10:07	Miscellaneous	1.5
2008	10	Cattle Guard	G	8/6/2008 17:22	Recreationist	0.01
2008	17	Barker Creek	H	8/17/2008 9:00	Lightning	0.2
2008	19	South Mountain	H	8/19/2008 11:15	Lightning	0.1
2008	32	School House Creek	L	10/11/2008 13:52	Debris Burning	0.2
2007	1	Airport Road	L	7/7/2007 16:57	Equipment Use	4
2007	31	Clemens Honey	H	6/5/2007 12:25	Lightning	0.01
2007	32	Dawson Road	L	6/30/2007 18:30	Recreationist	0.1
2006	2	Mountain View	L	8/3/2006 13:40	Equipment Use	0.1
2006	4	Decker Strike	L	8/7/2006 21:00	Lightning	0.1
2006	5	Mouse Mountain	L	8/11/2006 9:30	Equipment Use	0.05
2006	9	Grange Hall Road	L	8/19/2006 11:47	Equipment Use	0.01
2006	10	Salmonberry	L	8/19/2006 13:48	Equipment Use	4.9
2006	12	Kings Valley North	L	8/28/2006 16:43	Equipment Use	0.2
2006	14	Mouse Hill	L	9/22/2006 16:05	Equipment Use	0.05
2006	15	Rexford Hay	L	10/1/2006 15:47	Debris Burning	0.25
2006	17	Whitman Way	F	10/6/2006 13:15	Debris Burning	0.01
2006	23	Honey Grove	F	4/4/2006 12:35	Lightning	0.01
2006	26	Kessi Gate	K	5/14/2006 12:31	Debris Burning	0.5
2005	1	Rainbow Creek	L	7/15/2005 15:25	Equipment Use	0.01
2005	3	Wattenpaugh #2	X	7/20/2005 13:48	Debris Burning	0.01
2005	4	Evergreen Creek	L	7/20/2005 17:05	Smoking	0.25
2005	5	Wattenpaugh Slop	L	7/20/2005 17:35	Debris Burning	1

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2005	7	Mill Creek Lightning	H	7/22/2005 16:37	Lightning	0.01
2005	9	Greasy Creek	X	7/27/2005 18:05	Debris Burning	0.01
2005	10	Cardwell Hill	X	7/31/2005 12:50	Miscellaneous	0.02
2005	12	Devitt Power	L	8/9/2005 17:40	Equipment Use	0.01
2005	13	Reservoir Road	L	8/9/2005 21:17	Equipment Use	0.01
2005	15	Hazel	F	8/15/2005 14:42	Equipment Use	0.25
2005	16	Lilly Power	F	8/18/2005 18:45	Equipment Use	0.01
2005	17	Stovall Power	L	9/13/2005 15:19	Equipment Use	0.01
2005	21	High Honeygrove	H	9/25/2005 16:35	Recreationist	0.25
2005	22	Grass Mountain	H	11/18/2005 14:40	Debris Burning	2
2005	29	Mccain Road	L	3/13/2005 14:47	Equipment Use	0.01
2005	31	Missouri Bend	H	4/2/2005 8:05	Recreationist	0.01
2005	32	Byrd Lane	H	6/18/2005 15:40	Lightning	0.01
2004	1	Chip Ross	L	7/2/2004 16:18	Smoking	1
2004	4	Couger Ln	L	7/11/2004 11:30	Debris Burning	0.01
2004	8	Lobster Pond	L	7/19/2004 15:17	Smoking	0.1
2004	9	Squaw Cr #2	F	7/19/2004 17:31	Railroad	0.5
2004	11	Kings Valley North	F	7/28/2004 11:05	Debris Burning	0.25
2004	12	Jd Dawson	L	7/28/2004 11:10	Equipment Use	0.1
2004	57	Forest Place	L	6/21/2004 14:50	Debris Burning	0.01
2004	58	King Hoskins	H	6/21/2004 16:39	Equipment Use	1
2003	6	Muddy Creek	L	7/17/2003 20:30	Recreationist	0.1
2003	10	Airport Three	L	7/19/2003 20:48	Recreationist	0.2
2003	18	South Fork	L	8/3/2003 17:03	Equipment Use	0.25
2003	19	Beaver Creek	J	8/5/2003 7:30	Lightning	0.25
2003	20	Soap Creek Lighting	H	8/5/2003 9:20	Lightning	0.01
2003	21	Bunker Hill	H	8/5/2003 7:35	Lightning	0.2
2003	22	Parker Creek	H	8/5/2003 10:30	Lightning	0.2
2003	23	Ross Cabin Fire	H	8/5/2003 15:29	Lightning	0.01
2003	24	Bellfountian Lighting	L	8/5/2003 19:30	Lightning	1
2003	25	Alder Creek	H	8/7/2003 13:50	Lightning	0.1
2003	27	Morgan Manor	A	8/12/2003 13:30	Miscellaneous	0.75
2003	29	800 Road	X	8/14/2003 21:16	Debris Burning	0.1
2003	43	Blakesley Creek	X	10/1/2003 6:45	Equipment Use	0.01
2002	1	Wren	L	7/6/2002 13:04	Recreationist	0.01
2002	2	Muddy Creek	H	7/10/2002 11:20	Equipment Use	0.01
2002	3	Norton Creek	R	7/10/2002 16:17	Equipment Use	0.01
2002	4	Plunkett Creek	K	7/10/2002 18:16	Smoking	0.4
2002	6	Nicole Drive	L	7/15/2002 13:23	Equipment Use	0.25
2002	8	Finley Hay	L	7/23/2002 13:02	Equipment Use	3
2002	9	Cherry Coon	L	7/27/2002 14:49	Equipment Use	0.75
2002	12	Maltby Creek	L	8/3/2002 16:06	Smoking	0.01
2002	14	Wilkinson Creek	L	8/13/2002 14:45	Equipment Use	3
2002	15	Lone Fir Cemetery	R	8/13/2002 16:36	Equipment Use	0.01
2002	18	Noon	F	8/16/2002 12:15	Railroad	0.1

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2002	19	Kingsread Creek	L	8/16/2002 19:30	Smoking	0.01
2002	22	Cedar Arc Fire	A	8/28/2002 13:36	Equipment Use	0.01
2002	28	Fort Hoskins	F	9/4/2002 16:01	Equipment Use	23.17
2002	34	Wren Barrel	A	9/25/2002 14:45	Debris Burning	0.33
2002	37	Rivendale Lane Fire	L	9/28/2002 13:16	Equipment Use	0.25
2002	38	Mccullough Road	L	9/28/2002 16:22	Smoking	0.01
2002	40	Brumfield Lane	L	10/10/2002 10:45	Debris Burning	0.01
2002	41	Honey Grove Road	L	10/10/2002 19:57	Debris Burning	0.01
2002	43	Coyote Hill Rd	X	10/17/2002 17:45	Debris Burning	0.01
2002	44	Alsea Access	K	4/20/2002 12:00	Arson	0.01
2002	45	Vincent Creek	F	10/21/2002 15:30	Debris Burning	0.01
2002	46	Lone Star	L	10/24/2002 14:27	Miscellaneous	0.01
2002	46	Old Peak	L	5/15/2002 16:10	Debris Burning	0.1
2002	47	Ervin Barrels	X	10/24/2002 17:25	Debris Burning	0.01
2002	47	Fuller Creek	F	6/12/2002 13:45	Debris Burning	69
2002	48	Devitt Creek	K	6/20/2002 16:40	Railroad	0.2
2002	51	Oak 35 #2	L	10/30/2002 10:30	Debris Burning	0.25
2002	53	Inavale Way	A	11/1/2002 11:09	Debris Burning	0.5
2002	54	Maxfield Creek Hay	A	11/1/2002 13:16	Debris Burning	0.01
2002	57	Denzer Bridge	J	11/4/2002 15:00	Arson	25.3
2001	8	Clemens Mill	L	7/26/2001 14:45	Smoking	3.5
2001	10	Digger Creek	F	8/3/2001 5:45	Recreationist	0.25
2001	13	Kiser Creek	H	8/9/2001 16:10	Equipment Use	0.01
2001	14	Noble Ranch	A	8/13/2001 10:56	Equipment Use	4
2001	15	Devitt Creek	A	8/15/2001 14:00	Smoking	0.25
2001	18	Michelle Dr.	L	8/30/2001 22:15	Smoking	5
2001	19	Vincent Cr.	J	9/1/2001 0:05	Arson	0.25
2001	20	Oak Creek	F	9/2/2001 12:19	Debris Burning	0.01
2001	24	Blakesley Creek	L	9/8/2001 14:00	Debris Burning	0.01
2001	25	Dawson Road	H	9/8/2001 23:45	Recreationist	0.01
2001	26	Shroyer Ridge	H	9/14/2001 23:00	Lightning	0.25
2001	27	Bodkin Rd.	G	9/15/2001 8:45	Lightning	0.25
2001	28	Park Rd.	H	9/15/2001 6:00	Lightning	0.25
2001	29	Beaver Creek	H	9/15/2001 14:47	Lightning	0.1
2001	30	Power Skunk Fire	L	9/16/2001 12:47	Lightning	7.5
2001	31	Mill Hill	H	9/16/2001 17:00	Lightning	0.01
2001	32	Cherry Creek	L	9/23/2001 19:32	Debris Burning	0.25
2001	33	Paradox Way	F	10/3/2001 8:00	Smoking	0.1
2001	37	Harrison Blvd.	A	10/7/2001 16:26	Recreationist	0.1
2001	38	Laskey Creek	L	3/22/2001 15:55	Debris Burning	65
2001	39	Cronn Road	L	3/23/2001 12:22	Debris Burning	2
2001	39	Hoskins	J	10/20/2001 12:33	Debris Burning	7
2001	41	Fern Road	L	10/26/2001 14:24	Debris Burning	2
2001	42	Zahn Creek	I	5/18/2001 22:10	Recreationist	0.75
2001	43	Burgett Creek	K	5/25/2001 12:16	Arson	2

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
2001	44	Roberts Road	J	5/26/2001 21:47	Recreationist	2
2001	45	Butterworth Spring	K	5/27/2001 20:58	Arson	3
2000	2	Bellfountain Road	L	7/9/2000 12:09	Smoking	1.5
2000	3	Deerhaven N	L	7/10/2000 15:40	Miscellaneous	0.75
2000	5	Blakesly Creek	L	7/12/2000 14:45	Debris Burning	0.25
2000	8	Overman Lane	L	7/30/2000 14:07	Debris Burning	2
2000	12	Pioneer Playground	A	8/8/2000 15:49	Smoking	0.01
2000	14	Magee Drive	A	8/14/2000 18:27	Equipment Use	0.01
2000	24	Coleman Creek	L	8/26/2000 20:21	Smoking	0.01
2000	25	Heritage Hills	L	8/31/2000 9:00	Equipment Use	0.1
2000	27	Mt. View Drive	L	9/12/2000 11:24	Equipment Use	0.01
2000	28	Honeygrove Rd.	A	9/17/2000 10:47	Equipment Use	0.01
2000	29	Decker Road	L	9/23/2000 14:15	Debris Burning	0.75
2000	31	Oak Creek	K	9/25/2000 14:15	Debris Burning	0.01
2000	34	Vineyard	A	10/3/2000 14:57	Recreationist	0.75
2000	36	Hwy 20 Crossing	L	10/6/2000 15:34	Railroad	0.01
2000	37	Starr Creek	J	4/30/2000 15:58	Debris Burning	0.25
2000	38	Decker Road	F	6/6/2000 8:09	Debris Burning	0.1
2000	998	Lovely		7/10/2000 16:31	Recreationist	
1999	3	Brumfield	L	7/12/1999 13:01	Debris Burning	0.25
1999	7	Mcbee Park	X	8/14/1999 22:45	Recreationist	0.1
1999	8	Rexford Lane	X	8/15/1999 11:01	Miscellaneous	0.2
1999	16	Duffy Pond	I	9/8/1999 16:21	Recreationist	0.1
1999	17	Beaver Creek	H	9/12/1999 8:45	Recreationist	2
1999	19	Priest Road	L	9/19/1999 16:46	Miscellaneous	1
1999	22	Chip Ross	L	9/28/1999 17:35	Smoking	0.25
1999	35	Botkin Road	J	10/29/1999 10:29	Recreationist	0.01
1998	4	Wells Creek Rd	L	7/29/1998 14:47	Debris Burning	0.24
1998	7	Nicole Dr.	L	8/3/1998 9:45	Smoking	0.1
1998	8	Armstrong Drive	X	8/6/1998 15:12	Debris Burning	0.1
1998	9	Lewisberg Ave	X	8/6/1998 15:16	Debris Burning	0.1
1998	11	Shroyer Ridge	F	8/9/1998 17:20	Debris Burning	1.9
1998	14	Harris Road	F	8/14/1998 16:00	Miscellaneous	0.24
1998	17	Mcculloch Peak	J	8/17/1998 7:19	Equipment Use	0.1
1998	18	North Chuck Nelson	X	8/18/1998 15:00	Equipment Use	0.24
1998	30	Rosewood	L	10/19/1998 16:12	Debris Burning	0.3
1998	33	Flat Mtn	J	10/20/1998 16:00	Debris Burning	2
1997	1	Bruce Road	A	7/5/1997 10:26	Equipment Use	1
1997	4	Botkin Road	H	7/21/1997 17:17	Recreationist	0.24
1997	5	Zenczak Lane	L	7/24/1997 18:34	Debris Burning	0.5
1997	6	Summer's Fort	H	7/26/1997 12:45	Juveniles	0.01
1997	8	Rambo Lane	K	8/8/1997 12:10	Equipment Use	3
1997	14	Crescent Valley Dr	L	9/2/1997 13:51	Equipment Use	0.25
1996	125	Botkin Road	F	6/17/1996 17:10	Recreationist	0.01
1996	127	Porter Road	J	6/30/1996 14:00	Debris Burning	2

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1996	P01	Soap Creek Rd	L	7/5/1996 11:10	Equipment Use	0.01
1996	P03	Evergreen Rd	L	7/30/1996 16:30	Debris Burning	0.01
1996	P06	La Bare Creek	H	8/13/1996 10:15	Recreationist	0.01
1996	P07	Plunkett Creek	L	8/16/1996 19:40	Equipment Use	0.25
1996	P09	Spencer Creek	X	8/17/1996 15:11	Debris Burning	0.01
1996	P10	Green Hill	A	8/18/1996 12:28	Debris Burning	0.01
1996	P11	Bull Run	A	8/18/1996 17:55	Equipment Use	0.01
1996	P12	Ervin Road	X	8/18/1996 18:06	Debris Burning	0.01
1996	P13	Winney West	A	8/19/1996 11:00	Debris Burning	0.01
1996	P15	Ross Lane	A	8/20/1996 14:00	Smoking	0.01
1996	P17	Finley Road	A	8/24/1996 12:50	Equipment Use	8
1996	P18	Chip Ross Park	L	8/25/1996 15:20	Smoking	9
1996	P23	J.J.	L	9/1/1996 11:30	Debris Burning	3
1996	P25	Oak Creek	X	9/1/1996 17:33	Debris Burning	0.01
1995	107	Williams Road West	K	7/21/1995 22:50	Recreationist	0.25
1995	109	Blodgett	H	8/3/1995 15:37	Railroad	1
1995	111	Ponderosa	L	8/14/1995 13:23	Equipment Use	0.1
1995	112	Mill Hill	L	8/22/1995 20:38	Smoking	0.25
1995	116	Hayden Spur	X	9/16/1995 11:24	Equipment Use	0.01
1995	122	Tampico	L	10/14/1995 15:15	Debris Burning	0.5
1995	P29	Digger Creek	L	3/28/1995 14:15	Debris Burning	0.3
1995	P30	Botkin Camp	J	6/11/1995 20:15	Recreationist	0.01
1995	P32	Eddies Cat	H	6/15/1995 11:15	Recreationist	0.01
1994	P01	Pigeon Butte	L	7/7/1994 15:50	Equipment Use	2
1994	P05	Summers Lane	L	8/6/1994 12:39	Debris Burning	5
1994	P11	Inavale Way	A	8/27/1994 16:41	Miscellaneous	0.75
1994	P12	Bummer Creek 1	L	8/28/1994 14:20	Recreationist	0.25
1994	P13	Newton Creek	L	9/15/1994 14:00	Miscellaneous	8
1994	P14	Maltby Creek	C	9/16/1994 15:29	Equipment Use	0.01
1994	P15	Maxfield Cr. #1	L	9/18/1994 13:28	Smoking	0.25
1994	P16	Hammer Cr.	L	9/18/1994 16:04	Debris Burning	0.5
1994	P17	Emry Moore Pond	L	9/18/1994 16:56	Miscellaneous	2
1994	P19	Woods Creek Rd. #1	H	9/24/1994 16:34	Smoking	0.5
1994	P20	Luckiamute #1	K	10/1/1994 17:51	Debris Burning	0.02
1994	P21	Dawson Rd.	H	10/3/1994 15:32	Equipment Use	0.25
1993	102	Gleason Creek	L	8/17/1993 15:25	Debris Burning	0.5
1993	111	Lone Star	L	10/1/1993 15:15	Equipment Use	0.25
1993	112	Clemens Park	A	10/1/1993 17:10	Smoking	0.25
1993	114	Fuller Creek	A	10/2/1993 16:35	Equipment Use	0.1
1993	121	Mccain Road Fire	A	10/25/1993 14:20	Debris Burning	1.25
1993	122	Cemetary Fire	A	10/26/1993 14:25	Debris Burning	1
1993	125	Nw Johnson	J	11/9/1993 8:00	Debris Burning	8
1993	126	Wilson Creek	H	11/16/1993 7:45	Recreationist	0.01
1992	135	Bellfountn. Coon	L	5/17/1992 21:00	Debris Burning	0.2
1992	138	Hazel Glen Rd.	J	6/3/1992 17:50	Debris Burning	3

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1992	140	Tobe Creek	F	6/20/1992 8:45	Equipment Use	1
1992	P02	Hayden Road	L	7/3/1992 15:50	Debris Burning	2
1992	P03	Independence Cr	H	7/4/1992 10:44	Lightning	0.1
1992	P04	Flying Bark	L	7/24/1992 15:32	Miscellaneous	0.25
1992	P08	Harris Road	X	8/3/1992 9:30	Smoking	0.1
1992	P11	Coon Clipper	L	8/11/1992 14:20	Equipment Use	1
1992	P12	Sulman Cr.	J	8/12/1992 8:12	Debris Burning	0.25
1992	P14	Emperor Drive	F	8/16/1992 12:05	Juveniles	0.2
1992	P15	Dixon Creek	A	8/17/1992 13:50	Recreationist	0.1
1992	P19	Maxfield Crk Rd	L	8/19/1992 10:35	Equipment Use	2
1992	P26	540 Road	A	8/25/1992 0:01	Arson	0.25
1992	P30	Gellatly Cr.	A	8/28/1992 9:57	Smoking	0
1992	P39	Digger Mtn.	X	9/13/1992 15:10	Equipment Use	0
1992	P41	Lasky Crk	H	9/18/1992 14:33	Recreationist	2
1992	P58	Hells Canyon Rd.	L	10/16/1992 9:56	Miscellaneous	0.1
1992	P62	Alsea Hwy	L	10/19/1992 14:24	Debris Burning	3
1992	P63	Kings Valley	X	10/19/1992 14:40	Debris Burning	0
1992	P64	Alexander Rd.	J	10/19/1992 19:05	Debris Burning	0
1991	105	91551105	J	7/29/1991 5:00	Debris Burning	0.7
1991	108	91551108	H	7/30/1991 21:00	Recreationist	0.1
1991	111	91551111	J	8/3/1991 20:20	Debris Burning	0.1
1991	121	91551121	L	9/19/1991 17:10	Debris Burning	0.1
1991	124	91551124	J	9/24/1991 9:30	Debris Burning	0.1
1991	125	91551125	L	9/24/1991 14:02	Smoking	0.7
1991	126	91551126	H	9/24/1991 16:40	Equipment Use	2
1991	130	91551130	L	10/4/1991 19:20	Debris Burning	0.1
1991	P29	91551p29	H	6/25/1991 7:30	Equipment Use	0.1
1990	126	90551126	F	5/18/1990 18:30	Debris Burning	5
1990	P01	90551p01	H	7/14/1990 10:20	Debris Burning	0.1
1990	P04	90551p04	K	7/20/1990 13:20	Equipment Use	1
1990	P05	90551p05	H	7/22/1990 14:00	Recreationist	0.1
1990	P08	90551p08	X	8/14/1990 10:50	Debris Burning	0.1
1990	P10	90551p10	L	8/26/1990 16:00	Equipment Use	0.1
1990	P12	90551p12	K	9/19/1990 15:40	Debris Burning	4
1990	P18	90551p18	L	10/12/1990 13:20	Debris Burning	2
1989	102	89551102	F	7/12/1989 18:00	Debris Burning	0.1
1989	104	89551104	L	8/10/1989 14:10	Smoking	0.1
1989	106	89551106	L	8/23/1989 13:20	Debris Burning	2
1989	108	89551108	F	9/9/1989 10:30	Debris Burning	2
1989	111	89551111	F	9/20/1989 14:00	Debris Burning	3
1989	116	89551116	F	10/2/1989 19:00	Recreationist	0.1
1989	117	89551117	F	10/3/1989 14:00	Recreationist	0.1
1989	120	89551120	J	10/14/1989 17:30	Smoking	8
1989	121	89551121	K	10/17/1989 21:00	Debris Burning	0.1
1989	123	89551123	J	10/21/1989	Debris Burning	2

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1989	P54	89551p54	H	6/4/1989 1:25	Debris Burning	1
1989	P55	89551p55	J	6/4/1989 10:52	Debris Burning	6
1989	P56	89551p56	H	6/22/1989 13:00	Debris Burning	0.1
1989	344	89972344	C	7/28/1989 19:00	Lightning	0.1
1988	112	88551112	I	5/23/1988 14:00	Miscellaneous	0.1
1988	113	88551113	H	6/21/1988 13:45	Debris Burning	0.1
1988	P09	88551p09	L	7/23/1988 14:10	Smoking	0.7
1988	P16	88551p16	G	8/2/1988 17:30	Debris Burning	4
1988	P22	88551p22	A	8/19/1988 17:25	Arson	0.1
1988	P27	88551p27	L	9/1/1988 15:09	Equipment Use	0.7
1988	P29	88551p29	L	9/2/1988 14:43	Equipment Use	2
1988	P35	88551p35	L	9/8/1988 11:30	Arson	0.7
1988	P36	88551p36	J	9/8/1988 12:45	Arson	30
1988	P39	88551p39	I	9/12/1988 1:00	Smoking	0.1
1988	P41	88551p41	L	9/21/1988 15:20	Debris Burning	3
1988	P48	88551p48	L	10/22/1988 14:30	Miscellaneous	21
1988	P52	88551p52	I	12/16/1988 12:00	Debris Burning	79
1987	101	87551101	F	7/14/1987 15:00	Juveniles	0.7
1987	102	87551102	L	8/7/1987 17:00	Debris Burning	0.7
1987	103	87551103	H	8/27/1987 12:00	Smoking	12
1987	106	87551106	L	9/19/1987 17:50	Debris Burning	3
1987	107	87551107	L	9/24/1987 9:00	Debris Burning	0.1
1987	108	87551108	L	9/26/1987 12:00	Debris Burning	0.1
1987	109	87551109	J	10/5/1987 15:00	Smoking	8
1987	110	87551110	L	10/11/1987 11:40	Smoking	2
1987	P16	87551p16	L	4/27/1987 10:30	Railroad	2
1987	P17	87551p17	F	4/27/1987 15:00	Debris Burning	3
1987	P19	87551p19	F	5/8/1987 15:15	Railroad	0.7
1987	P20	87551p20	F	6/25/1987 15:00	Smoking	0.7
1986	114	86551114	H	1/17/1986 18:00	Lightning	0.1
1986	116	86551116	H	6/9/1986 23:00	Debris Burning	3
1986	P01	86551p01	F	7/25/1986 16:00	Equipment Use	0.1
1986	P05	86551p05	F	8/18/1986 14:20	Equipment Use	0.1
1986	P06	86551p06	A	8/23/1986 14:10	Debris Burning	0.1
1986	P07	86551p07	H	8/25/1986 12:30	Equipment Use	3
1986	P08	86551p08	A	8/27/1986 17:05	Miscellaneous	0.7
1986	P13	86551p13	H	10/11/1986 20:15	Debris Burning	5
1986	P15	86551p15	J	10/12/1986 12:00	Miscellaneous	0.1
1985	101	85551101	L	7/1/1985 5:00	Recreationist	0.7
1985	102	85551102	H	7/4/1985 20:00	Debris Burning	0.1
1985	103	85551103	L	7/12/1985 15:45	Debris Burning	0.1
1985	104	85551104	L	7/16/1985 21:10	Miscellaneous	0.1
1985	105	85551105	H	7/28/1985 20:20	Smoking	0.1
1985	106	85551106	L	8/3/1985 13:25	Debris Burning	0.1
1985	107	85551107	J	8/7/1985 15:45	Equipment Use	0.7

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1985	108	85551108	H	8/13/1985 16:10	Debris Burning	6
1985	109	85551109	R	8/29/1985 14:50	Debris Burning	2
1985	110	85551110	A	9/26/1985 14:42	Miscellaneous	0.1
1985	111	85551111	F	10/4/1985 13:50	Debris Burning	0.7
1985	112	85551112	L	10/6/1985 17:00	Debris Burning	0.1
1985	113	85551113	L	10/12/1985 14:00	Recreationist	0.1
1985	317	85553317	H	10/3/1985 16:00	Debris Burning	4
1985	P15	85551p15	L	3/12/1985 13:40	Smoking	0.7
1985	P17	85551p17	H	5/16/1985 12:00	Debris Burning	10
1984	104	84551104	X	6/15/1984 17:30	Debris Burning	2
1984	P02	84551p02	L	7/24/1984 20:30	Lightning	0.1
1984	P03	84551p03	F	7/26/1984 5:44	Lightning	0.1
1984	P07	84551p07	J	8/28/1984 17:10	Debris Burning	18
1984	P08	84551p08	X	9/5/1984 19:00	Debris Burning	0.1
1984	P09	84551p09	L	9/13/1984 17:30	Equipment Use	0.7
1984	P10	84551p10	F	9/27/1984 14:00	Debris Burning	3
1984	P12	84551p12	J	10/4/1984 19:00	Debris Burning	0.1
1984	P13	84551p13	F	10/7/1984 15:24	Debris Burning	4
1984	P14	84551p14	L	11/3/1984 17:00	Lightning	0.1
1983	101	83551101	L	7/13/1983 5:00	Smoking	0.1
1983	103	83551103	X	8/21/1983 12:40	Debris Burning	4
1983	P06	83551p06	J	5/27/1983 11:00	Debris Burning	26
1983	13	83781013	X	9/24/1983 12:30	Recreationist	0.1
1982	116	82551116	X	6/24/1982 11:30	Debris Burning	0.1
1982	P01	82551p01	X	7/18/1982 16:44	Debris Burning	0.1
1982	P03	82551p03	X	8/16/1982 13:50	Equipment Use	5
1982	P04	82551p04	X	9/14/1982 11:50	Debris Burning	0.1
1982	P05	82551p05	X	9/17/1982 11:56	Debris Burning	0.1
1981	107	81551107	G	8/31/1981 10:00	Recreationist	0.1
1981	108	81551108	X	9/6/1981 16:10	Debris Burning	2
1981	109	81551109	X	9/7/1981 13:15	Equipment Use	2
1981	110	81551110	X	9/11/1981 16:40	Equipment Use	35
1980	P09	80551p09	F	8/14/1980 16:00	Railroad	4
1980	P16	80551p16	X	9/8/1980 13:18	Equipment Use	0.7
1980	P18	80551p18	G	10/2/1980 14:30	Debris Burning	0.7
1980	P21	80551p21	F	10/5/1980 14:00	Smoking	0.1
1980	P22	80551p22	F	10/8/1980 13:00	Smoking	2
1979	105	79551105	F	7/29/1979 14:05	Smoking	5
1979	106	79551106	L	8/21/1979 20:30	Lightning	0
1979	110	79551110	G	10/2/1979 22:00	Debris Burning	4
1979	113	79551113	G	10/9/1979 12:10	Debris Burning	0
1979	P12	79551p12	J	6/26/1979 19:00	Arson	0
1978	P02	78551p02	X	7/29/1978 11:20	Miscellaneous	0
1977	101	77551101	X	7/13/1977 18:10	Debris Burning	0
1977	102	77551102	F	7/14/1977 16:40	Recreationist	0

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1977	103	77551103	X	7/15/1977 15:28	Miscellaneous	0
1977	105	77551105	L	7/26/1977 6:10	Lightning	0
1977	106	77551106	G	7/29/1977	Equipment Use	0
1977	109	77551109	X	8/2/1977 14:35	Miscellaneous	5
1977	115	77551115	X	8/19/1977 16:25	Equipment Use	0
1977	116	77551116	X	9/2/1977 19:45	Debris Burning	0
1977	117	77551117	X	9/7/1977 17:20	Debris Burning	25
1977	P20	77551p20	X	4/5/1977 20:10	Debris Burning	10
1977	P24	77551p24	A	4/19/1977 17:50	Railroad	2
1976	59	76551059	H	2/6/1976 14:40	Debris Burning	2
1976	73	76551073	X	6/17/1976 7:01	Equipment Use	0
1976	P02	76551p02	X	7/19/1976 15:25	Railroad	0
1976	P05	76551p05	X	7/22/1976 13:51	Equipment Use	0
1976	P07	76551p07	L	7/24/1976 19:00	Juveniles	0
1976	P08	76551p08	X	7/26/1976 11:20	Equipment Use	0
1976	P09	76551p09	L	7/27/1976 1:30	Juveniles	0
1976	P12	76551p12	F	8/10/1976 15:20	Debris Burning	5
1976	P13	76551p13	F	8/18/1976 13:45	Debris Burning	0
1976	P15	76551p15	X	9/8/1976 15:50	Juveniles	45
1976	P16	76551p16	J	9/10/1976 17:00	Debris Burning	4
1976	P17	76551p17	X	10/4/1976 1:00	Equipment Use	0
1975	4	75551004	L	7/5/1975 16:20	Lightning	0
1975	11	75551011	F	7/19/1975 21:59	Lightning	3
1975	20	75551020	G	8/2/1975 15:10	Equipment Use	0
1975	51	75551051	G	10/1/1975 12:00	Recreationist	1
1975	55	75551055	G	10/16/1975 10:00	Lightning	0
1975	117	75551117	X	5/29/1975 15:00	Recreationist	0
1975	125	75551125	X	6/12/1975 17:29	Miscellaneous	0
1974	39	74551039	J	6/17/1974 11:30	Debris Burning	8
1974	61	74551061	X	8/21/1974 19:30	Debris Burning	0.75
1974	68	74551068	X	9/5/1974 15:35	Juveniles	0.05
1974	76	74551076	F	9/13/1974	Railroad	5
1974	100	74551100	F	10/9/1974 16:30	Debris Burning	13
1974	104	74551104	F	10/17/1974 21:00	Arson	0.05
1974	108	74551108	G	10/26/1974 18:00	Debris Burning	0.75
1974	109	74551109	G	11/5/1974 16:00	Debris Burning	0.75
1974	110	74551110	G	10/23/1974 12:45	Miscellaneous	0.05
1973	3	73551003	F	7/12/1973 1:25	Arson	0.05
1973	11	73551011	F	7/27/1973 12:20	Arson	0.05
1973	12	73551012	F	7/28/1973 8:45	Arson	0.05
1973	18	73551018	X	8/8/1973 16:19	Equipment Use	42
1973	30	73551030	X	8/23/1973 12:10	Juveniles	0.05
1973	33	73551033	R	9/13/1973 15:10	Equipment Use	0.05
1972	10	72551010	X	7/22/1972 18:26	Smoking	5
1972	11	72551011	X	7/25/1972 20:45	Smoking	0.75

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1972	18	72551018	X	8/10/1972 14:54	Miscellaneous	56
1972	20	72551020	F	8/19/1972 14:00	Juveniles	0.75
1972	25	72551025	X	8/30/1972 14:50	Smoking	0.05
1972	27	72551027	X	8/31/1972 15:00	Smoking	0.05
1972	29	72551029	G	9/2/1972 16:00	Recreationist	0.05
1972	32	72551032	X	9/13/1972 13:50	Smoking	0.05
1972	38	72551038	G	10/4/1972 13:45	Debris Burning	23
1971	6	71551006	G	9/20/1971 18:10	Juveniles	0.05
1971	73	71551073	F	5/10/1971	Debris Burning	2
1970	15	70551015	G	5/3/1970 1:00	Miscellaneous	2
1970	18	70551018	G	7/2/1970 13:00	Debris Burning	0.05
1970	19	70551019	X	5/30/1970 10:00	Debris Burning	0.05
1970	20	70551020	X	7/6/1970 11:00	Smoking	0.05
1970	22	70551022	G	7/7/1970 11:00	Smoking	0.05
1970	27	70551027	F	7/15/1970 12:00	Miscellaneous	7
1970	28	70551028	G	7/17/1970 20:00	Railroad	3
1970	35	70551035	F	7/25/1970 14:00	Miscellaneous	0.75
1970	47	70551047	X	8/19/1970 9:00	Debris Burning	10
1970	56	70551056	F	8/28/1970 17:00	Juveniles	8
1970	58	70551058	F	9/1/1970 21:00	Smoking	0.05
1970	62	70551062	F	9/12/1970 17:00	Miscellaneous	15
1970	63	70553063	X	9/16/1970 14:00	Equipment Use	3
1970	64	70551064	X	9/25/1970 9:00	Debris Burning	1
1970	65	70551065	F	9/27/1970 13:00	Miscellaneous	2
1970	70	70551070	G	10/25/1970 7:00	Lightning	0.05
1969	1	69551001	R	7/5/1969 15:00	Recreationist	0.05
1969	5	69551005	X	7/17/1969 19:00	Miscellaneous	2
1969	7	69551007	F	8/3/1969 11:00	Railroad	0.5
1969	10	69551010	F	8/30/1969 16:00	Juveniles	1
1969	11	69551011	F	9/10/1969 19:00	Smoking	0.5
1968	44	68551044	X	7/6/1968 12:00	Miscellaneous	0.05
1968	46	68551046	F	7/8/1968 14:00	Smoking	0.05
1968	48	68551048	F	8/2/1968 16:00	Juveniles	1
1968	49	68551049	F	8/6/1968 17:00	Railroad	8
1968	50	68551050	F	8/9/1968 12:00	Juveniles	0.05
1967	4	67551004	G	7/3/1967 17:00	Equipment Use	0.05
1967	11	67551011	X	7/19/1967 15:00	Smoking	6
1967	17	67551017	X	8/2/1967 18:00	Debris Burning	1
1967	27	67551027	F	8/25/1967 14:00	Juveniles	1
1967	32	67551032	G	9/3/1967 23:00	Smoking	0.05
1967	41	67551041	L	9/30/1967 21:00	Lightning	0.05
1967	42	67551042	L	9/30/1967 21:00	Lightning	0.05
1967	183	67551183	F	6/1/1967 17:00	Lightning	0.05
1967	184	67551184	G	6/1/1967 17:00	Lightning	0.05
1966	110	66551110	F	4/3/1966 13:00	Smoking	1

Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1966	117	66551117	X	6/18/1966 16:00	Miscellaneous	0.05
1966	118	66551118	X	6/19/1966 12:00	Debris Burning	0.05
1966	119	66551119	X	6/20/1966 14:00	Miscellaneous	0.5
1966	121	66551121	J	6/30/1966 11:00	Equipment Use	0.05
1966	124	66551124	X	7/9/1966 16:00	Lightning	0.05
1966	125	66551125	L	7/10/1966 7:00	Lightning	0.05
1966	126	66551126	G	7/9/1966 16:00	Lightning	0.05
1966	131	66551131	G	7/20/1966 20:00	Smoking	2
1966	132	66551132	F	7/22/1966 16:00	Miscellaneous	2
1966	134	66551134	X	7/24/1966 4:00	Railroad	0.5
1966	135	66551135	F	7/24/1966 4:00	Railroad	0.5
1966	138	66551138	F	7/25/1966 12:00	Miscellaneous	4
1966	139	66551139	X	7/25/1966 15:00	Recreationist	0.05
1966	141	66551141	X	7/30/1966 14:00	Equipment Use	0.05
1966	147	66551147	J	8/12/1966 10:00	Equipment Use	3
1966	154	66551154	F	8/20/1966 10:00	Equipment Use	0.05
1966	155	66551155	F	8/21/1966 3:00	Railroad	0.05
1966	158	66552158	X	8/23/1966 13:00	Debris Burning	0.05
1966	160	66551160	X	9/2/1966 14:00	Debris Burning	0.05
1966	162	66551162	F	9/6/1966 9:00	Smoking	0.05
1966	166	66551166	G	9/20/1966 14:00	Juveniles	2
1966	167	66551167	F	9/22/1966 15:00	Lightning	0.05
1966	174	66551174	G	9/22/1966 16:00	Lightning	0.05
1966	176	66551176	G	9/22/1966 15:00	Lightning	0.05
1966	179	66551179	G	10/3/1966 16:00	Miscellaneous	2
1966	180	66551180	X	10/2/1966 14:00	Equipment Use	0.05
1965	42	65551042	X	3/6/1965 15:00	Miscellaneous	2
1965	44	65551044	X	3/6/1965 14:00	Debris Burning	50
1965	45	65551045	X	3/9/1965 13:00	Debris Burning	0.05
1965	46	65551046	X	3/10/1965 13:00	Debris Burning	15
1965	53	65551053	X	3/21/1965 16:00	Miscellaneous	1
1965	63	65551063	X	7/24/1965 14:00	Miscellaneous	0.05
1965	65	65551065	X	7/28/1965 11:00	Miscellaneous	0.05
1965	75	65551075	X	8/14/1965 18:00	Smoking	1
1965	81	65551081	X	8/30/1965 13:00	Debris Burning	1
1965	90	65551090	X	9/6/1965 17:00	Smoking	1
1965	97	65551097	X	9/19/1965 18:00	Juveniles	0.05
1965	100	65551100	X	9/24/1965 1:00	Smoking	1
1965	103	65551103	X	10/2/1965 16:00	Debris Burning	3
1965	104	65551104	X	10/3/1965 12:00	Smoking	0.05
1964	3	64551003	X	5/24/1964 8:00	Debris Burning	49
1964	4	64551004	X	6/16/1964 14:00	Smoking	0.05
1964	5	64551005	X	5/22/1964 11:00	Debris Burning	0.05
1964	8	64551008	X	6/29/1964 11:00	Miscellaneous	1
1964	10	64551010	X	7/8/1964 11:00	Miscellaneous	0.05

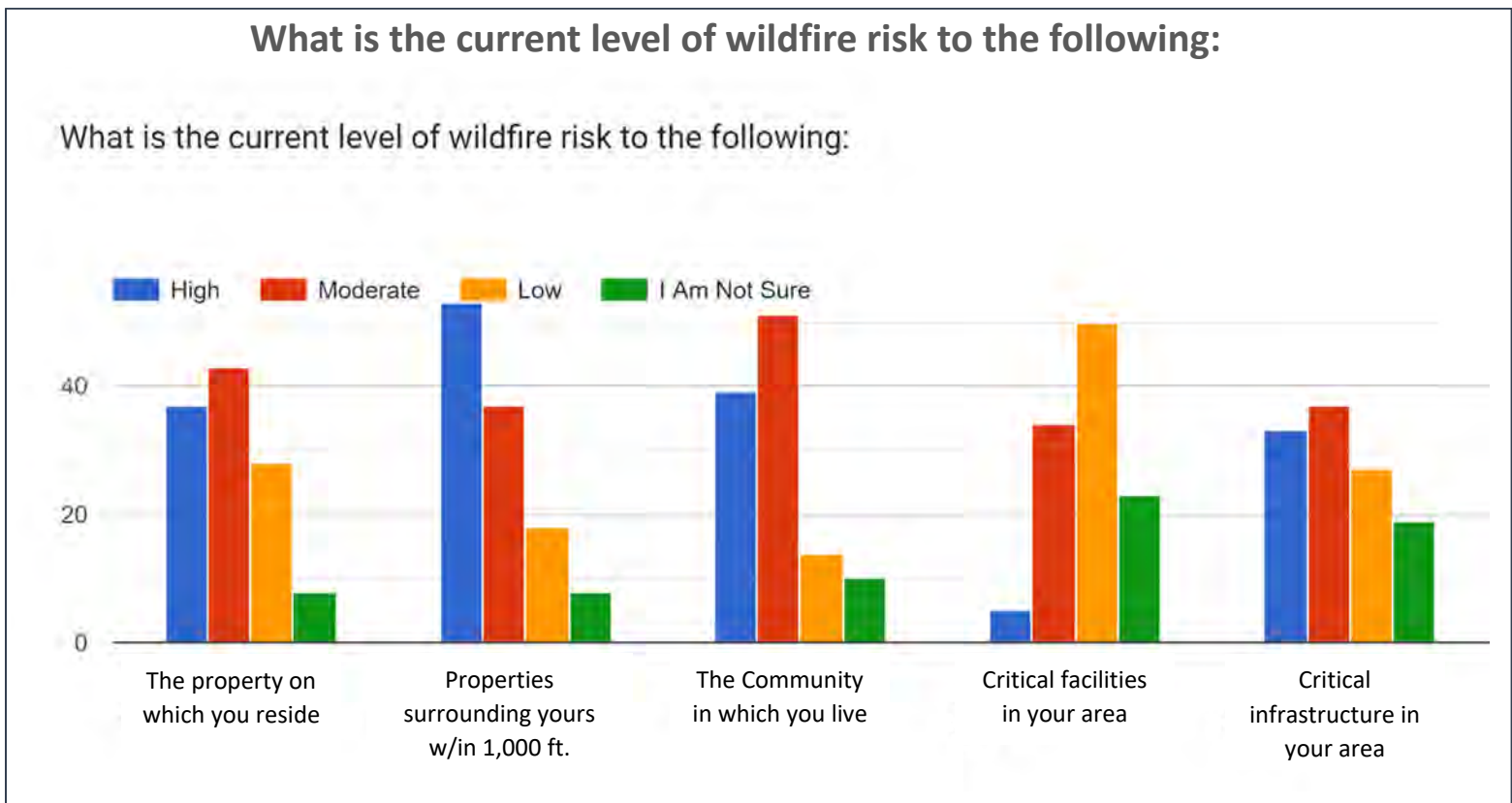
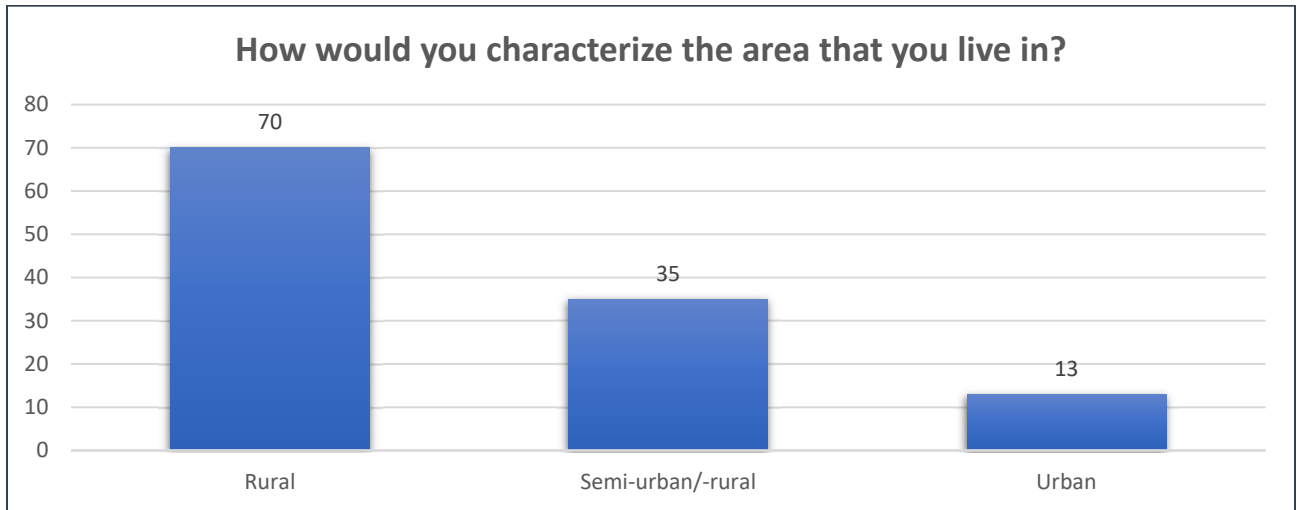
Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1964	14	64551014	X	7/12/1964 12:00	Smoking	3
1964	15	64551015	X	7/22/1964 15:00	Smoking	0.05
1964	22	64551022	X	8/17/1964 10:00	Smoking	0.05
1964	23	64551023	X	8/19/1964 13:00	Juveniles	1
1964	26	64551026	X	9/5/1964 14:00	Debris Burning	35
1964	29	64551029	X	9/20/1964 13:00	Debris Burning	0.05
1964	31	64551031	X	9/23/1964 14:00	Miscellaneous	0.05
1964	38	64551038	X	10/5/1964 15:00	Debris Burning	0.05
1963	3	63551003	X	5/25/1963 13:00	Debris Burning	0.05
1963	5	63551005	X	7/18/1963 10:00	Miscellaneous	0.05
1963	9	63551009	X	8/7/1963 13:00	Juveniles	0.05
1963	12	63551012	X	8/11/1963 8:00	Lightning	0.05
1963	13	63551013	X	8/12/1963 7:00	Lightning	0.05
1963	14	63551014	X	8/14/1963 12:00	Miscellaneous	0.05
1963	17	63551017	X	8/23/1963 16:00	Lightning	0.05
1963	24	63551024	X	8/25/1963 11:00	Lightning	0.05
1963	27	63551027	X	9/9/1963 18:00	Lightning	1
1963	28	63551028	X	9/9/1963 17:00	Lightning	0.5
1963	29	63551029	X	9/9/1963 17:00	Lightning	0.05
1963	30	63551030	X	9/9/1963 18:00	Lightning	2
1963	33	63551033	X	9/10/1963 6:00	Lightning	0.05
1963	34	63551034	X	9/10/1963 14:00	Lightning	0.05
1963	35	63551035	X	9/16/1963 16:00	Lightning	0.05
1962	106	62551106	X	6/11/1962 19:00	Equipment Use	0.05
1962	107	62551107	X	7/15/1962 15:00	Miscellaneous	0.05
1962	115	62551115	X	8/20/1962 15:00	Debris Burning	65
1962	116	62551116	X	8/23/1962 16:00	Equipment Use	4
1962	117	62551117	X	8/24/1962 12:00	Smoking	22
1962	118	62551118	X	8/21/1962 17:00	Juveniles	0.05
1962	121	62551121	X	8/30/1962 15:00	Juveniles	30
1962	123	62551123	X	9/4/1962 12:00	Smoking	1
1962	124	62551124	X	9/4/1962 12:00	Smoking	12
1962	125	62551125	X	9/6/1962 13:00	Juveniles	0.05
1962	130	62551130	X	9/25/1962 8:00	Debris Burning	2
1961	102	61551102	X	7/7/1961 16:00	Recreationist	0.05
1961	103	61551103	X	7/12/1961 16:00	Smoking	0.05
1961	106	61551106	X	7/26/1961 17:00	Juveniles	1
1961	107	61551107	X	8/1/1961 10:00	Debris Burning	0.05
1961	108	61551108	X	8/2/1961 9:00	Recreationist	0.05
1961	112	61551112	X	8/7/1961 12:00	Miscellaneous	0.5
1961	114	61551114	X	8/11/1961 6:00	Smoking	0.05
1961	117	61551117	X	8/21/1961 14:00	Smoking	0.05
1961	130	61551130	X	9/19/1961 16:00	Debris Burning	0.05
1961	134	61551134	X	9/25/1961 14:00	Debris Burning	18
1961	137	61551137	X	10/1/1961 11:00	Smoking	40

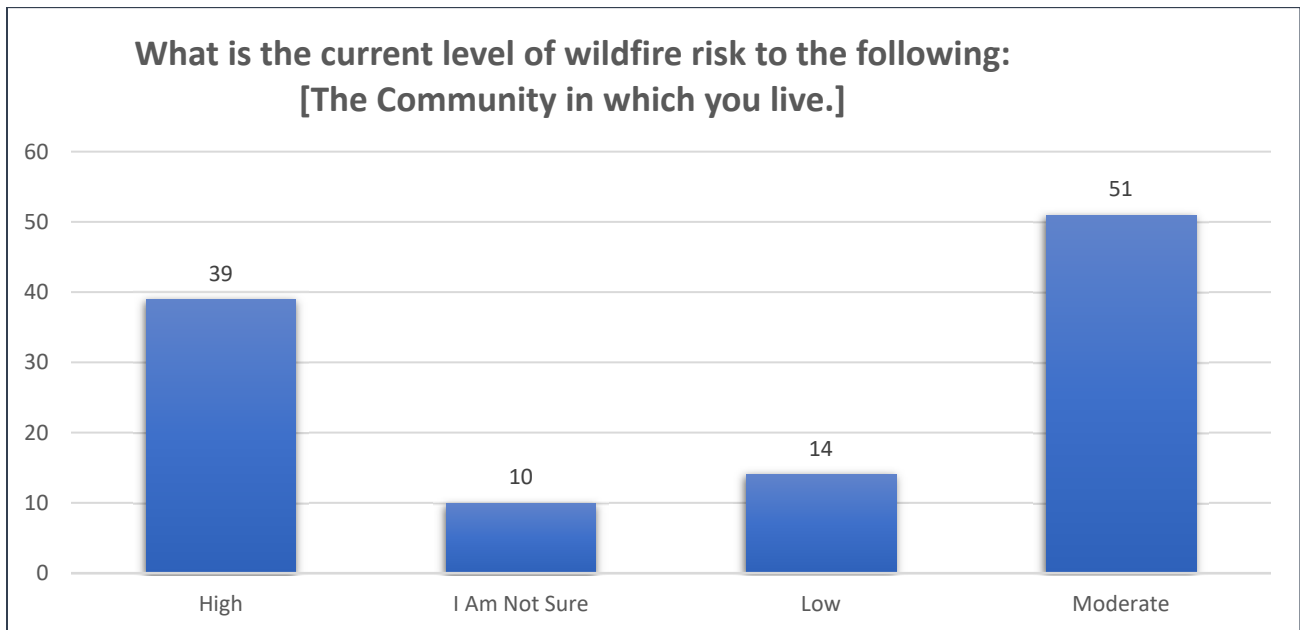
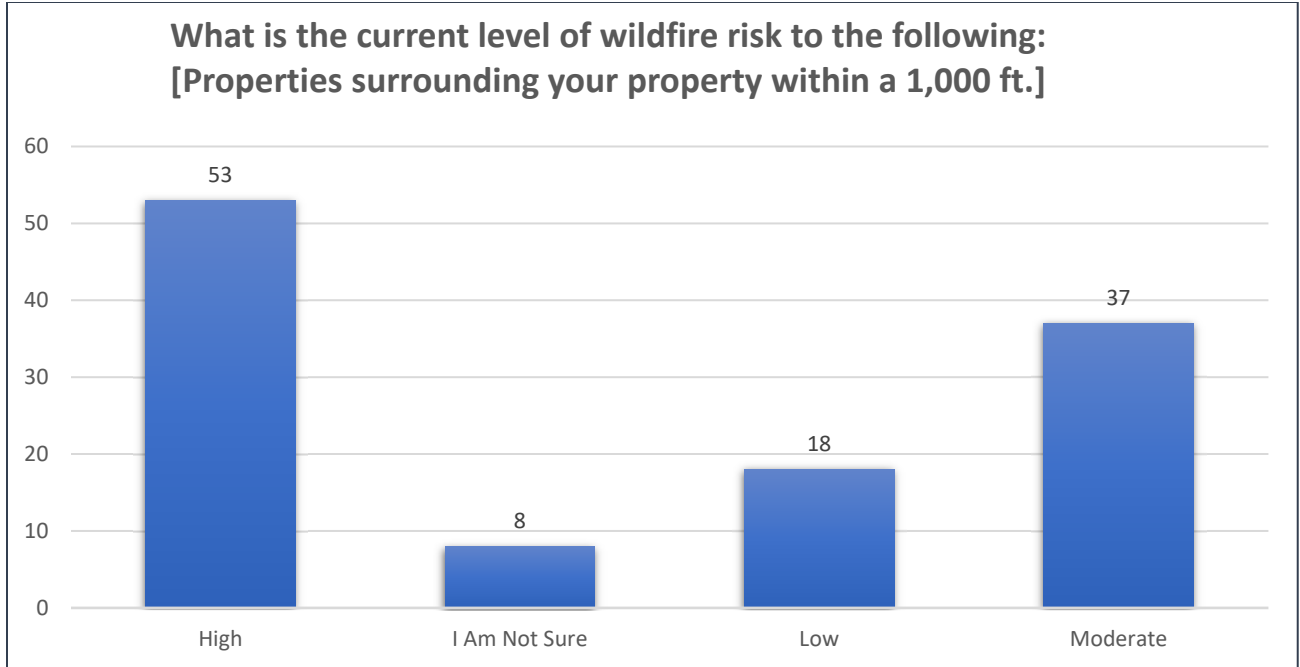
Fire Year	Fire Number	Fire Name	*Fuel Model	Report Date	General Cause	Total Acres
1961	138	61551138	X	10/6/1961 17:00	Debris Burning	3
1960	101	60551101	X	7/6/1960 13:00	Railroad	5
1960	102	60551102	X	7/22/1960 16:00	Juveniles	0.05
1960	103	60551103	X	7/23/1960 20:00	Equipment Use	0.05
1960	104	60551104	X	8/19/1960 11:00	Juveniles	0.05
1960	105	60551105	X	8/20/1960 11:00	Debris Burning	0.05
1960	106	60551106	X	9/14/1960 17:00	Smoking	0.05
1960	107	60551107	X	9/18/1960 14:00	Equipment Use	7
1960	110	60551110	X	10/4/1960 16:00	Smoking	1

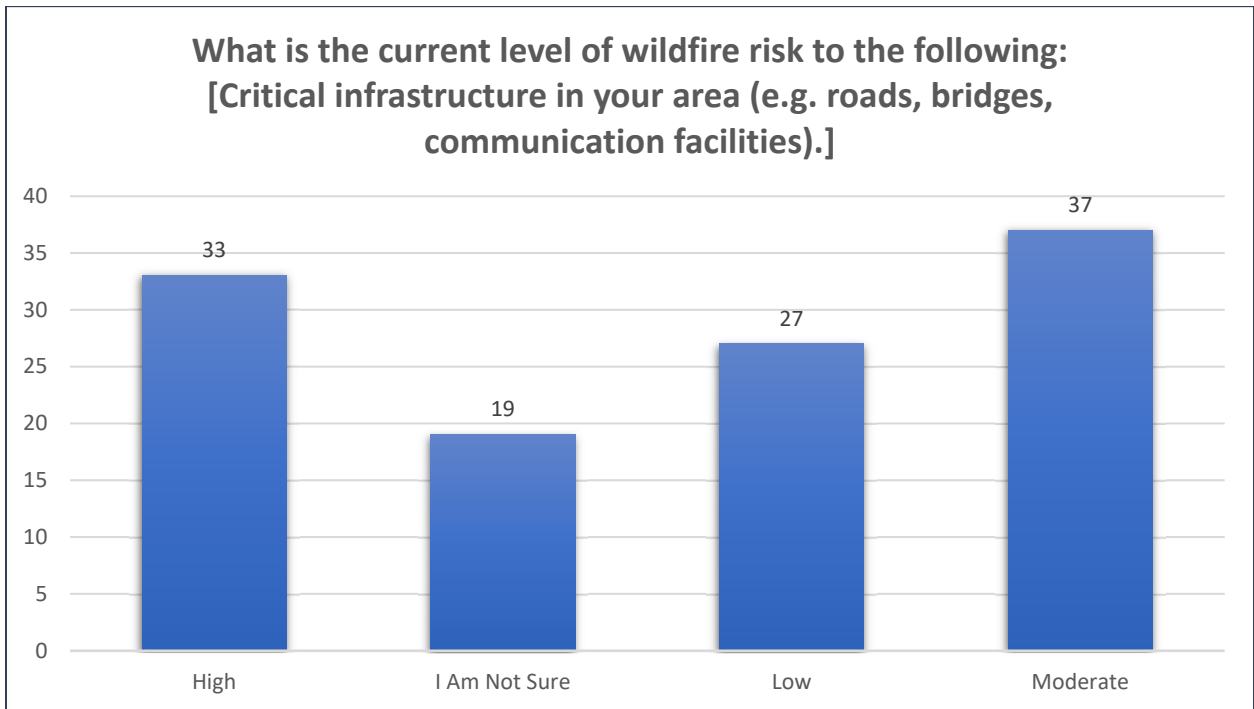
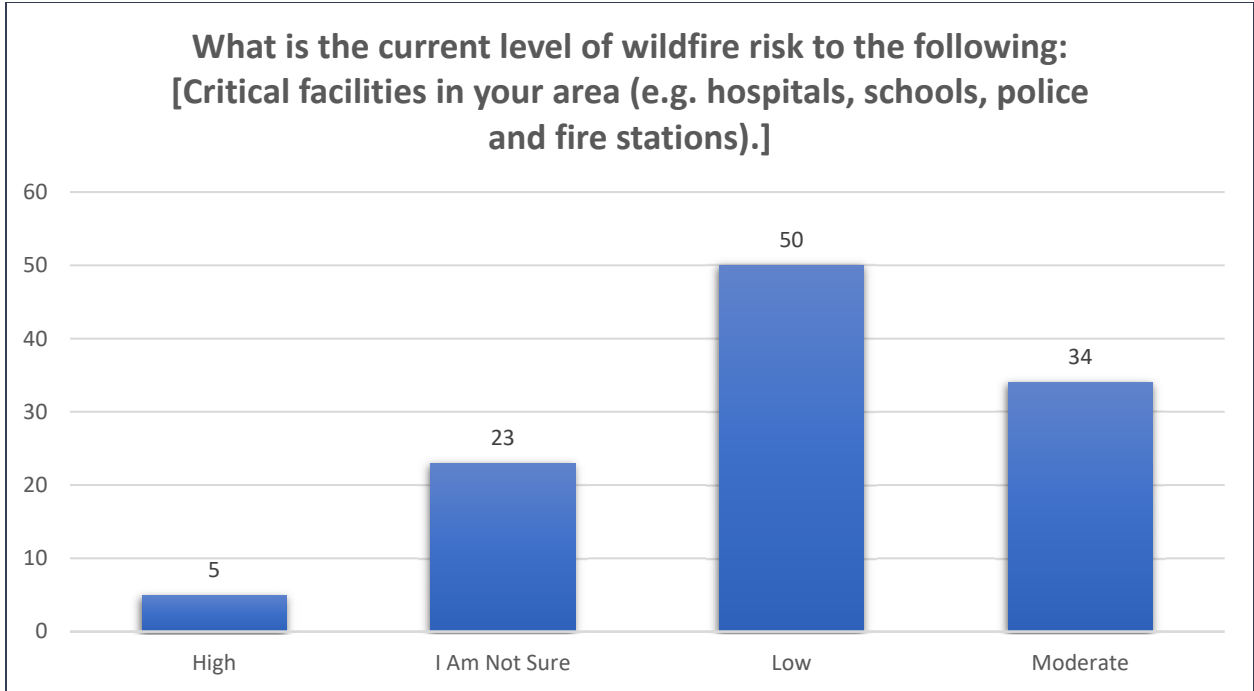
APPENDIX F

Graphically illustrated responses to the first public survey

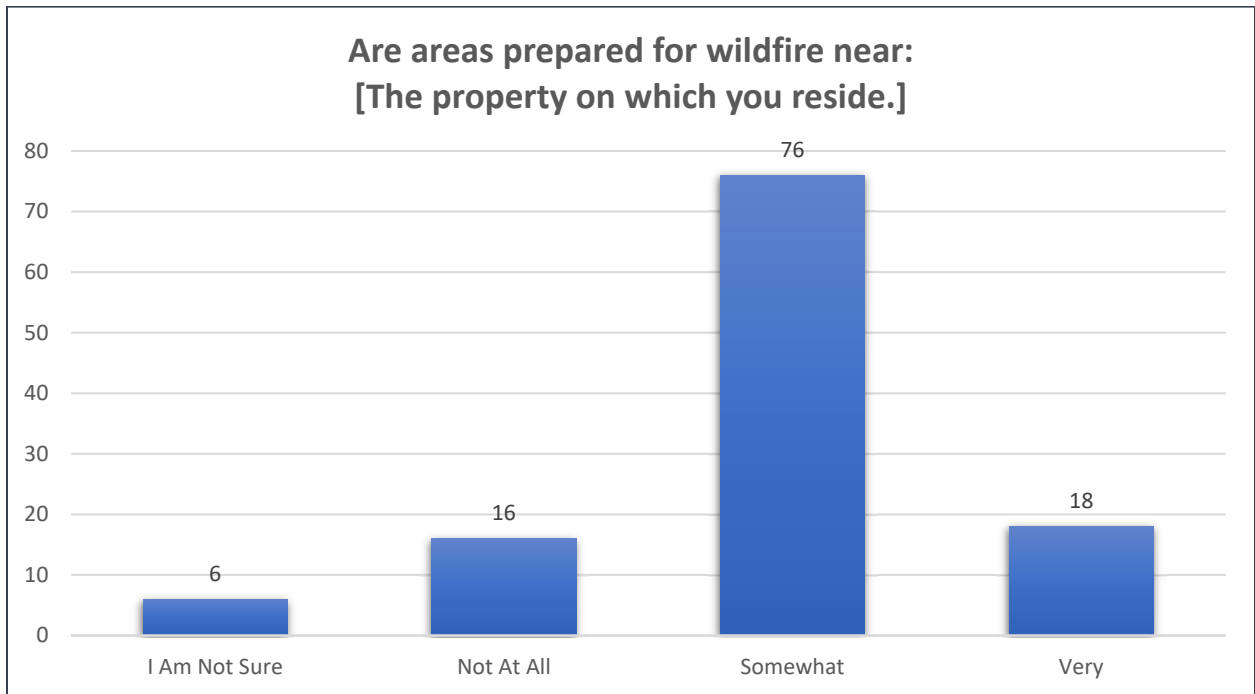
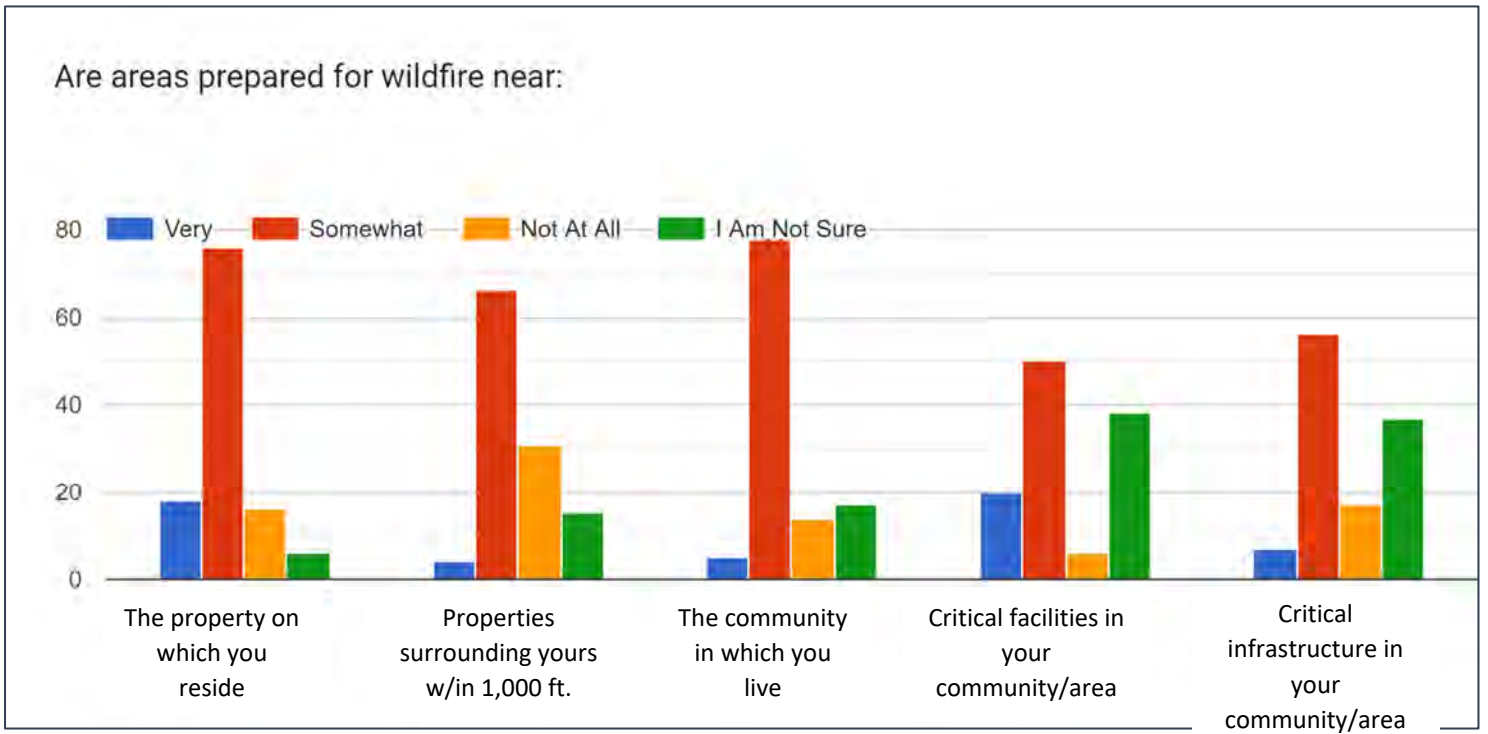
118 total respondents

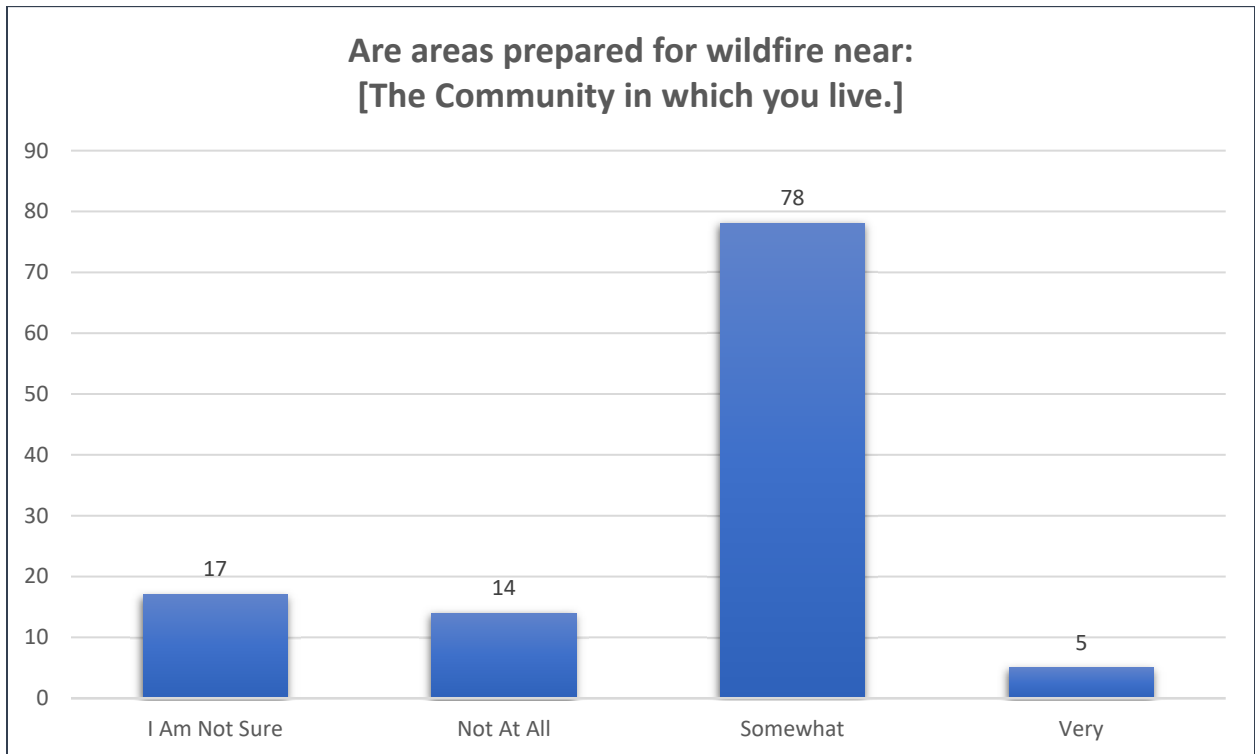
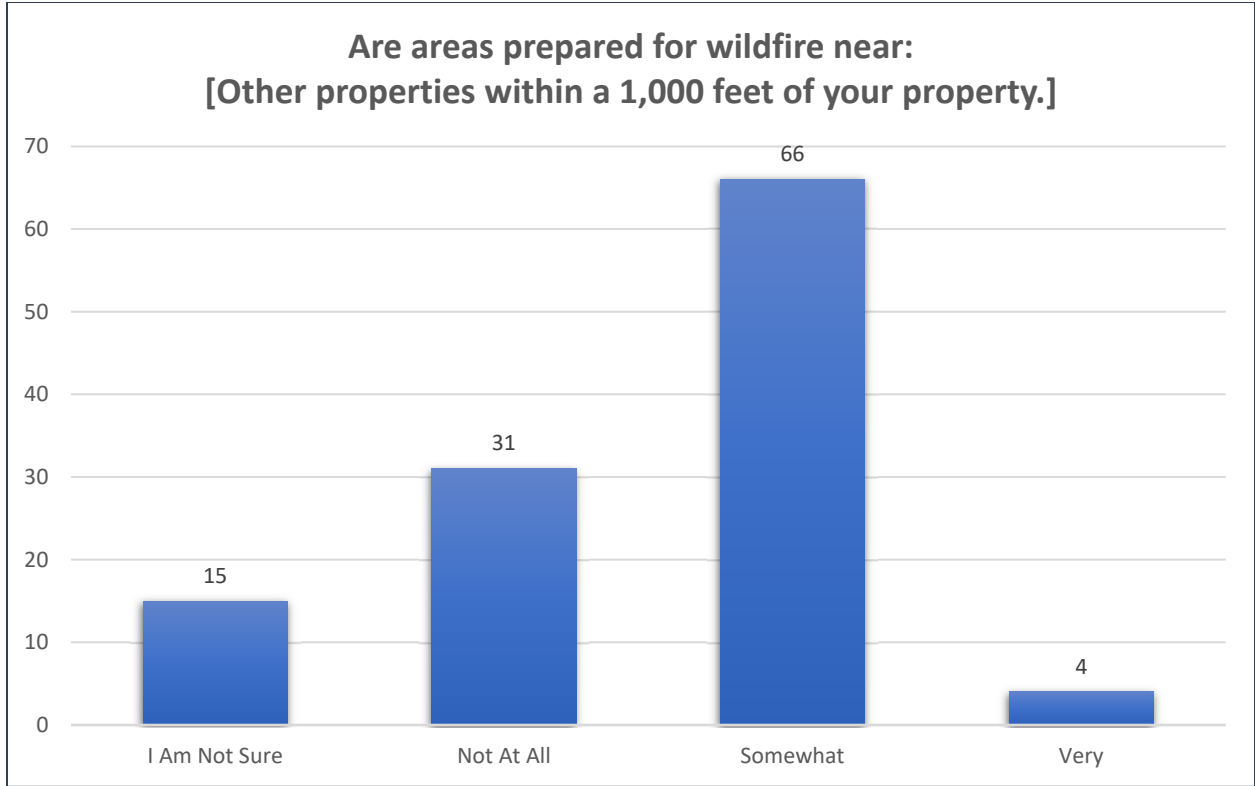


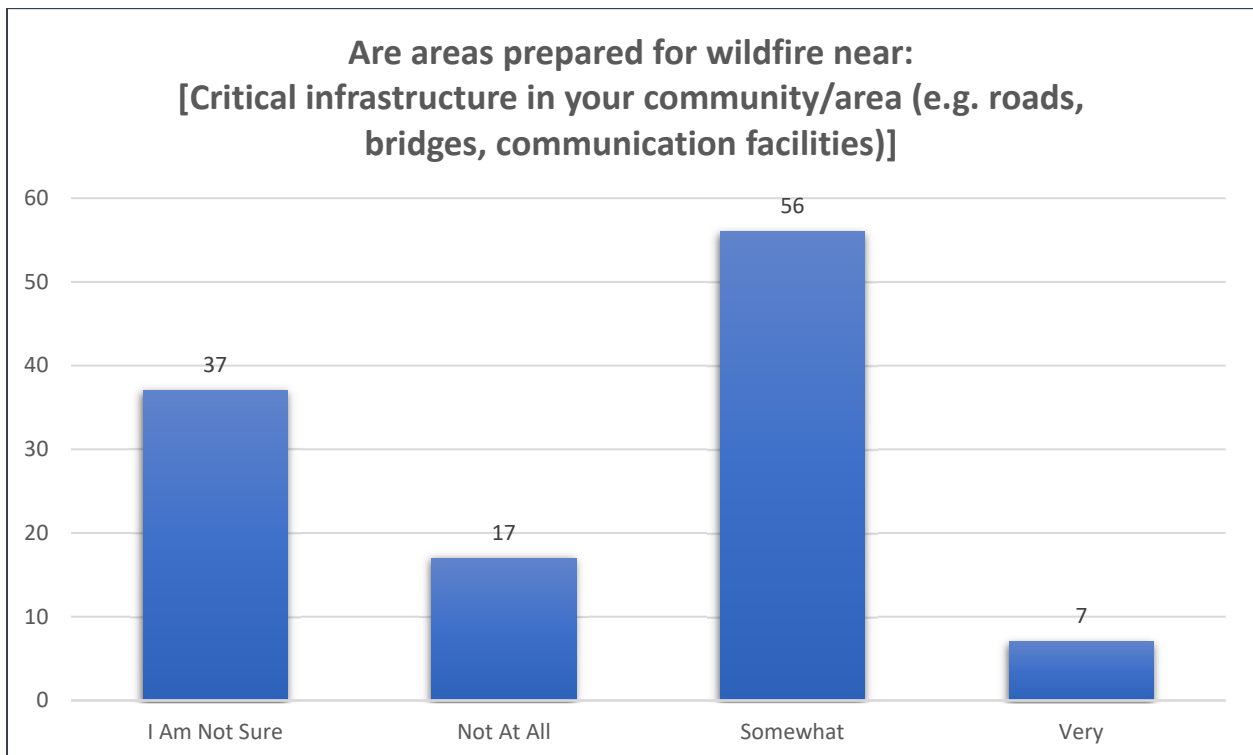
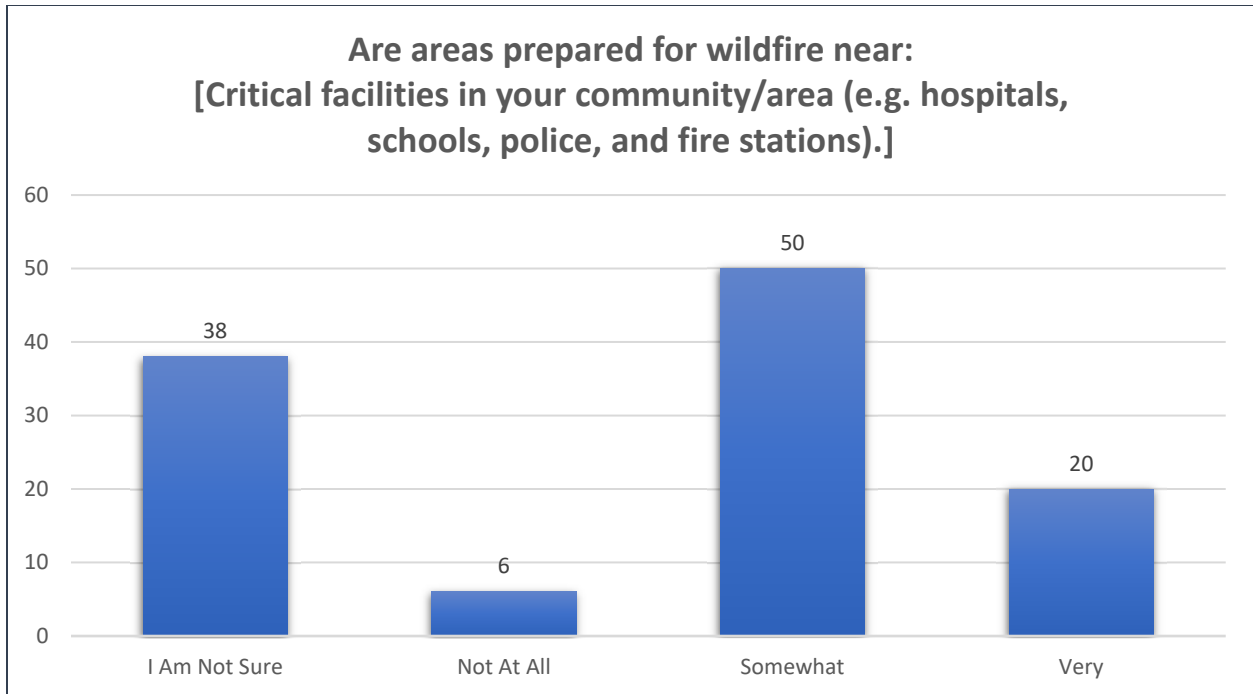




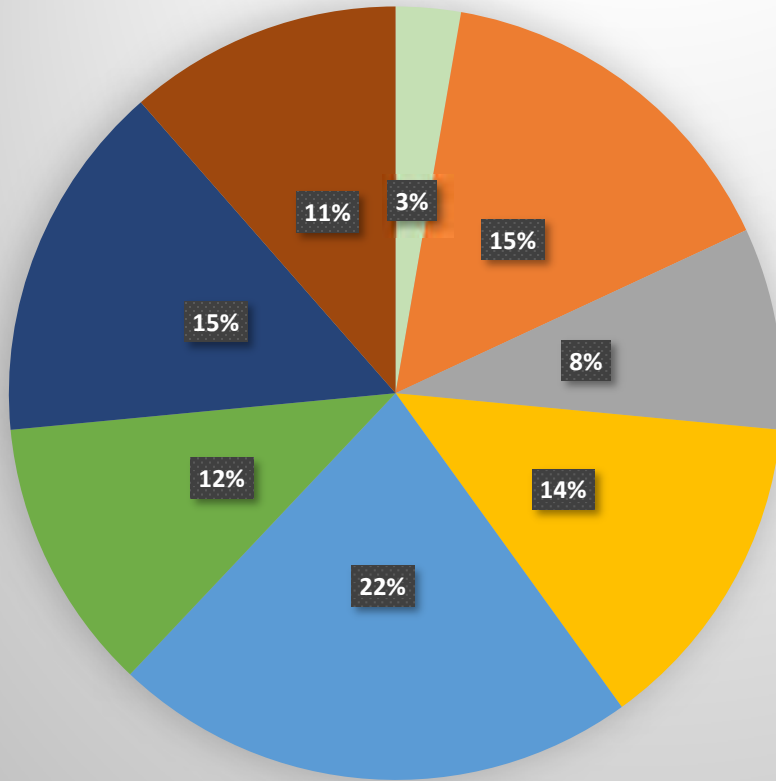
Are areas prepared for wildfire near:





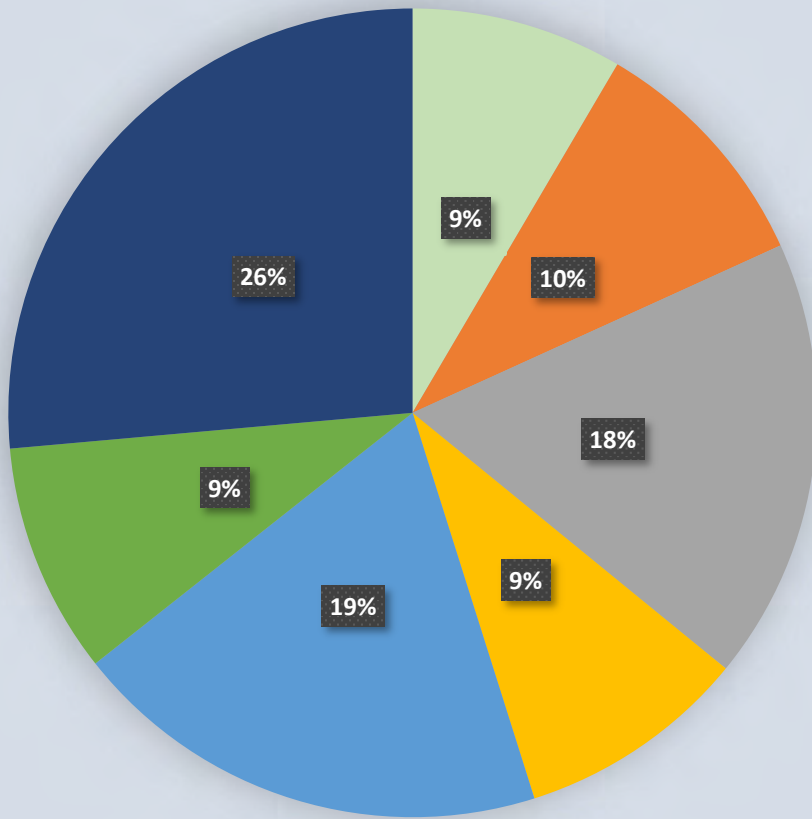


Which factors do you think add to the most wildfire risk to your community?



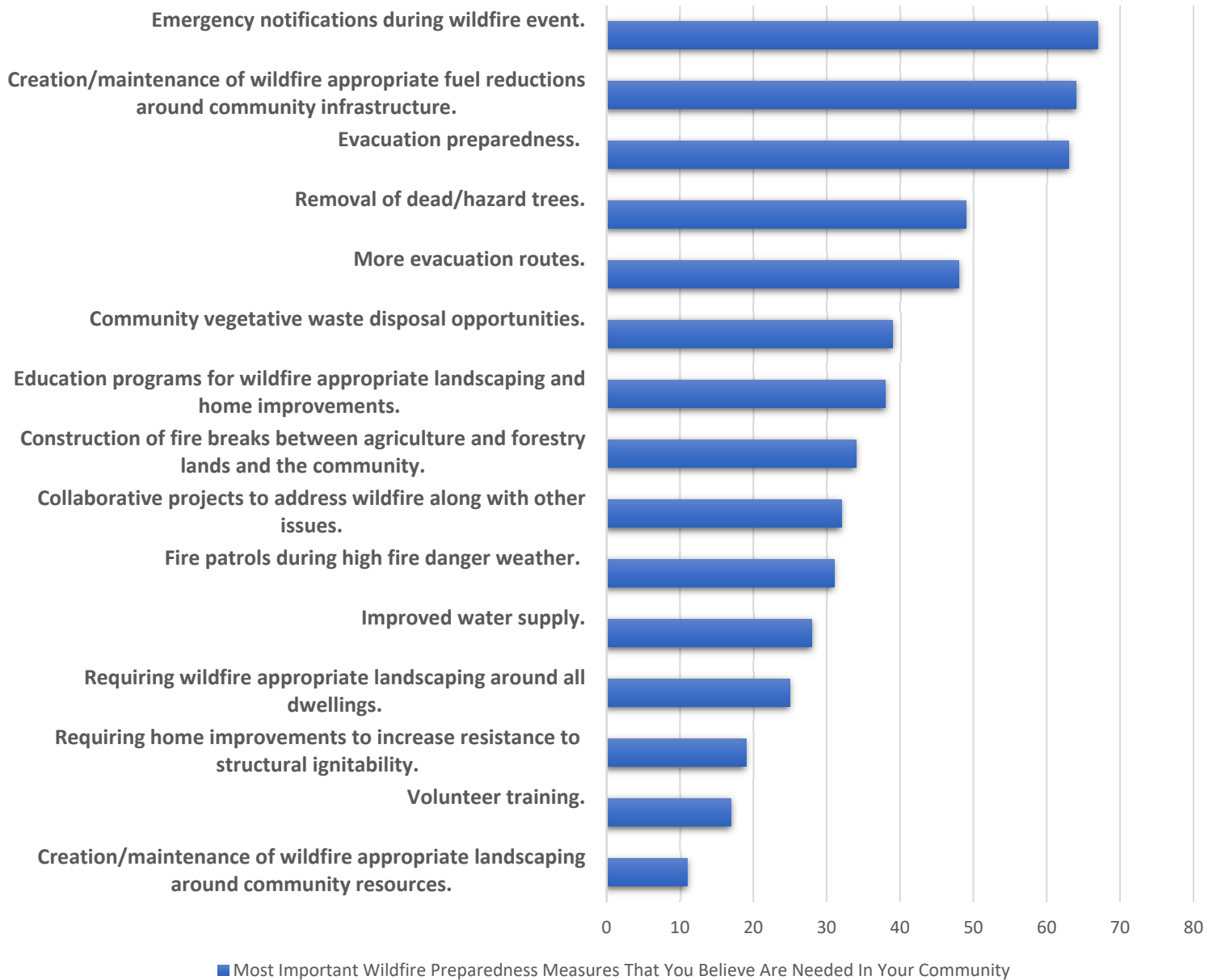
- Utility lines not being maintained
- Lack of community preparedness
- Limited response for wildfire suppression
- Limited water for fighting fires
- Single road access – limited evacuation routes
- Steep topography
- Too much development in the Wildland-Urban Interface
- Weather patterns

What wildfire preparedness measures are you currently using?



- Maintaining a water source for fire fighting purposes.
- Creating a fire break around the edge of your property.
- Creating an evacuation preparedness plan.
- Improvements to my home
- Making sure the driveway is firetruck accessible.
- Practicing evacuation.
- Yard preparation

Most Important Wildfire Preparedness Measures That You Believe Are Needed In Your Community



This is the 1st survey that was sent out to the public

Community Wildfire Protection Plan

This form is being distributed as part of the County's revision of the Community Wildfire Protection Plan (CWPP). The current plan and the draft revision are located at

<https://www.co.benton.or.us/planning/page/community-wildfire-protection-plan>.

Thank you for taking the time to complete this form. The information that you provide will be compiled and become part of the revised CWPP. Please also review the draft plan. You are

welcome to submit comments to Inga.Williams@co.benton.or.us

The end date for submittal of this survey is April 8.

1. In which community or area of Benton County do you live? (check one)

Mark only one oval.

- Alesia
- Alpine
- Bellfountain
- Blodgett
- Corvallis
- Dawson
- Glenbrook
- Hoskins
- Kiger Island
- Kings Valley
- Lewisburg
- Lobster Valley
- Monroe
- North Albany
- Philomath
- Summit
- Wren
- Other: _____

2. How would you characterize the area that you live in:

Mark only one oval.

- Urban
- Semi-urban/-rural
- Rural

3. If you own property in an approved Firewise Community or in one that has started the process to become a Firewise Community, please indicate the name. (if you are unsure what a Firewise Community is, please review this link <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>)
-

4. What is the current level of wildfire risk to the following:

Mark only one oval per row.

	High	Moderate	Low	I Am Not Sure
The property on which you reside.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Properties surrounding your property within (roughly) a 1,000 feet.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Community in which you live.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Critical facilities in your area (e.g. hospitals, schools, police and fire stations).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Critical infrastructure in your area (e.g. roads, bridges, communication facilities).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Are areas prepared for wildfire near:

Mark only one oval per row.

	Very	Somewhat	Not At All	I Am Not Sure
The property on which you reside.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other properties within (roughly) a 1,000 feet of your property.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Community in which you live.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Critical facilities in your community/area (e.g. hospitals, schools, police, and fire stations).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Critical infrastructure in your community/area (e.g. roads, bridges, communication facilities)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Which factors do you think add to the most wildfire risk to your community? (check up to three)

Check all that apply.

- Too much development in the Wildland-Urban Interface (any developed area where conditions affecting the combustibility of natural and cultivated vegetation and structures or infrastructure allow for the ignition and spread of fire).
- Steep topography.
- Weather patterns.
- Single road access – limited evacuation routes out of the community.
- Limited response for wildfire suppression.
- Limited water for fighting fires.
- Utility lines not being maintained.
- Lack of community preparedness - such as too many downed trees, too much brush.
- Other: _____

7. What wildfire preparedness measures are you currently using?

Check all that apply.

- Yard preparation, such as shrub removal, trimming trees, clearing out dead vegetation.
- Improvements to my home, such as metal roofing, enclosing the area under porches, enclosing eaves.
- Practicing evacuation.
- Creating an evacuation preparedness plan.
- Making sure the driveway is firetruck accessible.
- Maintaining a water source for fire fighting purposes.
- Creating a fire break around the edge of your property.
- Other: _____

8. What wildfire preparedness measures would you like more help with?

9. Check the five most important wildfire preparedness measures that you believe are needed in your community.

Check all that apply.

- Creation and maintenance of wildfire appropriate fuel reductions around community infrastructure - along roads.
- Construction of fire breaks between agriculture and forestry lands and the community.
- Creation and maintenance of wildfire appropriate landscaping around community resources - such as parks or meeting halls.
- Requiring wildfire appropriate landscaping around all dwellings.
- Requiring home improvements to increase resistance to structural ignitability.
- Emergency notifications during wildfire event.
- Evacuation preparedness.
- Improved water supply.
- Volunteer training (e.g. Community Emergency Response Team, Citizen Fire Academy).
- Collaborative projects to address wildfire along with other issues (such as creek restoration or native plan protection).
- Education programs for wildfire appropriate landscaping and home improvements.
- Fire patrols during high fire danger weather.
- Removal of dead/hazard trees.
- Community vegetative waste disposal opportunities such as chipping events or free yard waste pickup.
- Funding for neighborhood led wildfire reduction projects.
- More evacuation routes.
- Other: _____

10. Besides your dwelling and other personal structures, what resource in your community would you consider the HIGHEST priority for fire preparedness and defense? Such as, “this” bridge, “this” historic resource, “this” park. Explain what type of types of preparedness and defense are needed.

11. Besides your dwelling and other personal structures, what resource in your community would you consider the SECOND HIGHEST priority for fire preparedness and defense? Explain what type of types of preparedness and defense are needed.

12. Besides your dwelling and other personal structures, what resource in your community would you consider the THIRD HIGHEST priority for fire preparedness and defense? Explain what type of types of preparedness and defense are needed.

13. Other comments or concerns?

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Google Forms

This is the 2nd survey that was sent out to the public.

Community Wildfire Protection Plan

This form is being distributed as part of the County's updates to the Community Wildfire Protection Plan (CWPP).

Please be as specific as possible in your responses to the questions below. Answers will be used to complete a project list that will be adopted into the CWPP. This list will help the county identify projects that may be eligible for federal, state, and local funding.

Potential projects may include:

- Infrastructure Improvements – Connections between Roads
- Infrastructure Improvements – Roads that need Turnouts
- Infrastructure Improvements – Roads that need Defensible Space
- Defensible Space Improvements for Structures/Areas

For example, some recent suggestions were to improve defensible space around the Alpine Tavern, Bellfountain Church, Wren Community Hall, and the Soap Creek (fire) Substation. Another suggestion was to create defensible space along Foster Road, although it would be great to have a beginning point and end point identified.

Please respond to one or more of the questions below - provide as much detail as you can.

The current plan and the draft revision are located at <https://www.co.benton.or.us/planning/page/community-wildfire-protection-plan>. Please submit comments on the CWPP to Inga.Williams@co.benton.or.us

1. 1. What structures in your community would benefit most from a reduction of undergrowth and tree trimming (defensible space preparations) around the structure. (Identify up to three structures)

- 2. 2. What road segments (name of road/starting point/ending point) within your community would benefit most from a reduction of undergrowth and trimming of trees along the road edges in order to provide for safer evacuation. (Identify up to three road segments)

- 3. 3. Identify two roads in your community that you believe should be connected together in order to provide an alternative egress route in the event that an evacuation is required. Where should that connection be placed?

- 4. 4. Identify one to three road segments in your community that would benefit from turnouts; please provide an approximate location for the turnout. if you wish to provide a map, please email that to inga.williams@co.benton.or.us

5. Do you feel your community would benefit from an additional water source to use to fight fires? What type of water source should be used and where should the water source be placed.

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Survey #1 Responses - to non-structured questions

2024

In which community or area of Benton County do you live? (check one)	How would you characterize the area that you live in:	Besides your dwelling and other personal structures, what resource in your community would you consider the HIGHEST priority for fire preparedness and defense? Such as, "this" bridge, "this" historic resource, "this" park. Explain what type of types of preparedness and defense are needed.	Besides your dwelling and other personal structures, what resource in your community would you consider the SECOND HIGHEST priority for fire preparedness and defense? Explain what type of types of preparedness and defense are needed.	Besides your dwelling and other personal structures, what resource in your community would you consider the THIRD HIGHEST priority for fire preparedness and defense? Explain what type of types of preparedness and defense are needed.	Other comments or concerns?
Soapcreek valley	Rural				Please be thoughtful about any costs you are inflicting on property owners. There is a great deal of rural poverty and tight budgets and this initiative could make things worse if you aren't intentional about your approach regarding cost burden.
Corvallis	Semi-urban/-rural				
Monroe	Rural				
Corvallis	Urban				Increase our support for the timber companies
Wren	Rural	Wren Hall property, which has a FEMA Cache, needs wildfire fuel reduction!	Evacuation Plan and resident drills	emergency Water sources!	
Wren	Rural	Maintain fire security of Wren fire hall	Fuel reduction along Blakesley Creek Road to maintain escape route	Improve fire readiness of Wren community hall	Thanks for being proactive in assisting our communities
Corvallis	Urban	The roads that residents would use to evacuate areas like Oak Creek, Ridgewood Estates, Bald Hill, Chip Ross Park, McDonald-Dunn forest and other surrounding areas in the forested hills. Emphasis on the same in Alsea, Wren, Soap Creek and other parts of the county is also very important. Keep these clear, reduce vegetation encroaching on the roads and consider restoring orphaned or abandoned roads that might act as an additional evacuation route in an emergency.	Community recreation areas need to be protected. If we lost a resource like Bald Hill, Chip Ross Park, Finton Green, a large portion of McDonald-Dunn Forest or Peavy arboretum, the community would be very lost without those areas to enjoy. Engage managers of those resources to take action to reduce fire risk	Work with infrastructure like hospitals and schools on evacuation and fire safety around the buildings, parking lots, and other resources.	
North Albany	Semi-urban/-rural	Bridge into Albany if needing to leave the valley- we are stuck on highway 20 or would have to go into Corvallis to get out of the area.	Areas around homes- park on North Albany road that could act as a fire break and Thornton Lake. There's so much development in so many part of town right now, these spaces seem important.	What homeowners can do- landscaping and physical structures.	
Corvallis	Rural	mitigation of fuels near roads	regular visits by rural fire department Locke station	go plans for all	
Wren	Rural	just being able to keep a road or two open would be the highest priority here			
Alpine	Rural	Alpine Tavern historic resource, Belfountain Church historic resource, Hull Oakes Mill historic resource,			
North Albany	Semi-urban/-rural	Bridge to Albany.			

Wren	Rural			O	
Alpine	Rural	Homes of people who can't physically create the fire safe perimeter.			
Corvallis	Urban				
Lewisburg	Semi-urban/-rural				
Soap Creek Valley	Rural				
Kiger Island	Rural	The highest risk in my immediate area is the mis- and disinformation that people have about wildfire. I live in a flat, agricultural area, and residents feel that because there is no forest here, there are no risks. They need to understand that the danger is through embers from nearby wildfires, and that the fuels, like grass and hay crops, in ag areas are "flash" fuels that ignite quickly and spread wildfires rapidly when winds are strong.	see below	see below	Under current weather trends of extremely high temperatures, it is wrong to say that an area such as SPA #1 is only a low or moderate risk area. We know that under the right conditions urban areas are at very high risk - see Lytton, British Columbia, '21 and Boulder County, Colorado on Dec. 30, '21 (far past "fire season"). We are experiencing more extreme events, our forests are suffering heat damage that leaves them even more susceptible to wildfire, and embers from nearby fires can easily loft into towns. Stating that an area is "moderate" or "low risk" gives people a false sense of security, and the descriptor "variable, depending on conditions" is much more accurate. Remember, in an urban area, one building ignited becomes a fuel source, and from that point, structure-to-structure fires ignite, as we saw in the manufactured home communities in Talent and Phoenix, Oregon. Calling this a wildfire is a stretch, but it was ignited by adjacent wildfires. This could easily happen in our urban communities, surrounded by agricultural and forested lands.
Wren	Rural	Wren community center as a temporary shelter	Clearmont trust (?)/Fitton green evacuation access to access to the east if route 20 is closed	Water from Blakesley creek	There are a few neighbors who keep old and dead trees for years and don't accept offers to take care of them that makes me worry during fire season.
Lewisburg	Semi-urban/-rural	Consumer Power transmission lines are currently maintained by pruning trees on the right-of-way in order to prevent storm damage. In light of the persistent danger of wildfires, I wonder if they should be removing those trees in order to reduce fuel in the immediate vicinity of power lines.	Lewisburg Fire Station needs access to water to fight fires in our area. Currently I'm only water sources I'm aware of are the water tank on Raintree Drive and the private community swimming pool on Vineyard Mountain	Mountain View Elementary School could be used as a possible evacuation site for the Lewisburg area	
Alpine	Rural	Vegetation along roads	Water storage	Funding for assistane	
Wren	Rural	access roads	infrastructure	elimination of ground brush	
Monroe	Rural				
Alpine	Rural	Creation of water tanks for firefighters along Foster Road and it's feeder roads.	Defensible space along Foster Road for quick egress.	Forest thinning by Warehouser on lands that abut properties on Foster and McCain Rd.	

Wren	Rural	Road access -- both sides heavily forested, limited access (one way in/out)	Collaborative projects to address wildfire along with other issues along the Mary's River	Funding for neighborhood led wildfire reduction projects	Wren is part of FIREWISE as a community, but individual households and roads need help.
Wren	Rural	Wren community hall needs some tree removal and driveway expansion to accommodate evacuees and emergency response staging.	Need more community volunteers to fight fire and help others in an emergency.	General fuels mitigation.	
Alpine	Rural				
Philomath	Semi-urban/-rural				
Corvallis	Semi-urban/-rural	Watershed	College of Agriculture lands		
Corvallis	Urban	Several fire hydrants along NW Ponderosa Ave. extending into Skyline West Neighborhood			
Corvallis	Semi-urban/-rural	Treating common natural areas within and surrounding Grand Oaks (approximately 20 acres of community and city owned land within the 3 developments in our neighborhood. 2 small 1-acre plots are owned/administered by City of Corvallis Parks and Rec.) Invasives, brush and ladder-fuel treatment coupled with replanting of native prairie and oak woodland species.	Assistance with outreach to property owners to help assess and correct fire risks on their property. (Helping them identify and implement needed improvements.)	Brush and fuels treatment needed on surrounding private and public undeveloped forested natural areas. First, the parcel directly to the east of Grand Oaks development. Farther east, the private and public (OSU and other) undeveloped forested lands, especially the areas being used as camping areas by homeless. Finally, the private and public (Corvallis and other) forested land directly west and also northwest of Grand Oaks (including Bald Hill natural area.)	
Corvallis	Semi-urban/-rural	fire and police department buildings and vehicles	hospitals and medical facilities such as urgent care clinics	schools	I would also prioritize grocery stores and other food sources
Corvallis	Semi-urban/-rural	Overgrown OSU forest property adjacent to our community with many dead and downed trees would cause a conflagration that would quickly spread into our community. OSU and other property owners of property adjacent to Skyline West must be held accountable for reducing fire risks on their property (forest thinning, removal of dead and downed trees, fire breaks between forests and neighborhood, etc.)	Re-open the closed fire station at the bottom of NW Fair Oaks Drive.		
Soap Creek Valley	Rural	Coffin butte road	Coffin butte road	Making Coffin Butte landfill less flammable	The fact that Inga Williams, who was the staff member in charge of the staff report for the Coffin Butte landfill expansion which came to the conclusion that eliminating Coffin Butte Road was a really swell idea, is also in charge of wildfire preparedness, is absolutely mind-boggling.
Adair	Rural				
Corvallis	Urban				

Philomath	Semi-urban/-rural	WE have a local fire hall a half mile away, substation. we have a good water source. I think about neighbors in the summer who may or may not have fire suppression in their tool box			My concern is the proliferation of phony hardship dwellings in the area along with rural junkyards
Philomath	Semi-urban/-rural				Fines for property owners is not the solution, supporting homeowners is what builds community.
Lewisburg	Semi-urban/-rural				
Corvallis	Semi-urban/-rural	Making sure big parks like Bald Hill are not big fire hazard given the increasingly dry and hot weather			
Wren	Rural	Wren Community Hall (fire suppression equipment (?))	Continued and more frequent maintenance of Blakeskley Creek Road.	More clearly defined second community emergency exit through Fitton Green	Overall the educational and physical support of both Benton County and ODF has been excellent! Thank you.
Corvallis	Semi-urban/-rural				
Corvallis	Semi-urban/-rural	Activate the fire station on Fair Oaks	Install fire hydrates		
Corvallis	Semi-urban/-rural	OSU child care facilities: pre-school, headstart	Bessie Coleman (Hoover) elementary wch backs up to heavily forested hill		Many residents of the Skyline neighborhood have worked for years to upgrade to a Firewise community. Many thanks to Carrie Berger.
Alpine	Rural	Monroe OR 97456 The 3 Rural Fire District Fire Houses	Evacuation route along ALPINE ROAD from Glenbrook to Hwy99W		
Wren	Rural		Bridges		
Corvallis	Urban				
Philomath	Semi-urban/-rural	The fire station,	Benton Co. Museum	covered bridges.	
Philomath	Rural	Egress from Marys River Estates is limited. Protecting the roadway from fire and using the road right of way as a fire break would make sense - many, many trees would need to be removed and brush cleared away.	Everyone's homes!	The Marys River winds through the neighborhood, and the riparian area needs protection from wild fires.	
Oak Creek Valley (near MacDunn Forest)	Semi-urban/-rural	Secondary evacuation route out of Oak Creek Valley (between Oak Creek Drive and Skyline neighborhood)	Funding to underground power lines.	Water for firefighting in Oak Creek Valley. Right now there are no hydrants, etc.	A few residents in our area have invested a tremendous amount of their own time and energy to try to get Oak Creek Valley prepared for a fire. The work that needs to be done feels insurmountable and is frankly too much for volunteers, especially for folks who are still of working age and are raising families. We need more help to ensure our area is as prepared as possible to avoid catastrophic outcomes from a wildfire.
Philomath	Semi-urban/-rural	The exit roads out of Marys River estates have overhanging timber. Clear.	Mandatory clearing	More clearing funds	
Philomath	Rural				
Wren	Rural	Wren Community Hall, , historic	Bridge across River, HWy 223	Wren fire house, well protected now.	The way to control most wildfires is to catch humans who set fires and prosecute them to the limit of the law, may need stricter laws for that!

Corvallis	Semi-urban/-rural	Coffin Butte Road - maintain this key emergency ingress/egress route.			
Philomath	Semi-urban/-rural	Dead and hazard trees	Coordination of Marys River Estates to be a fire wise community	Another evacuation route	
Corvallis	Rural	Bridges on Oak Creek Drive, including Skunk Creek, Oak Creek/Cardwell Hill, as that is the main egress route	There isn't much out here but private houses...		Creation of more water tank resources for rural firefighting? Identifying key areas that need that? More emphasis on wildfire preparedness, including annual evacuation drills/preparedness events? Help with getting firewise going again? I guess that's a funding thing. How are recreation lands going to be managed during high-risk periods? How to alert people and get them out of the forest if a fire starts? Lots of extra cars on inadequate evacuation routes (although that is hopefully changing in terms of more routes). More community education, annual opportunities (leverage events like OSU's fire awareness series last year).
I live at the end of Oak Creek Drive, 5 miles northwest of Corvallis	Rural	The next three questions are odd. I can't figure out what useful information you expect to receive. The lack of adequate preparedness of those on both sides of the WUI is the problem in a community that has forest all along the west side.			I guess it is obvious that I have become very frustrated by the lack of awareness and willingness of OSU to reduce the fire hazards presented by its current management policies for the OSU Research Forests. There are nearly 200 property owners that abut the McDonald and Dunn Research Forests, yet OSU continues to plant monoculture Douglas fir "reprod" after clearcutting. Single species, even aged monoculture plantations engender the hottest and fastest spreading fires of any forest type. In addition these clearcuts are invaded by invasive weeds that attain five feet in height. Just one match or cigarette in these weeds in August or September can carry a fire into adjacent forests and private property. Yet OSU eliminated the invasive weed position for the Research Forests. The OSU College of Forestry simply does not care about the safety of its neighbors.
Oak Creek Valley	Rural	Egress route maintenance in terms of vegetation, road width, turn-arounds	Effective evacuation processes/notifications (e.g. Zonehaven)	Fuel reduction	CWPP needs to be a scaffolding that supports county-wide leadership and planning, including planning and education--- for example re: evacuation (Zonehaven), and PSPS.
Philomath	Rural				
Corvallis	Rural				
Corvallis	Semi-urban/-rural	Oak Creek infrastructures for evacuation	Property owners fuel reduction		
North Albany	Semi-urban/-rural	The trees up off north valley and otherwise it's mostly fields. The wetlands when dry would be dangerous as well.	Patrols for illegal burns during fire season/removal of homeless camps that have fires.	Maintain good water supply for putting out fires and break lines around neighborhoods	

North Albany	Semi-urban/-rural				Forested trees interspersed throughout North Albany suburban community. Concern for proper clearing and management to reduce risk of fires. I've never heard or seen a program that looked at this.
Corvallis	Semi-urban/-rural				
North Albany	Semi-urban/-rural	Hospital			
North Albany	Semi-urban/-rural	Hwy 20 in North Albany has too many big trees near the road with a lot of underbrush.			
Corvallis	Semi-urban/-rural				
North Albany	Semi-urban/-rural				
Corvallis	Rural	Unburned slash piles get burned (in wet season)			
Corvallis	Semi-urban/-rural	North and West and South Corvallis			
Soap Creek Valley - Adair Rural Fire District	Rural	Maintain Soap Creek Road and Coffin Butte Road as exit route to Hwy 99 for the Soap Creek Valley community.			
Monroe	Rural	The bridge over the Long Tom-kept safe and open	The Monroe High gym-as an evacuation center		

<p>Corvallis</p>	<p>Semi-urban/-rural</p>	<p>Fitton Green County Natural Area. Closure during high fire danger/red flag warning days. Fire patrols to enforce closures. Prohibiting parking along roadsides when parking lot is full during fire season.</p>	<p>Bald Hill Farm/Bald Hill Natural Area. Closure during high fire danger/red flag warning days. Fire patrols to enforce closures.</p>	<p>Mulkey Ridge Forest. Closure during high fire danger/red flag warning days. Fire patrols to enforce closures.</p>	<p>One of my major concerns with any wildfire protection plan is that landowners will be pushed by fear or legal requirements to clearcut their properties to reduce fire risk. This will result in a huge loss of habitat for wildlife, especially birds, at a time when increased development and climate change are already having severe impacts on their populations. Shrub removal takes away nesting habitat for many of our native bird species while removing all dead trees has a devastating impact on woodpeckers and other species who rely on dead trees for nesting, winter roosts, and feeding. The timing of these "fire reduction" activities often causes an even greater impact as they usually occur during spring-summer nesting seasons resulting in the destruction of nests and young and the loss of a complete breeding season.</p> <p>Besides negatively impacting birds, completely removing all trees around homes leads to the loss of their cooling effect resulting in the increased use of air conditioning which only exacerbates climate change and increases energy costs. It also creates a drier environment around the home along with a wind tunnel effect that dries out and heats up the forests on adjacent properties. I am already seeing this scenario playing out in my road district and it concerns me " and not just due to the impact on birds and climate. Most of the catastrophic fires in recent years in the West have been associated with high wind events during which homes themselves became a major fuel source. No amount of tree removal around a property will prevent this type of wind-driven fire from consuming a home and the forest drying and increased wind speed that results from clearcutting of properties is potentially making my neighborhood more susceptible to fire.</p> <p>The community wildfire protection plan should strive to balance wildfire risk reduction with continuing to provide habitat for birds and other wildlife. It should</p>
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Hoskins	Urban	McDonald Forest - buffer between new developments and the forest instead of nothing at all	Brandi Park - homes abut this fir forest	Crescent Highlands is also ging in abutting fir forest. Timberhill is in a precarious position	thank you for your work to try and make the County safer. I wish you could get through to Corvallis Planning officials the importance of buffers and hardening structures between development and resource lands. I would also like to see, maybe in this or the next version, language about SSD also, Safe Structure Distance. These dense subdivisions next to the forest are the stuff nightmares are made of. Here is a study: https://nvlpubs.nist.gov/nistpubs/TechnicalNotes/NIST.TN.2205.pdf
North Albany	Rural				
Corvallis	Rural	Availability of Coffin Butte Road as a safe evacuation route	Reduction of possible ignition sources from logging, farming and machinery operation	enforcement of fire reduction laws during peak fire season	
Soap Creek Valley	Rural	Threat to Coffin Butte Road /evacuation route by Republic's ongoing threat to expand the landfill and close roads	Resourcing Adair Fire Dept appropriately since it is volunteer-run more paid positions	Fire patrols during high risk weather for McDonald Dunn and Starker forests	
Soap Creek Valley	Rural	Keeping evacuation routes open is my highest priority! Keep Coffin Butte Road open!	My second highest priority is saving McDonald Forest, and OSU FARMLAND.		We and neighbors want properly maintained, accessible evacuation routes; and well-managed forest and agricultural lands , and for all of us to work individually and collectively to protect our community from wildfire.
Corvallis	Rural	Coffin Butte Road! It is critically important that this road never be closed. This is hands down the safest, quickest emergency in-out road for Soap Creek Valley.	Coffin Butte Road	Coffin Butte Road	Yes. Coffin Butte Landfill frequently catches fire; it is critical that the updated CWPP contains clear language specifically about preventing dump fires from spreading to nearby forests, ag lands and homes/neighborhoods. And similarly there should also be language about preventing wildfires in the area from spreading TO the dump, because dump fires are hazardous in so many ways -- too numerous to list!

<p>Soap Creek - North Corvallis</p>	<p>Rural</p>	<p>Coffin Butte Road is without question THE MOST IMPORTANT emergency access route for our valley. Hundreds of local citizens depend on this primary transportation artery in the case of inclement weather. In the case of a wildfire, it is absolutely imperative that we have this quick, convenient, and safe route for evacuation. During the recent controversy surrounding Republic Service's application to expand the landfill (and close Coffin Butte Road), County staff showed exceptional bias and ignorance time and again when it came to the issue of Coffin Butte Road. The proposed alternative route (via Tampico and Robison Rd.) was clearly substantially inferior (much longer route, illogical routing, severely deficient bridge, poor road, etc.) - and yet County managers, staff and even our own fire and rescue folks supported this route as a valid alternative to Coffin Butte Rd. In so doing, they undermined their own integrity and public confidence in their abilities and local government. This was a grave disservice to our community. SHAME ON THEM!!!! It's easy to lose public trust, but it takes decades (or generations) to regain it. People will remember this betrayal for a LONG time.</p>	<p>The Soap Creek substation (volunteer fire dept.) is a key piece of infrastructure and support. Unfortunately, Adair Rural Fire & Rescue has had a long history of insular ("good ol' boy) "leadership". The fire chief, his dad, mom (who is the treasurer) and many members of the board all tend to think and act in a way that greatly discourages more progressive, open-minded folks from getting involved. The fire chief was very defensive when neighbors asked for basic information about the alternative evacuation route and their illogical support of this route. He wouldn't provide basic answers (e.g. the bridge load limits needed for their equipment), telling one neighbor he would need to file a public records request to get the info. (which had been freely shared in the past). His hot-headed, immature response really undermined community support for our volunteer fire department. It is no wonder they have trouble getting volunteers. Neighbors have also reported a sexist/male-chauvinist culture within the fire dept. This kind of culture discourages most neighbors from volunteering - which leaves us with less protection.</p>	<p>The industrial forest lands (including OSU & Starker Forests). They need to STOP doing even-age tree plantations which have a greater fire risk and burn with more intensity. This will never happen, as our entire state politics and the Oregon Forest Practices Act favor the industry. But let's be honest - industrial forestry is the biggest underlying factor.</p>	<p>I only found out about this survey by chance (on the last day it is open). How did you communicate about this survey? Why didn't you send it to ALL Benton Co. residents (or at least rural residents)? It seems to me you were highly deficient in communicating about this survey.</p>
<p>Soap Creek Valley / Tampico</p>	<p>Rural</p>	<p>The Soap Creek Road " Coffin Butte Road evacuation and fire access route. It is the key link for the safe evacuation of a large area west of Highway 99, in the case of wildfire in the coastal range foothills. Right now there is talk of eliminating it, so the County must take steps to prevent that from happening, as a community wildfire protection priority.</p>	<p>The Coffin Butte Landfill. I think this industrial site is at high risk of catching fire during a local wildfire event / earthquake, or from internal ignition, and subsequently could burn for years, causing a long-lasting health crisis for the entire area. The County needs to study these risks in more detail and develop a defense plan for the landfill. The landfill also sits close to Highway 99, which poses a fire hazard.</p>	<p>The old Camp Adair refuse dump, which is part of the Coffin Butte Landfill complex. That dump contains hazardous materials, some of them very flammable.</p>	<p>A proposal was recently floated that would have involved eliminating Coffin Butte Road as an evacuation route and as an access corridor for firefighting and emergency equipment, as well as expanding the landfill area and thus increasing its vulnerability to fire and disaster. I'm concerned that the County is not adequately protecting its citizens from proposals such as this, which sell off citizen health and safety for corporate profit.</p>
<p>Corvallis</p>	<p>Rural</p>	<p>Coffin Butte Landfill, in the event of wildfire, the dump would burn indefinitely</p>			<p>Coffin Butte Road is an "Emergency Lifeline Route" and needs to be maintained as such</p>

Soap Creek Valley	Rural	Making sure Coffin Butte Road is available as a public road for egress during emergency situations and difficult weather events.	Making sure that Coffin Butte landfill has adequate means to eliminate a fire if one were to start at the landfill. Could be a dangerous situation!	I am concerned that the volunteer fire department at Adair Village is not sufficient for the current risks and increased population in the area. I know the population is different than it once was, so there aren't enough able bodied, strong bodied volunteers to do the job. How does that get evaluated? Is it time to graduate to a county funded fire station and crew? What determines that switch over? Who initiates it?	Just to reiterate...FIRST: COFFIN BUTTE Road must stay OPEN for evacuation! SECOND: The Coffin Butte Landfill MUST HAVE the capacity to extinguish fires that start there or spread through the landfill. THIRD: Is the volunteer fire department at Adair sufficient for the times? What is the process for upgrading our fire protection to a paid crew?
Soap Creek	Rural	Assuring Coffin Butte Road in open and accessible to all	Protection of Soap Creek fire station	Protection of Soap Creek Schoolhouse	
Corvallis	Rural	Coffin Butte Road is our HIGHEST PRIORITY evacuation route from Soap Creek Valley and should NEVER BE CLOSED TO THE PUBLIC. For details, please refer to all testimony related to the recent CUP for expanding Coffin Butte Landfill. This route of travel is absolutely critical from the standpoint of public safety: evacuation of residents, as well as access to our community by first responders.	The Soap Creek Schoolhouse, a registered national historic site.		Our neighbors invested an enormous amount of time and energy over the past year fighting the recent CUP application to close Coffin Butte Rd. (i.e. expand the landfill). This is precious time wasted, which could have been better spent on preparedness on wildfire and other emergencies (e.g. earthquake).
Lewisburg	Rural	Community chipper and Community wide fuel reduction	becoming a firewise community	OSU and Starker forest completing fuel reduction on adjoining properties	Landfills frequently catches on fire, mitigations aimed at preventing Coffin Butte fires from spreading to nearby forests, ag lands, and homes might be a good idea.
Lewisburg	Rural	Once again, keep all emergency evacuation routes open: especially Soap Creek Road from Tampico Road past Coffin Butte Landfill to Highway 99.	The Soap Creek Schoolhouse: historic building. Needs a protective water source		
Adair Village	Rural	Keeping multiple options open for vehicle traffic, especially Coffin Butte Road.	Fire station in Adair Village	Fire substation in Soap Creek Valley	
North Benton/Tampico Rd/Adair	Rural	The landfill - concerned if it catches fire it will spread and/or block evacuation route-needs self-supplied fire suppression system (not reliant on public fire department)	Soap Creek Schoolhouse - needs defensible space, water storage		

Corvallis; Soap Creek Valley/Adair	Rural	Coffin Butte Road is essential for wildfire evacuation. Republic Services should not be allowed to permanently close it (which they have proposed in their last expansion plan).	The industrial forest plantation that comes down to Tampico Road (owned by the OSU College of Agriculture) needs to be thinned and their access road opened up (currently it is covered in blackberries) so that a fire truck can get into it. Fuel reduction work needs to be done on their adjacent agricultural land.	Putting the power lines on Tampico Road underground would be a great help. The lines and poles have had many problems in the past.	
Lewisburg	Rural	Keep all evacuation routes open.			
Benton county west of Corvallis, north of Philomath	Rural	Completion of Sheep Research Center evacuation route. According to Benton County Public Works' director October '21 it was supposed to be complete before the '22 fire season. I'm starting to doubt that.	Re-committing to ensuring to the 2000 evac route that links Wren along Cardwell Hill Road to Panorama Drive. After documenting the agreement in 2000, it was officially opened by the Sheriff and Corvallis Fire Department chief in 2007 after road improvements, slide abatement, and signs were installed.	A sheriff's department that has a plan that can be published with potential evacuation routes throughout the county. The plan should include the roles and responsibilities of the different groups involved in the process.	
North Albany	Rural	The dump, it catches fire and we've seen it happen.			
Corvallis	Rural	Ensuring that the critical road access via Coffin Butte Road to the Soapcreek valley is protected for future use for evacuation and accessibility for fire fighting resources.	Training and resources for community fuels reduction.		
Soap Creek Valley	Rural	Protection and preservation of Coffin Butte Road as an evac route!	Fuel reduction along evac routes	funding for fuel reduction on properties adjacent to roads	The CWPP plan is way too vague, does not contain specific action measures or timelines, mostly a document of platitudes and wishful thinking. As the third iteration of this document it is BEYOND time for this to become a real document with real projects and funding to get things DONE. No more talking and planning blah blah....action is needed before it is too late!
3 miles NW of Adair Village	Rural	Coffin Butte Road is of the utmost importance as an evacuation route for most of the area. If Republic Services were to close Coffin Butte Road, residents and emergency vehicles would lose precious time in escaping or receiving aid. Furthermore, the landfill's expansion plans have also mentioned Tampico Road as the evacuation route of the future, but even with widening (which would greatly mar the community), the road is too hilly and dangerously icy in the winter.	Improve and reopen Coffin Butte Bridge. That leads to the main evacuation section of Coffin Butte Road past the landfill.	Adair Village's volunteer fire department needs better funding, for employees and equipment.	Our responses to "What is the current level of wildfire risk?" were guesses. The risks might be higher than we estimated.

Corvallis	Rural	Preserve Coffin Butte Rd as an evacuation route!	Fire Station	Fire Alert	
Tampico area	Rural	Coffin Butte Road -- critical evacuation route.	Better forest management on forest-conservation lands.	Consideration of fire risks associated with earthquake events that could affect methane collection system and generating plant.	
Corvallis	Rural	Oak Creek area has 1 road out. Alternate routes either are not well known, not available. Evacuation would be a disaster, too many people trying to leave. There are also high tension power lines crossing roads - if they come down, in addition to potentially starting fires, quite a few residents will be trapped.	Homes are on wells. If water is an important tool, it won't be available to firefighters	We take fire personnel for granted. Wildland/WUI fire control and suppression is difficult and we are badly in need such people. It would help to at least staff the currently vacant fire station near MLK park.	I'm glad the county is trying to take these steps. However, I suspect 95% of my fellow residents will not have the energy to read the plans, appendices and everything else. What has been suggested or proposed needs to be seriously boiled down. Planning for wildfire can lead to a sense of overwhelming helplessness, and the present format of the CWPP is too much to digest.
Alpine	Rural				
Lewisburg	Rural	McDonald Forest	Communication - especially if cell service fails, then what?		
Corvallis	Semi-urban/-rural	Biannual bins for wood & leaf removal.	More fire hydrants	OSU needs to decrease the amount of understory on their woodlands which about our community.	I believe we should require home owners to limb-up their trees.
Corvallis	Semi-urban/-rural	Traffic flagging on Walnut Blvd. @ Kings, 29th, Aspen, and Witham Hill to facilitate evacuation of Timberhill. Probably at Rolling Green also.	Emergency message informing people NOT TO GO TOWARDS the neighborhood and checking to make sure anyone who is actually has a need (rescue pets, family, etc.)	Global information about watering your roof and gutters to reduce the risk of flying embers starting a structure ignition	Enforce the truth that humans are the main cause of wildfire
Corvallis	Urban				
Corvallis	Rural				
Corvallis	Urban				
Corvallis	Rural	Additional evacuation routes	Keeping the narrow roads clear for emergency vehicle access	Neighbors understanding and maintaining good fire preventative landscaping	
Philomath	Rural				
Corvallis	Urban				
Alsea	Rural	North fork Alsea bridge on Alsea Deadwood			
Philomath	Rural	Power and communication lines and facilities.			
Corvallis	Urban				
Corvallis	Urban	Timberhill wetlands, meadow, and natural area. Limit development. Monitor these areas closely.	Water access	Clear evacuation routes. Limit development along these routes and near natural areas.	Clear plans and communication resources needed

Corvallis	Rural	Eastward evacuation: Oak Creek Drive is the only exit eastward. Fire seems likely to come from the west/coast range. I don't see how a fire could come towards us from town, but if it came from the north or south and blocked the road then we have a huge evacuation problem. The other road "out" basically just goes west into the coast range and it's normally locked.	Westward evacuation, Cardwell Hill Drive through from Corvallis to Wren. Not sure what you can do about this.		
Corvallis	Urban	The area near McDonald Forest. Thousands of people live in homes that could be destroyed by fire. This would eliminate a huge popular living area in Corvallis as well as the ability for the city to collect property tax for future development.	Must ban homeless camps in forested areas. The use of fire is prevalent and not in proper areas like a campground with fire pits and preparedness. I've seen it, so I know it's happening.	Mainly in dry months -- a daily check of forested areas to assure there is no illegal camping or other issues related to fire danger.	Like most things, fires danger is most interesting when you're in the middle of a fire. So much could have and should have been addressed after the 2014 fire in Timberhill -- it was a sign of the future with a huge side of luck. Had the wind not changed directions that evening it would have been a terrible situation with fire crossing 29th and burning homes. The fire departments did a good job, but they had to bring in water tankers. Now there is a proposed housing dev at the top of the hill -- this will not end well. Lots more people and houses and cars and still only limited ways out. Too close to the forest. People say -- you have to keep expanding for population -- but unless OSU is going to allow housing within the Forest, it has stop. There are other safer areas to build. I've come to dislike summer because I worry now about fire until it starts raining in October. It's hotter and dryer than ever and there are no more water sources than there were.
Soap Creek	Rural	Fire Substation	bridges over soap creek at Writsman creek and Mossrock		
Lewisburg	Rural	Maintain Coffin Butte Road for egress	Ensure wildfire awareness & behavior of Mac Forest users	Neighborhood planning	Rethink new plan. The current plan seems more comprehensive than the proposed plan.

Survey #2 Responses

1. What structures in your community would benefit most from a reduction of undergrowth and tree trimming (defensible space preparations) around the structure. (Identify up to three structures)	2. What road segments (name of road/starting point/ending point) within your community would benefit most from a reduction of undergrowth and trimming of trees along the road edges in order to provide for safer evacuation. (Identify up to three road segments)	3. Identify two roads in your community that you believe should be connected together in order to provide an alternative egress route in the event that an evacuation is required. Where should that connection be placed?	4. Identify one to three road segments in your community that would benefit from turnouts; please provide an approximate location for the turnout. if you wish to provide a map, please email that to inga.williams@co.benton.or.us	5. Do you feel your community would benefit from an additional water source to use to fight fires? What type of water source should be used and where should the water source be placed.
In North Albany there are large swaths of woods woven amongst houses, such as around the power lines.	Valley View, Crocker, Thornton Lake Drive	North Albany needs another major exit road to Highway 20 by Scenic, comparable to North Albany Road. Scenic is not a good egress road.		
	NW Oak Grove Dr from West of Oak Grove School to Metge Lane....road narrows in the dip and brush is close to road....a fire would cut off escape...road needs to be widened there also...	NW Valley View Drive and East to NW Springhill Dr.	NW Oak Grove Dr. along the North side East of the school....parents are using the North side of the road to wait to drop their kids off.....they unsafely make left turns across both lanes of traffic into the school property...	Anyplace a field tanker can take on water close to a fire or have pads for portable pools to dump their tanks.
NAES, NAMS		Conser Rd NE and Springhill Dr NW		
Empty lots, abandoned structures				

<p>I live in Soap Creek Valley. We only have two community buildings both of which require protection for different reasons - thee Little Red Schoolhouse is on the National Register of historic places and often is the place we gather for information sharing. We have had several meetings about preparedness over the years and plan more as we are just starting up a preparedness committee. The Schoolhouse is almost halfway from either end of the valley. The second facility is the Soap Creek Fire Substation - in case of emergency i can see this place gathering people who want to help their neighbors - there is not enough parking space, I am not sure how much land accompanies the fire station and there are trees rather close. And in my dreams, i would like to see a community hall that we could use for emergency sheltering in case of events like smoke, heat and power outages.</p>	<p>Tampico Road from the intersection of Soap Creek Road out to Highway 99. Forested on both sides but also highly populated.</p> <p>Soap Creek Road from the Fire Substation up and over Vineyard Mountain (Lewisburg Saddle). Clean up is also needed out Sulphur Springs because of the recreationists that are attracted to accessing McDonald Forest.</p>	<p>If you want to spend the money (and i bet you don't) then make Robinson-Wiles Road capable of handling evacuation traffic. In the 5/14/22 exercise mentioned above, i drove this route also - it took me SEVEN minutes - 3 times as long as the Coffin Butte route - one lane traffic on dirt roads with potholes to rival those I drove in the 80s in Anchorage, AK during the winter. I was the only vehicle on the road - imagine it in an evacuation scenario! The one lane bridge is rated for 19 tons and was on the county's list to replace but for some reason was removed.</p> <p>And those two are at the NE end of the valley. If, for some reason that end of Soap Creek is blocked, then our only evacuation route is over Vineyard Mountain which as you know is forested on both sides all the way to Lewisburg Road leaving escape damn near impossible. Which leaves the residents of 125 homes (250+ people) out here sitting in Soap Creek if there is enough water or hunkered down in our cars on the NE end of OSU Beef Barn Ranch hoping the flashover will leave some of us alive and not incinerated!</p> <p>As far as I know, not a single OSU or Starker Road would allow us out of the valley.</p>	<p>Speaking to Soap Creek Road only, I can't think of any place for turnouts, but there are several places we could use shoulders. In many places the yellow line marks the edge of the ditch.</p>	<p>OMG yes. My road (South Boundary Road) is owned by the residents. We would welcome big tanks like at the fire substation on our road. We have a perfect triangle of land where one or two could be situated. We explored buying the tanks and paying to have them installed but the 4 of us can't come up with that kind of money - but we have the place.</p> <p>If water is going to be taken from Soap Creek, then we need access roads to the creek that would support water tankers, brush rigs and perhaps, even bigger rigs. I am unaware of how water is taken from the creek and how close rigs need to be to the source; perhaps they can be reached from the bridges.</p> <p>thanks so much for asking us what we think and what we are worried about, for it is that concern that prompts me to let you know what i am thinking.</p>
		<p>Springhill Rd and I-5, for the love of bridge traffic, PLEASE prioritize this!</p>		
<p>Soap Creek School, Soap Creek Fire Sub Station</p>	<p>Soap Creek Road from Sulphur springs to Tampico road</p>	<p>Soap Creek and Coffin Butte Road</p>	<p>Soap Creek road, Writsman Creek Road,</p>	<p>Soap Creek Substation</p>
	<p>South Boundary Road, really needs brush reduction!</p>	<p>Writsman Creek Drive, Moss Rock Drive, South Boundary via Zeolite</p>		<p>Maybe Soap Creek puddles?</p>

<p>Husky elementary school on Walnut Blvd, the the Fairgrounds, the fire station on Walnut Blvd</p>	<p>Witham Hill drive between NW Walnut and NW 36th, Circle between Witham Hill Dr and NW Calliope.</p>	<p>There are so many dead ends in Corvallis.</p>	<p>NW Witham hill drive at the top of the hill.</p>	<p>A fire hydrant on Witham Hill drive. Or NW Walnut near Elmwood.</p>
<p>houses</p>	<p>Sulpher Springs Road</p>	<p>Just don't allow Republic to close coffin butte or any other roads</p>	<p>N/A</p>	<p>Unknown</p>
<p>(defensible space is really not a key issue, despite what you've been told)</p>		<p>ALL forest gates (including Starker, Thompson, and OSU) should be changed to provide emergency egress in the event of a wildfire. The gates should be designed to allow access by private citizens (without having to wait for a sheriff's deputy or first responder with a key). In the event of a catastrophic wildfire or other emergency, even a delay of minutes can be deadly. In practice, it often takes HOURS for emergency responders and/or deputies to open gates. We've seen these problems time and again through the years. If you're serious about providing emergency egress, you will need to force private land owners to change how they lock their gates. ALL OSU forest roads should be equipped with some means of emergency opening mechanism. In the Soap Creek area, OSU's forest roads 700, 800, 582, 580, and 600 should have the gates changed to allow quick and easy access (without having to obtain a key). In the case of a wildfire, these key roads could save countless lives.</p>	<p>The entire route over the Saddle (along Sulpher Springs Rd.) should be widened in the curves for safety and improved ingress/egress. The roadway/shoulders could be widened by roughly 10 feet just using the existing land. This is one of the most dangerous routes in Benton County. The road maintenance has been neglected. Many sections of pavement are now getting very rough (with cracks, potholes, and areas of subsidence). In the event of a catastrophic event, these shortcomings will complicate the necessary evacuations.</p>	<p>Yes, possibly. Pumping stations could be added at various places along Soap Creek. Ponds on OSU land could be made accessible (they are currently off-limits to the public and difficult to access). Grants could be provided to residents who wish to construct ponds for fire suppression and wildlife. We have a seasonal creek running through our property and have considered constructing a retention pond, but the process for getting official approval is cumbersome and the costs substantial.</p>
	<p>West Hills Road between Grand Oaks subdivision and Reservoir Road.</p>	<p>Oak Creek Road and Rosecrest Drive.</p>		<p>There is a currently-unused community well on Rosecrest Drive, near intersection with Primrose Loop. That could be connected to 2 or 3 newly-built hydrants in Rosecrest Estates.</p>

Strategic Planning Area	#	# Projects per SPA	Affected Communities	Bordered By	Fire Protection Agency	Wildfire Jurisdiction	Risk Level
Benton County	ALL	22	County-Wide Initiatives				
Urban Area	1	21	Corvallis Albany Philomath Adair Village	E- Willamette River W- SPA #3 N- Polk Co S- SPA #2	Corvallis Fire Department Albany Fire Department Adair Rural Fire Protection District Philomath Fire & Rescue	Oregon Department of Forestry	Low
Farm Area	2	3	Monroe Alpine Alpine Junction Bellfountain Greenberry	E- Willamette River & Linn Co W- Dense Forest N- SPA #1 S- Lane Co	Monroe Rural Fire Protection District Philomath Fire & Rescue Corvallis Fire Department	Oregon Department of Forestry	Variable Depending on Location/relative to WUI
Northern Forest Area	3	31	Kings Valley Soap Creek Hoskins Wren	W- SPA #4 N- Polk Co E & S- SPA #1	Hoskins-Kings Valley Rural Fire Protection District Philomath Fire & Rescue Corvallis Fire Department Adair Rural Fire Protection District	Oregon Department of Forestry	Variable Depending on Location/Relative to WUI
Western Forest Area	4	11	Summit Blodgett Dawson Glenbrook	E- SPA #2 & SPA #3 W- SPA #5 & Lincoln Co N- Polk Co S- Lane Co	Blodgett-Summit Rural Fire Protection District Philomath Fire & Rescue Monroe Rural Fire Protection District	Oregon Department of Forestry	Moderate-High
Coastal Range	5	6	Alsea	N & W- Lincoln Co S- Lane Co E-SPA #4	Alsea Rural Fire Protection District	Oregon Department of Forestry	Moderate-High

SPA	Category/Type	Update Year	Priority	Timeline	Project Name	Project	# Acres	# of Structures	Miles of Road	Length (feet)	Current Owner	Joint Right-of-W/Lead Agency	Support Agency List	2023 Status	
ALL	Capability Enhancement	2023		Ongoing	Funding for Mitigation Projects	Improve mitigation capabilities by developing a more stable funding mechanism for mitigation and education activities outside of the regular operating budget of local fire districts.							Benton County Community Development		
ALL	Capability Enhancement	2023			Water Source Apparatus	Obtain funding to purchase the equipment needed to ensure interoperability of fire apparatus and water sources across fire agencies (ex. Couplings and fittings)							Benton County Fire Defense Board Benton County Community Development	New 2023	
ALL	Fire Prevention, Education & Mitigation	2023	High		Mitigation & Recovery Coordinator	TBD							Benton County Sheriff's Office-EM Benton County Fire Defense Board		
ALL	Fire Prevention, Education & Mitigation	2023	Medium	2 years	BCFDB Wildfire Publication	Create and distribute a newsletter format publication that is available to Benton County residents							Benton County Sheriff's Office-EM Benton County Fire Defense Board		
ALL	Fire Prevention, Education & Mitigation	2023	High	Ongoing	Firewise Education Programs	Work with ODF, OSU Extension, and others to offer Firewise education programs to assist landowners on creating and maintaining fire-resistant defensible space and Firewise landscaping around structures.							Benton County Community Development Oregon Department of Forestry OSU Extension	Ongoing; 2016 update notes: Most education has been conducted by county and ODF personnel, due to administrative changes at OSU Extension. Due to overlap and similar purposes, the two terms above and several wildfire education items from the 2009 CWPP have been combined into one.	
ALL	Fire Prevention, Education & Mitigation	2023	Medium	Ongoing	Neighborhood Chipping and Recycling Program	In cooperation with homeowners' groups, operate a multi-site neighborhood chipping program for materials generated by fuels mitigation projects.							Benton County Community Development Benton County CD	This program is only available for Firewise communities or those in the process of becoming a Firewise community. 2016 update notes: A chipping program in multiple locations throughout the county has been established, and is managed by ODF, with chipping performed on contract with local providers. The local recycling center partnership with drop boxes was determined unfeasible.	
ALL	Fire Prevention, Education & Mitigation	2023	High	Ongoing	Homesite Risk Evaluations	Prepare for wildfire events in high risk areas (homes in the WUI) by conducting homesite risk assessments and developing area-specific "Response Plans" to include participation by all affected jurisdictions and landowners.							Oregon Department of Forestry Benton County CD	Risk evaluations are only completed for prospective Firewise communities	
ALL	Fire Prevention, Education & Mitigation	2023	Medium	Ongoing	Inter-Agency Coordination	Fuels reduction projects, both completed and planned, should be listed and mapped							Benton County Community Development		
ALL	Fire Prevention, Education & Mitigation	2023		Ongoing	Youth Wildfire Education	Implement a youth based wildfire education program; fire agency based							Benton County Fire Defense Board	Adult wildfire education programs were initiated, however youth specific programs were not. 2016 update notes: An inventory of all private bridges in the county was completed, performed by ODF staff, and each bridge's photographs and characteristics recorded and mapped by county GIS. Load rating was found to be unfeasible due to cost, and signage has been posted by individual fire agencies. Benton County Sheriff's Office (BCSO) had a Radio Infrastructure Assessment completed in 2022. Projects identified need grant funding for completion. BCSO- Grant Application for funding of projects Linn-Benton Radio Interoperability Group (LBRIG)- 700mhz system and maintenance of system	
ALL	Infrastructure Enhancements	2023		Ongoing	Private Bridge Signage	Rate and Sign all private bridges countywide							Benton County Public Works		
ALL	Infrastructure Enhancements	2023	High	3 years	Radio Interoperability Update	Implement the radio infrastructure projects identified in the Radio Infrastructure Assessment							Multi-Agency Coordination		
ALL	Infrastructure Enhancements	2023	Medium	2 years	Water Source Inventory	Map, develop GIS database, and provide signage for onsite water sources such as hydrants, underground storage tanks, and drafting or dipping sites on all ownerships across the county.							Benton County GIS Oregon Department of Forestry Benton County CD Benton County GIS	2016 update notes: Staff of ODF mapped onsite natural water sources county-wide. Remaining developed water sources need to be mapped and signed.	
ALL	Infrastructure Enhancements	2023		Ongoing	Evacuation Route Inventory	Inventory, map, and sign all potential evacuation routes							Benton County GIS	2016 update notes: This has been partially completed, with signage on the evacuation routes that have been constructed. Evacuation routes in limited access neighborhoods have emerged as an 2023 update: Combined Coordination of Evacuation Awareness project description into Evacuation Route Inventory and Evacuation Route Education projects	
ALL	Infrastructure Enhancements	2023		Ongoing	Evacuation Route Education	Educate the public on emergency evacuation routes throughout the County							Benton County Sheriff's Office-EM		
ALL	Infrastructure Enhancements	2023		Ongoing	Substandard Bridge and Culvert Improvements	Make access improvements to substandard bridges and culverts and limiting road surfaces on public and private rights-of-way not already identified.							Benton County Public Works	Skunk Creek culvert - replaced a failing structure Public Works plans to replace the Oak Creek bridge on Oak Creek Drive	
ALL	Infrastructure Enhancements	2023			Wildfire Protection Management Plan	Develop wildfire protection-specific management plan, including a fuels reduction program, for the City of Corvallis Watershed and adjacent properties.							Corvallis Fire Department	2016 update notes: This issue has been a concern of fire protection agencies and was addressed in the 2013 update of the Corvallis Forest Stewardship Plan by the City of Corvallis.	
ALL	Safety & Policy	2023	Medium	2 years	Private Bridge Education	Assist fire districts in educating private landowners about the wildfire risks associated with structurally inadequate bridges and substandard driveways that hamper emergency response.							Benton County Fire Defense Board Fire Marshals of Districts/Departments	This has been done with us on a spot basis, generally, when there is a permit pulled for dwelling improvements or an emergency call. The Fire Districts will undertake a three year project to rate all access roads including bridges and culverts	
ALL	Safety & Policy	2023			Firewise Community Education	Distribute Firewise-type educational brochures with building permit applications							Benton County Community Development	Ongoing	
ALL	Safety & Policy	2023	High	2 years	Formation of New Districts	Assess areas currently outside of existing fire districts for annexation or formation of new district due to increasing population or high fire risk.							Benton County Fire Defense Board County Board of Commissioners	Initial studies and public contact with residents of the Greenberry Gap indicated an unfavorable climate for annexations by adjoining fire districts, due to response times, budgetary constraints, and overtaxing volunteer departments that are already stretched thin. Discussions with residents, firefighting professionals, and county personnel turned towards the idea of the formation of a new district in the gap, and efforts were undertaken to explore implementation of this strategy. Added to	
ALL	Safety & Policy	2023			Coordination of Evacuation Plans	Continue pre-planning emergency evacuation routes with specifications for all-hazard scenarios							Benton County Sheriff's Office-EM	New 2023	
ALL	Safety & Policy	2023			Prescribed Burning	Support prescribed burning as an effective tool to reduce hazardous fuels in the WUI within applicable regulations							Oregon Department of Forestry	New 2023	
ALL	Safety & Policy	2023			Pre-Disaster Contracts	Prepare pre-disaster contracts; traffic flagging for evacuations of Timberhill area and general contracts in preparation of a large wildfire							Benton County Public Works	New 2023	
SPA 1	Access Improvement	2023			Dawwood Drive	Dawwood Drive to Panorama connectivity			6436		Private	No	Benton County Public Works	All Local Fire Department/Districts	No update
SPA 1	Access Improvement	2023			Ponderosa Ridge	Ponderosa Ridge to Oak Creek connectivity			3514		OSU	No	Benton County Public Works	All Local Fire Department/Districts	No update
SPA 1	Access Improvement	2023			Skyline West Subdivision	Widen Access Roads, Improve Access Road Connectivity, Extension of Municipal Water System	283	220	2.9				City of Corvallis- Any Department	All Local Fire Department/Districts	Secondary access to the neighborhood created through NW Fair Oaks Drive Project underway to build emergency connection to NW Oak Creek Drive
SPA 1	Fire Prevention, Education & Mitigation	2023			Arboretum Road	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	160	93	1.9				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			North Albany #1 Springhill, Winn, Picadilly Roads	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	152	98	2.5				Albany Fire Department	All Local Fire Department/Districts	
SPA 1	Fire Prevention, Education & Mitigation	2023			North Albany #2 Palestine Road	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	143	77	2.8				Albany Fire Department	All Local Fire Department/Districts	
SPA 1	Fire Prevention, Education & Mitigation	2023			North Albany #3 Valley View Area	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	290	225	1.2				Albany Fire Department	All Local Fire Department/Districts	
SPA 1	Fire Prevention, Education & Mitigation	2023			North Albany #4 Rondo Street to N. Albany Road	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	653	357	5.6				Albany Fire Department	All Local Fire Department/Districts	
SPA 1	Fire Prevention, Education & Mitigation	2023			Grand Oaks Subdivision Commons #1	Fuels reduction in the common and surrounding areas of the subdivision;	20						City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Grand Oaks Subdivision Commons #2	Removal of invasive species, brush and ladder-fuel treatment coupled with replanting of native prairies and oak woodland species	20						City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			N. Albany Hwy 20 Route	Fuels reduction along the highway, trim and remove trees and underbrush growing near the road							Albany Fire Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Bessie Coleman Elementary School	Provide fuel reduction to increase defensible space around the school							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Brandis Natural Area	Fuels reduction throughout the natural area	10						City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Benton County Fairgrounds	Fuels reduction to increase defensible space surrounding the grounds							Benton County Natural Areas & Parks Dept	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			NW Oak Grove Drive	Fuels reduction/trimming from NW Oaks Grove Dr from West of Oak Grove School to Metge Lane							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Witham Hill Drive #1	Fuels reduction/trimming along Witham Hill Drive between NW Walnut and NW 36th							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Circle Blvd	Fuels reduction/trimming along Circle between Witham Hill Drive and NW Calliope							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			West Hills Road	Fuels reduction/trimming along West Hills Road between Grand Oaks subdivision and Reservoir Road							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Fire Prevention, Education & Mitigation	2023			Witham Hill Drive #2	Install additional turnout and/or widen access road on NW Witham Hill Dr at the top of the hill							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Infrastructure Enhancements	2023			NW Ponderosa Ave	Place several fire hydrants along the avenue, extending into Skyline West neighborhood							City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 1	Infrastructure Enhancements	2023			Rosecrest Estates	Add 2 or 3 hydrants in Rosecrest Estates and connect to community well located on Rosecrest Drive near the intersection of Primrose Loop							Philomath Rural Fire Protection District	All Local Fire Department/Districts	New 2023; Philomath Rural Fire Protection District should be involved in the testing and location of water sources
SPA 2	Access Improvement	2023			Airport Avenue	Improve structural defensible space, improve access road connectivity- Airport to Greasy Creek	674	26		9617	County	Yes	Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 2	Fire Prevention, Education & Mitigation	2023			Monroe	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	791	371	6.6				Monroe Rural Fire Protection District	All Local Fire Department/Districts	New 2023

SPA 2	Safety & Policy	2023	High	2 years	Greenberry Gap Fire District	Assess areas currently outside of existing fire districts for annexation or formation of new district due to increasing population or high fire risk.							County Board of Commissioners	BC Fire Defense Board	bill requires that all lands have a baseline level of fire protection by January 2026 so some action will be taken regardless of property owner hesitation.
SPA 3	Access Improvement	2023			Northwest Cardwell Hill Drive	Cardwell East to Cardwell West connectivity		14296	County	Yes			Philomath Rural Fire Protection District	Corvallis Fire Department Wren Disaster Preparedness Co.	
SPA 3	Access Improvement	2023			Cardwell-Panorama Connector	Cardwell to Panorama connectivity		5160	County	Yes			Philomath Rural Fire Protection District	Corvallis Fire Department Wren Disaster Preparedness Co.	No update
SPA 3	Access Improvement	2023			Mitchell Drive	Waneta to Mitchell connectivity		932	County/Private	Partial			Benton County Public Works	All Local Fire Department/Districts	No update
SPA 3	Access Improvement	2023			Tony Drive	Tony Drive to Garnett connectivity		607	County/Private	Partial			Benton County Public Works	All Local Fire Department/Districts	Ongoing
SPA 3	Access Improvement	2023			Panorama Extension	Panorama to Dawmwood Drive connectivity		2058	County	Yes			Benton County Public Works	All Local Fire Department/Districts	No update
SPA 3	Access Improvement	2023			Heritage Hills Road	9th to Panorama connectivity		11494	Private	No			Benton County Public Works	All Local Fire Department/Districts	No update
SPA 3	Fire Prevention, Education & Mitigation	2023			Cardwell Hill- Oak Creek	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Improve Substandard Bridges	1714	575	16.6				Benton County Public Works	All Local Fire Department/Districts	
SPA 3	Fire Prevention, Education & Mitigation	2023			Soap Creek Road	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Improve Substandard Bridges	2457	250	11.6				Benton County Public Works	All Local Fire Department/Districts	Wristman Creek Road bridge was replaced by Starker
SPA 3	Fire Prevention, Education & Mitigation	2023			Marys River Estates	Install Additional Turnouts and/or Turnaround Areas, Conduct Fuels Reduction Treatments	983	191	6.2				Benton County Public Works	All Local Fire Department/Districts	
SPA 3	Fire Prevention, Education & Mitigation	2023			Wren Community	Install Additional Turnouts and/or Widen Access Roads, Improve Substandard Bridges	2100	284	10.4				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Trillium Lane	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	393	60	3.1				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Coffin Butte Road	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity	320	34	1.1				Benton County Public Works	All Local Fire Department/Districts	As part of a proposal to expand Coffin Butte Landfill, Coffin Butte Road may be vacated and alternative routes improved for regular traffic, emergency response, and evacuation
SPA 3	Fire Prevention, Education & Mitigation	2023		Ongoing	Wren Fire Substation	Fuels reduction around the substation- defensible space							Philomath Rural Fire Protection District	All Local Fire Department/Districts	Philomath Rural Fire Protection District has partnered with the Landowner-acts as a Long Term Lease tenant to manage this project
SPA 3	Fire Prevention, Education & Mitigation	2023			Wren Community Hall	Fuel reduction around Wren Community Hall including driveway expansion to accommodate evacuees and emergency response staging and fire suppression equipment							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			McDonald Forest #1	Fuel reduction in WUI's between McDonald Forest and residential spaces							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Bald Hill Natural Area	Fuel reduction across the area							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Mary's River Estates Road	Improve defensible space through fuel reduction along the highway; trim or remove trees and underbrush that grows near the roadway							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Blakesley Creek Road	Fuel reduction along the roadway							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Soap Creek Schoolhouse #1	Fuel reduction to increase defensible space surrounding the schoolhouse							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			South Boundary Road #2	Fuels reduction/trimming along South Boundary Road							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Soap Creek Road #1	Fuels reduction/trimming along Soap Creek Road from Sulphur Springs to Tampico Road							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Soap Creek Road #2	Fuels reduction/trimming along Soap Creek Road from Fire Substation over Vineyard Mountain/Lewisburg Saddle							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Fire Prevention, Education & Mitigation	2023			Tampico Road	Fuels reduction/trimming along Tampico Road from Soap Creek Road to Hwy 99							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Infrastructure Enhancements	2023			Wildwood Road Hydrant	Install a pumped hydrant on Wildwood Road							Benton County Public Works	All Local Fire Department/Districts	2016 update notes: This item remains a desired infrastructure improvement in the H-KV District, and like other localized concerns is best removed and added to the department's list of future projects
SPA 3	Infrastructure Enhancements	2023			Maxfield Creek Road Hydrant	Install a pumped hydrant on Maxfield Creek Road							Benton County Public Works	All Local Fire Department/Districts	2016 update notes: This item remains a desired infrastructure improvement in the H-KV District, and like other localized concerns is best removed and added to the department's list of future projects
SPA 3	Infrastructure Enhancements	2023			Kings Valley Mill Hydrant	Install a pumped hydrant on the downtown Kings Valley Mill site							Benton County Public Works	All Local Fire Department/Districts	2016 update notes: This item remains a desired infrastructure improvement in the H-KV District, and like other localized concerns is best removed and added to the department's list of future projects
SPA 3	Infrastructure Enhancements	2023			Soap Creek Schoolhouse #2	Install a water source							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Infrastructure Enhancements	2023			Soap Creek Substation	Install a water source							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 3	Infrastructure Enhancements	2023			South Boundary Road #1	Install 2 water sources for fire access							Benton County Public Works	All Local Fire Department/Districts	New 2023- contact Pam Wilson for information
SPA 3	Safety & Policy	2023	High	1 year	Wren to Cardwell Hill Evac Route	Develop an Emergency Evacuation Plan for the Wren to Cardwell Hill area- maintenance of drivable route and development of inter-agency coordinated strategy							Benton County Sheriff's Office-EM	Benton County CD All Local Fire Department/Districts	The facility has been placed on the FEMA RISKMap priority list for maintenance
SPA 3	Safety & Policy	2023	High	1 year	Wren to Cardwell Hill Evac Route	Develop an Emergency Evacuation Plan for the Wren to Cardwell Hill area- public information campaign							Benton County Sheriff's Office-EM	Benton County CD All Local Fire Department/Districts	The facility has been placed on the FEMA RISKMap priority list for maintenance
SPA 4	Access Improvement	2023			Upepr Ridenour Creek	Improve Access Road Connectivity	1013	37	4.6				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Pioneer Village	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads, Improve Access Road Connectivity, Reduce Structural Ignitability Factors	241	66	3.1				Benton County Public Works	All Local Fire Department/Districts	
SPA 4	Fire Prevention, Education & Mitigation	2023			Blodgett to Summit	Improve Structural Defensible Space (including Blodgett school), Install Additional Turnouts and/or Widen Access Roads, Improve Substandard Bridges	1688	137	7.6				Benton County Public Works	All Local Fire Department/Districts	Bridge on NW Oak Creek Drive to be replaced in 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Corvallis Watershed	Hazardous Fuels Reduction and Forest Health Improvement	2354	10	1.2				City of Corvallis- Any Department	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			West Blodgett	Improve Structural Defensible Space, Install Additional Turnouts and/or Widen Access Roads	1023	72	7.5				Benton County Public Works	All Local Fire Department/Districts	Bridged Removed- Updated Project list
SPA 4	Fire Prevention, Education & Mitigation	2023			Norton Creek Road	Improve structural defensible space, improve access road connectivity	2661	31					Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Old Peak Road	Improve structural defensible space, improve access road connectivity	1495	70					Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Beaver Creek Road	Improve structural defensible space, improve access road connectivity	1622	44					Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Botkin Road	Improve structural defensible space, improve access road connectivity	279	23					Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Fire Prevention, Education & Mitigation	2023			Foster Road #2	Reduction of fuels along Foster Road							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 4	Resource Enhancement	2023			Foster Road #1	Place water tanks for firefighters along Foster Road and it's "feeder" roads							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Fire Prevention, Education & Mitigation	2023			Cecil Lane	Widen Access Road, Roadside Fuels Treatments, Install Additional Turnouts and/or Turnarounds	179	22	1.6				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Fire Prevention, Education & Mitigation	2023			Honey Grove Road	Improve structural defensible space, improve access road connectivity	1246	19					Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Fire Prevention, Education & Mitigation	2023			Alsea Town Water Storage	Improve defensible space surrounding the water tank							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Fire Prevention, Education & Mitigation	2023			Alsea Stout Well	Improve defensible space surrounding the well							Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Infrastructure Enhancements	2023			Lobster Creek	Bridge Replacement	283	3	7.6				Benton County Public Works	All Local Fire Department/Districts	New 2023
SPA 5	Resource Enhancement	2023			Alsea Chipper Program	Purchase and mobilize a chipper for the Alsea Community							Benton County Public Works	All Local Fire Department/Districts	New 2023

SPA	Lead Agency	Category/Type	Update Year	Project	2023 Status
ALL	ALL Benton County Fire Districts-Departments	Resource & Capability Enhancements	2023	Improve mitigation capabilities by developing a more stable funding mechanism for mitigation and education activities outside of the regular operating budget of local fire districts.	
ALL	ALL Benton County Fire Districts-Departments	Resource & Capability Enhancements	2023	Develop additional water resource sites to supplement fire suppression efforts throughout Benton County.	
ALL	ALL Benton County Fire Districts-Departments	Resource & Capability Enhancements	2023	Improve departmental capability by establishing a program to increase the retention and recruitment of volunteer firefighters.	
ALL	ALL Benton County Fire Districts-Departments	Resource & Capability Enhancements	2023	Update personal protective equipment for all fire districts in Benton County.	
ALL	ALL Benton County Fire Districts-Departments	Resource & Capability Enhancements	2023	Obtain additional funding for training and necessary training equipment and supplies for all fire districts in Benton County.	
SPA 1	Albany Fire Department	Resource & Capability Enhancements	2023	Obtain funding for a Type III wildland engine for the Albany Fire Department.	
SPA 1	Corvallis Fire Department	Infrastructure Enhancements	2023	Activate Fire Station #5 at 4950 NW Fair Oaks Drive	
SPA 1	Corvallis Fire Department	Resource Enhancement	2023	Develop more water sources for Fire Station #6, 544 NW Lewisburg Ave, to access- current sources are a water tank on Raintree Drive and Vineyard Mountain Community swimming pool	
SPA 5	Alesea Rural Fire & Protection District	Resource & Capability Enhancements	2023	Obtain funding for an updated water tender and structural engine for the Alesea Rural Fire Protection District.	
SPA 4	Blodgett-Summit Rural Fire Protection District	Resource & Capability Enhancements	2023	Obtain funding for an updated Type 1 engine for the Blodgett-Summit Rural Fire Protection District.	
SPA 4	Blodgett-Summit Rural Fire Protection District	Fire Prevention, Education & Mitigation	2023	Marval Road & Marval Place- Bridge replacement, Road Widening (1 mile), additional pull-outs.	There are 8 residences on the S-side of the bridge that could be cutoff from fire service and evacuation in the event of a wildfire.
SPA 4	Blodgett-Summit Rural Fire Protection District	Infrastructure Enhancements	2023	Station 600- enlargement of the infrastructure to support larger vehicles and storage	
SPA 4	Blodgett-Summit Rural Fire Protection District	Infrastructure Enhancements	2023	Station 601- paving and drainage addition for the front apron of the facility	
SPA 4	Blodgett-Summit Rural Fire Protection District	Resource Enhancement	2023	Additional Water Storage tank in the district	Station 600 has a 3600 gallon tank. A larger tank somewhere else in the District would be good planning for low river levels during wildfire season.
SPA 3	Hoskins-Kings Valley Rural Fire Protection District	Resource Enhancement	2023	Obtain funding for an updated engine for the Hoskins-Kings Valley Rural Fire Protection District.	
SPA 3	Hoskins-Kings Valley Rural Fire Protection District	Infrastructure Enhancements	2023	Obtain funding for a fire hall expansion for the Hoskins-Kings Valley Rural Fire Protection District.	
SPA 3	Hoskins-Kings Valley Rural Fire Protection District	Resource & Capability Enhancements	2023	Support a fuel source initiative to support the Hoskins-Kings Valley Rural Fire Protection District efforts due to loss of local fuel supplier.	

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Community Development

Contact Name * Greg Verret

Phone Extension * 6294

Meeting Attendee Name * Greg Verret

Agenda Item Details



Item Title * Second Reading of Ordinance 2023-0316 Amending the Stormwater Provisions of the Development Code

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Board/Committee Involvement * Yes No

Name of Board/Committee Planning Commission

Advertisement*

Yes

No

**Names/Dates of
Publications**

List each publication name and date

Gazette Times 12/19/2022

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

On February 7, 2023, the Board held a public hearing and conducted the first reading of this ordinance. Conducting the second reading will enact the ordinance with an effective date of March 23, 2023.

Options*

Conduct the second reading or make changes to the ordinance and re-schedule the second reading for a date in the future.

Fiscal Impact*

- Yes
- No

Fiscal Impact Description*

The mandated changes to the County's stormwater program will result in significantly more development projects being required to obtain erosion/sediment control permits, post-construction stormwater management permits, or both. This will increase time demands on permitting staff in Community Development and engineering staff in Public Works. Other staff in Community Development, Public Works, Environmental Health, and possibly other departments may see additional work. Materials preparation/distribution costs will likely occur, as well. Additional FTE will likely be necessary, and a budget proposal is being prepared for the 2023-25 biennial budget. Additionally, changes to the stormwater permit fees are being prepared and will be presented to the Board along with the ordinance for the code amendments.

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description* If this agenda checklist describes a mandated service or other function, please describe here.
Oregon DEQ rules require local jurisdictions such as Benton County to regulate stormwater to state and federal standards.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values* Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections* The proposed stormwater code provisions are part of Benton County's program to improve water quality in our region.

Focus Areas and Vision* Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection* Stormwater runoff is a key component of water quality, a key environmental element. The stormwater regulations will affect many developers of land by requiring permits and implementation of water quality protection measures. This may increase the cost of housing and other development. Enabling flexibility in how the permit requirements are implemented may provide lower-cost alternatives for some properties.

Recommendations and Motions

Item Recommendations and Motions

Staff Staff recommends conducting the second reading.

Recommendations *

Meeting Motions * I move to ...

.... enact Ordinance No. 2023-0316, amending the stormwater provisions of the Development Code, and conduct the second reading of the ordinance.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Ordinance 2023-0316 Stormwater Development

537.97KB

Code Amendments.pdf

Comments (optional)

If you have any questions, please call ext.6800

**Department
Approver**

DARREN NICHOLS

1.

Department Approval

Comments

Signature

Darren Nichols

2.

Finance Approval

Comments

Signature

Rick Cramer

3.

Counsel Approval

Comments

Signature

Vance H. Coney

4.

County Administrator Approval

Comments

Signature

Manna Kwiatkowski

5.

BOC Final Approval

Comments

Signature

Amarda Makepeace

**BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY
STATE OF OREGON**

In the Matter of Amending the Benton) ORDINANCE
County Development Code Chapter 99,)
Regarding Stormwater.) No. 2023-0316

WHEREAS:

Pursuant to the National Pollution Discharge and Elimination System (NPDES) and in order to comply with the terms of the NPDES permit issued to Benton County by Oregon Department of Environmental Quality (DEQ), the County is required to implement a permit program for erosion and sediment control from construction sites and implement requirements for long-term, post-construction management of stormwater from developed sites.

The amendments contained in this ordinance will establish partial compliance with the NPDES permit.

Benton County Comprehensive Plan policies direct the County to require development to be designed or located in a manner that will result in no net degradation of water quality and quantity.

Benton County supports lower-cost solutions to traditional infrastructure where such alternative solutions will achieve stormwater quantity and quality objectives.

The Benton County Planning Commission held a duly advertised public hearing on January 3, 2023, received public testimony, and voted to recommend that the Board of Commissioners approve the Development Code amendments with modifications.

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The Benton County Board of Commissioners held a duly advertised public hearing on February 7, 2023, received public testimony, deliberated, and voted to approve the Development Code amendments. The Benton County Board of Commissioners has considered the staff report, the application materials, the recommendation of the Benton County Planning Commission, and the record as a whole, and finds that the proposed Development Code amendments comply with the criteria of Benton County Code 53.605 through 53.625, and are consistent with the applicable policies and procedures of the Benton County Comprehensive Plan.

The Board of Commissioners conducted the First Reading of the Ordinance on February 7, 2023.

The Board of Commissioners conducted the Second Reading of the proposed Ordinance on February 21, 2023.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY ORDAINS AS FOLLOWS:

PART I. Short Title. Amendments to the Benton County Development Code Regarding Stormwater.

PART II. Authority. The Board of County Commissioners of Benton County has authority to amend the Development Code pursuant to ORS Chapter 215 and the Benton County Charter.

PART III. The Development Code amendments proposed in Planning File No. LU-22-054 are hereby approved, based on the Findings and Conclusions contained in the attached "Exhibit 1" and hereby adopted and incorporated herein.

PART IV. Chapter 99 of the Benton County Development Code is hereby amended as shown in "Exhibit 2".

PART V. The effective date for these amendments to the Benton County Development Code will be:

First Reading: February 7, 2023

Second Reading: February 21, 2023

Effective Date: March 23, 2023

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**BENTON COUNTY BOARD OF
COMMISSIONERS**

Pat Malone, Chair

Xanthippe Augerot, Vice Chair

Nancy Wyse, Commissioner

Approved as to Form:

County Counsel

Exhibit 1

Findings of Fact and Conclusions of Law Development Code Amendments; File No. LU-22-048

DEVELOPMENT CODE PROVISIONS FOR TEXT AMENDMENTS

BCC 53.605. On occasion, it may be appropriate to amend sections of the Comprehensive Plan or Development Code to respond to changing policies and conditions, or to clarify text.

BCC 53.610(1). The Board of County Commissioners may initiate an amendment to this code. The Board shall direct the Planning Official to prepare a background report discussing the justification for the proposed amendment.

BCC 53.620. The Planning Commission shall conduct a public hearing to review a proposed text amendment. Following the public hearing, the Planning Commission shall make a recommendation to the Board to approve, deny, or modify the proposed amendment.

BCC 53.625. The Board of County Commissioners shall hold a public hearing to review a proposed text amendment. The Board may accept, reject, or modify the proposed text amendment in whole or in part. Incorporation of any text amendment into the Development Code shall proceed pursuant to the Ordinance adoption provisions of the Benton County Charter.

Findings: The Board of Commissioners finds that the proposed text amendments are necessary to address changing conditions, namely the modified requirements coming to Benton County from DEQ pursuant to the Federal Clean Water Act. The Board of Commissioners initiated these text amendments on December 7, 2022. This staff report constitutes the background report discussing the justification for the proposed amendment.

On January 3, 2023, the Planning Commission voted to forward a recommendation to the Board of Commissioners. The Board will hold a subsequent hearing and, if approved, adopt Development Code provisions by ordinance.

Conclusion: The requirements of the Development Code have been met.

Exhibit 2

Amendments to Chapter 99, Benton County Development Code
File No. LU-22-054

Added text is underlined.
Deleted text is ~~struck through~~.

STORMWATER MANAGEMENT

99.650 **Definitions.** As used in BCC 99.650 through 99.680:

- (1) “BMP” means best management practices.
- (2) “Certified Erosion Control Professional” means a person certified as required by Oregon Department of Environmental Quality in any of the following program areas:
 - (a) Certified Professional in Erosion and Sediment Control (CESCL)
 - (b) Certified Professional in Storm Water Quality (CPSWQ)
 - (c) Certified Inspector of Sediment and Erosion Control (CISEC)
 - (d) Washington State Certified Erosion and Sediment Control Lead (CESCL-WA)
 - (e) Rogue Valley Sewer Services Erosion and Sediment Control Certification.
- (3) “Common plan of development or sale” means a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one common plan. Examples include a subdivision or partition, but range far beyond; further examples are included in the Stormwater Support Documents.
- (4)(4) “County Engineer” means the County Engineer or the authority designated by the Public Works Director.
- (2)(5) “Disturbed Area” means land area subject to ground-disturbing activities.
- (6) “Erosion and Sediment Control (ESC) Plan” means a plan which fully indicates necessary land treatment and structural measures, including a schedule of the timing for their installation which will effectively minimize soil erosion, sedimentation, and non-storm water construction related discharges.
- (3)(7) “Ground-disturbing Activity” means an activity that exposes, works or redistributes soil, including but not limited to excavating, filling, stockpiling, grading, grubbing, or clearing to bare earth.
- (4)(8) “Impervious Surface” means a surface that prevents or impedes stormwater from infiltrating the soil, and includes but is not limited to such elements as roads, driveways, parking lots, walks, patios, and roofs. Compacted gravel, asphalt and concrete surfaces are all considered impervious.
- (5)(9) “Interim control measures” mean short term erosion and sediment control practices to remedy immediate issues as deemed necessary by Benton County.
- (6) ~~“Manual” means the required erosion and sediment control measures designated in the “Benton County Stormwater Management Guide” or its successor document.~~
- (10) “MS4” means the Municipal Separate Storm Sewer System area designated for Benton County by the U.S. Environmental Protection Agency and the Oregon Department of Environmental Quality.
- (7)(11) “Non-structural Controls” means long-term stormwater management techniques and installations that do not include constructing facilities or other stormwater infrastructure; examples include natural drainage, bio-swales, and vegetation preservation.

(8)(12) **“Responsible Party”** means the party who shall be legally responsible for compliance with the requirements of BCC 99.650 through 99.680. The responsible party shall be the owner of property upon which ground disturbing activities occur, even if the property owner designates others to perform work on the property owner’s behalf. In the case of activities performed within an easement or right-of-way, the person causing the work to be performed shall be the responsible party.

(13) **“Stormwater Support Documents”** means the following Benton County documents: Stormwater Management Plan (SWMP), the Best Management Practices (BMP) Manual and Appendices and the Stormwater Design Manual, or successor documents.

(14) **“Structural Controls”** means constructed or pre-fabricated systems or facilities and other infrastructure related to long-term stormwater management.

[Ord 2011-0240]

99.655 Stormwater Support Documents

(1) The Stormwater Support Documents (SSD) shall contain the detailed design, review and implementation guidelines for implementing BCC 99.660 through 99.680.

(2) The County Engineer shall:

(a) Have authority to interpret and apply the SSD;

(b) Develop and maintain the SSD in a manner that:

(A) Ensures that ESC and Post-Construction Stormwater Management are implemented consistent with the requirements of the Oregon Department of Environmental Quality;

(B) Provides applicants with a clear and objective path to compliance and, where possible, alternative options that may involve the exercise of interpretation and judgment by the County Engineer. The goal of such alternative options is to achieve the purposes identified in BCC 99.660(1) and 99.670(1) at lower cost and/or with less need for construction or long-term maintenance, and may include but are not limited to:

(i) Methods to reduce effective impervious surface and thereby avoid the need for a Post-Construction Stormwater Permit;

(ii) Methods that require less or no engineering

99.660 Erosion and Sediment Control

(1) **Purpose:** The purpose of this section is to:

(a) Preserve and enhance the health, safety, welfare, financial investment in public and private infrastructure, private property value, and the quality of life of the inhabitants of Benton County by minimizing the risk of flooding, erosion, sedimentation, and other stormwater impacts; and

(b) Maintain or improve water quality within Benton County as required under State and

Federal National Pollution Discharge Elimination System law.

- (2) **Applicability.** The provisions of this section shall apply to all unincorporated areas of Benton County.
- (3) **Activities Requiring Erosion and Sediment Control Permit.**
 - (a) The responsible party shall obtain an Erosion and Sediment Control (ESC) Permit from Benton County prior to initiation of ground-disturbing activities ~~(except those activities listed in (4) below)~~, if both (A) and (B) are met. Ground-disturbing activities listed in subsection (4) of this section are exempt from ESC permitting requirements.:
 - (A) The ground-disturbing activities are associated with:
 - (i) Construction or land uses that require a permit or other review by Benton County; and
 - (ii) any of the following:
 - (a) Construction of a public or private road, driveway, or structure; or
 - (b) Site preparation, associated installations (such as a septic system drainfield, ground-source heat pump, or tennis court), landscaping, and other ground-disturbing activities related to such construction.
 - (B) The total area disturbed will be: 0.25 acre (10,890 square feet) or more.
 - ~~(i) 10.25 acre (10,890 square feet) or more; or~~
 - ~~(ii) Less than 1 acre if the ground-disturbing activity is part of a larger common plan of development or sale that will involve a total disturbed area of 1 acre or more. An ESC Permit may be waived for a phased activity in which the cumulative disturbed area is 1 acre or larger if all individual phases disturb less than 1 acre of land and each phase is fully and permanently stabilized prior to initiation of ground disturbance on a subsequent phase.~~
 - (b) All activities shall comply with the Benton County Illicit Discharge Detection and Elimination Code, whether or not the activity requires an Erosion and Sediment Control Permit.
 - (c) The responsible party shall also comply with other local, state and federal erosion control regulations that may apply. Ground disturbance that is part of a common plan of development is required to comply with DEQ permitting even if the ground disturbance alone is below the threshold for requiring a Benton County ESC Permit.
- (4) **Exempt Activities.** The following activities are exempt from the permit requirement in subsection 3(a):
 - (a) Accepted farm practices; not including
 - ~~(a)~~(b) eConstruction of buildings used exclusively for agricultural purposes and located outside the MS4. The applicant shall demonstrate to the satisfaction of the Planning Official that the structure will be used only for agricultural purposes. The Planning Official may require a deed restriction acknowledging and notifying future property owners of the limitation on use of the structure;

~~(b)~~(c) Forest practices performed pursuant to the Oregon Forest Practices Rules. Upon completion of such forest practices or expiration of Forest Practices authorization, a Benton County ESC Permit is immediately required unless the land has been replanted at stocking levels consistent with Oregon Department of Forestry standards;

~~(e)~~(d) Excavations for gas or oil facilities for which the operator demonstrates compliance with 40 CFR §122.26;

~~(d)~~(e) Emergency measures to protect life, property, public infrastructure, or essential services, in which case an ESC Permit shall be obtained as soon as possible after-the-fact;

~~(e)~~(f) Mining activities performed pursuant to applicable state permit requirements.

(g) Activities, conducted by public agencies, that meet or exceed state or federal standards for erosion and sediment control.

(h) Vegetation removal and associated activities as necessary to establish a 30-foot fire break around existing structures.

~~(f)~~(i) Removal of invasive vegetation, provided the area of removal is re-established in non-invasive vegetation within one year.

(5) **Permit Application.** The applicant and/or responsible party shall submit the following:

(a) Erosion and Sediment Control Application form;

(b) Erosion and Sediment Control Plan demonstrating compliance with the requirements of this section and the applicable provisions of the Stormwater Support Documents. The plan shall be prepared by a certified erosion control professional, as defined in 99.650~~an individual(s) with sufficient erosion and sediment control training and qualification to design an erosion and sediment control plan compliant with this code section.~~ The Erosion and Sediment Control Plan for a disturbed area of more than 5 acres shall be prepared by a licensed engineer with relevant experience, or an Oregon Certified Professional in Erosion and Sediment Control.

(c) A site plan and brief description of the proposed practices to retain sediment on the site, including sediment basins and silt traps, and a schedule for their maintenance. The location and a brief description of the surface runoff and erosion control practices to be implemented in compliance with the Stormwater Support Documents.

(d) The County Engineer may require submittal of a pollution prevention and protection plan, including but not limited to construction material and waste management practices to be used, temporary borrow, stockpiles and waste disposal areas, temporary debris and garbage disposal, and chemical/fuel storage areas.

~~(e)~~(e) Fee(s) established by the Board of County Commissioners;

~~(d)~~(f) Other documents deemed appropriate by the County Engineer and/or Planning Official.

~~(1)~~ **Level of Potential Impact**

~~(e)~~ The required erosion and sediment control Best Management Practices (BMPs) shall correspond to the level of potential impact of the proposed project as determined using

~~the following table. The County Engineer and/or Planning Official may require a different level of erosion and sediment control due to factors including but not limited to: proximity to known landslides, steep slopes in the vicinity, and protected conservation areas.~~

- ~~(f) Unless determined otherwise by the County Engineer and/or Planning Official, the column with two or more checks shall be the required level of erosion control, and in the case of one check in each column, the medium level shall be required. A subdivision shall require a "high" level of erosion control, unless deemed otherwise by the County Engineer.~~
- ~~(g) The categories of Low, Medium and High correspond to required BMPs listed in the "Benton County Stormwater Management Guide" or its successor document.~~

Site Conditions	Required Level of Erosion Control:		
	Low	Medium	High
<p>Distance between the work site and the nearest Sensitive Area down-slope or at the same elevation. Sensitive Areas include:</p> <p>(a) Wetlands identified on a National, State or Local Wetland Inventory, or identified as Potential Wetland on Benton County's wetland reference map;</p> <p>(b) Stream Channel top of bank;</p> <p>(c) Riparian Area protected pursuant to Development Code provisions;</p> <p>(d) Upland Prairie and Oak Savannah protected pursuant to BCC Chapter 88;</p> <p>(e)(a) Potential Habitat for Fender's blue butterfly as identified in the</p>	More than 300 feet	100 to 300 feet	Within 100 feet
Average slope across the disturbed area.	0 to 3.9 percent	4 to 10 percent	More than 10 percent
Erodibility of predominant soil type, determined from NRCS Soil Survey of Benton County, Oregon (or successor document)	Low Erodibility (K value <0.24)	Medium Erodibility (K value 0.24 to 0.40)	High Erodibility (K value >0.40)

(2)(6) Permit Review and Approval.

~~(h)(a)~~ An Erosion and Sediment Control Permit may be issued upon determination by the County Engineer that the submitted materials demonstrate compliance with the Stormwater Support Documents Manual and the applicable Best Management Practices (BMPs) ~~identified pursuant to Section (6)~~. To address specific conditions of a given site, the County Engineer may require additional or modified BMPs to address specific conditions of a given site, including but not limited to proximity to known landslides, steep slopes in the vicinity, and protected conservation areas (including but not limited to wetlands, streams/rivers, protected species

habitat).

(i)(b) Issuance or denial of an Erosion and Sediment Control Permit is not a land use decision and is not subject to the requirements of a land use decision including but not limited to BCC 51.535, BCC 51.605 through 51.625, and BCC 51.805 through 51.840.

(3)(7) Permit Period of Validity; Renewal.

(j)(a) An Erosion and Sediment Control Permit shall be valid for up to one two years from the date of issuance for specified approved activities.

(k)(b) The responsible party shall request permit renewal if final inspection approval pursuant to subsection (112) of this section has not been obtained prior to expiration of the permit.

(l)(c) Expiration of an ESC Permit that has not received final inspection approval shall be considered a violation of this code pursuant to BCC 99.680.

(m)(d) Permit Renewal: The responsible party shall submit a permit renewal application form and fee at least 30 days prior to expiration of the current permit. The County Engineer or Planning Official shall review the request and the current status of erosion and sediment control at the site and shall approve the request if conditions are substantially consistent with the original Erosion and Sediment Control Plan. If the County Engineer or Planning Official determines that conditions have changed such that the original Erosion and Sediment Control Plan no longer adequately addresses erosion and sediment control needs, the responsible party shall within 14 days of such determination submit the application and materials for a new Erosion and Sediment Control Permit.

(6)(8) Permit Extension. If, during the first 2311 months after issuance of an ESC Permit no ground disturbance has occurred and no County site inspections have been performed, the permittee may submit written request for an extension of the period of validity. Such request shall be submitted 30 days prior to the expiration date of the ESC Permit. There will be no fee for such an extension. The County Engineer or Planning Official may grant a one-time extension for up to one year, but shall not approve an extension if the conditions of the permit or of this code section are being violated.

(7)(9) Transfer of Ownership. Permits are non-transferable. The transfer of a property to a new owner requires that a new permit be obtained prior to the initiation or continuation of ground-disturbing activities, even though said activities may have been authorized under the permit approved for the previous owner.

(4)(10) **Implementation Requirements.**

- (a) ~~Erosion and Sediment Control Plan approval is required prior to clearing or grading.~~ No ground disturbing activity requiring an Erosion and Sediment Control Permit shall be undertaken prior to ~~County~~ approval and issuance of ~~the~~ a Benton County Erosion and Sediment Control Permit.
- (b) In cases where erosion or sedimentation is occurring due to ground-disturbing activities, the responsible party shall immediately install interim control measures to stabilize the condition and minimize sediment leaving the site. Within 5 working days of the responsible party or -those working on behalf of the responsible party becoming aware of the erosion, the responsible party shall provide for County review new plans, or revisions to existing plans, that –demonstrate adequate erosion and sediment control. Upon County approval of the plans, the new measures described shall be immediately implemented.
- (c) The responsible party shall ensure that:
 - (A) The provisions of the Erosion and Sediment Control Plan are implemented prior to any ground disturbance and maintained in compliance with the issued permit~~in a timely manner;~~
 - (B) No visible or measurable amount of sediment has entered, or is likely to enter, the public stormwater system and surface waters;
 - (C) During active construction in rainy weather, a ~~qualified certified erosion control professional individual~~ shall ~~daily~~ inspect erosion and sediment control measures daily and shall ensure the control measures are maintained, adjusted, repaired and/or replaced so that they function properly without interruption, and shall ensure that immediate action is taken to correct any deficiencies.
 - (D) Eroded sediment shall be removed immediately from pavement surfaces, off-site areas, and from surface water conveyances, including storm drainage inlets, ditches and culverts. In the event that sediment enters a wetland or stream, the responsible party's qualified designee shall immediately contact Benton County PublicWorks.
 - (E) Water containing sediment shall not be flushed into the storm water management system, wetlands or streams without first passing through an approved sediment filtering facility, device, or other County approved structure.
 - (F) When required by Benton County, the responsible party shall maintain

written records of all site inspections of erosion and sediment control measures. These shall be provided to the County upon request.

- (G) Inspections by Benton County to certify that measures are installed in accordance with the Erosion and Sediment Control Permit shall be requested by the responsible party at the times specified in the Erosion and Sediment Control Permit.

~~(5)~~(11) **Inspections by Benton County; Right of Entry.**

~~(d)~~(a) Benton County will perform the following inspections pursuant to an issued Erosion and Sediment Control Permit:

- (A) An initial inspection of installed erosion and sediment control BMPs prior to any ground disturbance;
- (B) Interim inspections as deemed necessary by the County.
- (C) A final inspection, to verify completion of all erosion and sediment control BMPs, permanent stabilization of the site, and the required clean up of erosion and sediment control materials.

~~(e)~~(b) The responsible party shall obtain inspections from the County as specified in the Erosion and Sediment Control Permit and shall take immediate action to correct any deficiencies noted by the County.

~~(f)~~(c) The County may enter property at any time to investigate compliance with the requirements of this Code.

~~(8)~~(12) **Correction of Ineffective Erosion and Sediment Control Measures.** If the facilities and techniques approved by the Erosion and Sediment Control Permit are not effective or not sufficient to meet the purpose of this section, Benton County may require the following. Failure to make required corrections in a timely manner shall be a violation subject to BCC 99.680.

- (a) On-site modifications to the erosion and sediment control measures; and/or
- (b) A revised plan:
 - (A) The revised Erosion and Sediment Control Plan shall be provided by the responsible party within 5 working days of Benton County notifying the responsible party and/or those conducting ground disturbing activities on behalf of the responsible party.
 - (B) The responsible party shall fully implement the revised plan within 3 working days of approval by Benton County.
 - (C) In cases where serious erosion is occurring, as determined by Benton

County, the County may require immediate installation of interim control measures, before submittal of the revised Erosion and Sediment Control Plan.

[Ord 2011-0240]

99.670 ~~Long-Term~~ Post-Construction Stormwater Management

- (1) **Purpose:** Establish stormwater management requirements and controls to protect and safeguard the health, safety, welfare, financial investment in public and private infrastructure, and private property value, and minimize flooding and sedimentation in areas where structural and non-structural stormwater management is required to improve water quality and manage ~~long-term post construction-stormwater~~ runoff from new development and redevelopment projects that result in the creation or replacement (re-development) of 0.25 acres (10,890 square feet) or more of impervious surface~~ground disturbance of 0.251-acre or more.~~
- (2) **Applicability.** Land development within unincorporated Benton County~~the Corvallis Federal Urbanized Area or within the Urban Fringe of the City of Corvallis or City of Philomath~~ shall comply with the requirements of this section. ~~Areas outside the Federal Urbanized Area and Corvallis and Philomath Urban Growth Boundaries may require structural and non-structural stormwater controls, including low impact development (LID) methods, when deemed necessary by the County Engineer.~~
- (3) **Permit Required.** A property owner increasing or replacing the impervious surface on a property shall comply with this section and the technical standards outlined in the Stormwater Support Documents. An individual construction that does not exceed the 0.25-acre threshold on its own shall nonetheless contribute to the cumulative threshold as described in subsection (a)(B) of this section.
 - (a) An approved Post-Construction Stormwater Permit shall be obtained ~~The property owner shall obtain from Benton County a Stormwater Site Plan approval~~ prior to initiation of ground-disturbing activities if both (A) and (B) are met (exceptions are listed in subsection (b)):
 - (A) The plan of development or redevelopment ~~ground-disturbing activities~~ are~~is~~ associated with:
 - (i) Construction or land uses that require a permit or other review by Benton County; and
 - (ii) any of the following:

- (1) Construction of a public or private road, driveway, or structure; or
- (2) Site preparation, associated installations (such as a septic system drainfield, ground-source heat pump, or tennis court), landscaping, clearing vegetation and other ground-disturbing activities related to new development or redevelopment construction.

(B) The total area of proposed new and replaced impervious surface combined with the cumulative total of all impervious surface established since March 1, 2023, will be 0.25 acre (10,890 square feet) or more. For subdivisions and partitions, impervious surface area that will be established through construction on resulting lots/parcels shall be addressed through a Post-Construction Stormwater Permit approved prior to final plat approval, as described in subsection (4)(b).

~~(i) ground disturbance will be:~~

~~(1) 10.25 acre (10,580 square feet) or more; or~~

~~(2) Less than 1 acre if the ground-disturbing activity is part of a larger common plan of development or sale that will involve a total disturbed area of 1 acre or more. Benton County shall conduct a Common Plan of Development Review to determine applicability; or~~

~~(ii) impervious surface upon completion of the project will be in excess of 25,000 square feet.~~

(b) **Exempt Activities.** The following activities are exempt from the permit requirement in subsection 3(a):

~~(A) Accepted farm practices;~~

~~(B) not including onstruction of buildings exclusively for agricultural purposes~~ Construction of buildings used exclusively for agricultural purposes and located outside the MS4. The applicant shall demonstrate to the satisfaction of the Planning Official that the structure will be used only for agricultural purposes. The Planning Official may require a deed restriction acknowledging and notifying future property owners of the limitation on use of the structure;

~~(A);~~

~~(B)~~(C) Forest practices performed pursuant to the Oregon Forest Practices

Rules. Upon completion of such forest practices or expiration of Forest Practices authorization, a Benton County Post-Construction Stormwater Permit is required unless the land has been replanted at stocking levels consistent with Oregon Department of Forestry standards;

- ~~(C)~~(D) ___ Excavations for gas or oil facilities for which the operator demonstrates compliance with 40 CFR §122.26;
- ~~(D)~~(E) ___ Emergency measures to protect life, property, public infrastructure, or essential services, in which case a Stormwater Site Plan approval shall be obtained as soon as possible after-the- fact;
- ~~(E)~~(F) ___ Fish passage, stream enhancement, and wildlife habitat projects that comply with local, state and federal standards and permit requirements, provided that evidence of such compliance is submitted to Benton County Public Works prior to initiation of the activity;
- ~~(F)~~(G) ___ Repairs to any stormwater facility as deemed necessary by Benton County;
- ~~(G)~~(H) ___ Mining activities performed pursuant to applicable state permit requirements;
- ~~(H)~~(I) ___ Activities, conducted by public agencies, that meet or exceed state or federal standards for post-construction stormwater management.

(4) Permit Procedures and Requirements

- (a) The property owner shall submit all of the following:
 - (A) Post-Construction Stormwater Permit Site Plan Application form;
 - (B) Post-Construction Stormwater Site Plan and additional documentation deemed appropriate by the County Engineer and/or Planning Official to demonstrate compliance with this section. Stormwater detention and treatment shall be:
 - (i) Designed in accordance with the Stormwater Support Documents, as interpreted by the County Engineer. Within the urban growth boundary of an incorporated city, structural and non-structural requirements will be consistent with the current standards of the pertinent city; and
 - ~~(i)~~(ii) Designed to accommodate the cumulative total of all impervious surface established since March 1, 2023, including the proposed additional impervious surface; and
 - ~~(B)~~(C) ___ Fee(s) established by the Board of County Commissioners.

- ~~(C)~~(D) The Post-Construction Stormwater Management Site Plan shall be designed, stamped and signed by a licensed engineering geologist or engineer licensed in the state of Oregon, or other professional recognized by Benton County.
- (b) Subdivision or Partitions: The Post-Construction Stormwater site plan and permit application shall address all impervious surface that will be established by the subdivision or partition, including but not limited to roads and other infrastructure, dwellings, accessory structures and driveways. Maximum impervious surface area that may be established on each lot or parcel shall be specified and shall be memorialized in a deed restriction running with the lot or parcel or on the plat. Stormwater treatment and detention for the entire buildout of impervious surfaces shall be designed and constructed prior to final plat approval.
- ~~(b)~~(c) A Post-Construction Stormwater Permit Site Plan approval may be issued upon determination by the County Engineer that the submitted materials demonstrate compliance with the requirements of this section and the property owner has entered into a Stormwater Management Facilities Long-Term Maintenance Agreement pursuant to subsection (6) of this section. To address specific conditions of a given site, the County Engineer may require modification to the proposed Site Plan and/or to the standard requirements of this section.
- (d) Issuance or denial of a Post-Construction Stormwater Permit Stormwater Site Plan approval is not a land use decision and is not subject to the requirements of a land use decision including but not limited to BCC 51.535, BCC 51.605 through 51.625, and BCC 51.805 through 51.840.
- ~~(e)~~(e) The County Engineer may, pursuant to the Stormwater Support Documents and in response to mitigating actions proposed by the applicant, determine that stormwater detention and treatment that would otherwise be indicated pursuant to subsection (3) of this section is not required. The County Engineer shall take such actions as necessary to ensure the long-term viability of such mitigations, including but not limited to requiring a long-term maintenance agreement or similar document.
- (5) ~~**Stormwater Management Design Criteria.** When required by subsection (3) of this section, the applicant shall implement stormwater management measures as specified in the "Benton County Stormwater Management Guide", as interpreted by the County Engineer. Within the urban growth boundary of an incorporated city, structural and non-structural requirements will be consistent with the current standards of the pertinent city.~~

~~(6)~~(5) **Improvements Agreement.** Required stormwater infrastructure shall be subject to the Improvements Agreement provisions of BCC 99.905 through 99.925.

~~(7)~~(6) **Long-term Maintenance and Repair of Stormwater Facilities.**

- (a) Required stormwater facilities shall be constructed and maintained by the property owner.
- (b) Stormwater facilities shall be maintained to current Benton County stormwater facility maintenance standards.
- ~~(c)~~ The property owner shall enter into a Stormwater Management Facilities Long-Term Maintenance Agreement as required by the County Engineer. The Maintenance Agreement may, at the discretion of the County Engineer, include any or all of the following:
 - (A) Require the property owner to maintain and repair the stormwater facilities serving the property and located on the property or other private property;
 - (B) Require proper disposal of accumulated sediment;
 - (C) Authorize Benton County to enter the property to inspect and to effect emergency repairs or maintenance;
 - (D) Authorize the County Engineer to require that the property owner effect necessary repairs and maintenance;
 - (E) Authorize Benton County to bill the property owner for any costs incurred by the County to repair or maintain the facilities;
 - (F) Authorize the County to record a lien against the property to secure the County's costs in making corrections, plus interest and penalties;
 - (G) Run with the land as a covenant binding on current and future interest holders; and
 - (H) Establish other terms or provisions deemed necessary by the County Engineer to ensure the long-term functioning of the facility.
- ~~(e)~~(d) For a stormwater facility serving a single property:
 - ~~(A)~~ The stormwater facility shall be located on the property that is being served. As an alternative, the applicant may propose an off-site location but shall, through submitted design materials, easements, maintenance agreements and other mechanisms, demonstrate to the satisfaction of the County Engineer that the long-term viability of the facility will be preserved at the alternate location. The County Engineer's determination

~~will be documented in issued Post-Construction Stormwater Permit, unless an alternative arrangement is approved by the County Engineer as adequately preserving long-term viability of the facility;~~

~~(B) The property owner shall be responsible to maintain the proper functioning of the facility pursuant to subsection (c);~~

~~(C) A restrictive covenant shall be placed on the property. In the covenant the property owner shall agree to:~~

~~(i) not transfer the facility separately from the rest of the property, except with the express approval of Benton County;~~

~~(ii) maintain the facility to its original design specifications;~~

~~(iii) correct any functional deficiencies identified by Benton County;~~

~~(d) For a stormwater facility serving multiple properties the County Engineer will require the procedure in either (A) or (B) to be completed. Sole discretion in the selection resides with Benton County.~~

~~(A) Maintenance Fee:~~

~~(i) Prior to or at final development approval, or at the completion of the warranty period pursuant to BCC 99.925, the property owner or developer shall provide a one-time payment to Benton County Public Works of the amount determined by the County Engineer to be necessary to ensure maintenance of the facility until the facility is annexed to a city and responsibility is assumed by that city. This one-time payment shall be in addition to any performance guarantee or warranty required under BCC 99.915 or 99.925.~~

~~(ii) The property owner shall grant an easement to Benton County for access to and maintenance, repair and operation of the stormwater facility.~~

~~(iii) Once the facility has completed the warranty period pursuant to BCC 99.925, Benton County Public Works will conduct routine maintenance on the facility as funding allows. Renovation, replacement, or repair exceeding routine maintenance will require some other local funding mechanism, such as a local improvement district.~~

~~(B) Maintenance District:~~

~~(i) Prior to sale or transfer of lots, the property owner shall establish a local improvement district or other lawful district comprising all~~

~~benefitted properties and designed to provide for the long term maintenance, repair and/or renovation of the storm water management system.~~

[Ord 2011-0240]

99.680 Enforcement, Stop-work Orders, and Penalties. In addition to all other remedies available under Benton County Code, violations of BCC 99.650 through 99.670 shall be subject to the following enforcement procedures.

(1) Each violation of the stormwater provisions, or any failure to carry out the conditions of any Permit approval granted pursuant to the stormwater provisions, shall be unlawful and a civil infraction subject to the enforcement provisions of Benton County Code Chapter 31.

(2) The County may address failure to comply with the terms of a Stormwater Management Facilities Long-Term Maintenance Agreement through the provisions of the agreement, in addition to the enforcement provisions of this section and of Chapter 31.

~~(2)~~(3) The owner of the property upon which the violation occurs shall be responsible for mitigating resulting impacts, or, in the case of activities performed within an easement or right-of-way, the person causing the work to be performed shall be the responsible party.

~~(3)~~(4) In addition to and separate from those penalties available under Benton County Code Chapter 31, Benton County may enforce the following penalties:

(a) The Planning Official may refuse to accept any land use application or may suspend or revoke any active land use authorization.

(b) The Building Official shall not accept any building permit application and shall not approve occupancy of any structure on a property which is subject to a notice of noncompliance or a stop work order pursuant to this section.

~~(c) The Planning Official or County Engineer may issue a notice of noncompliance, pursuant to subsection (E) below, to the property owner requiring corrective action. If the responsible party fails to take the specified action within 24 hours, the Planning Official or County Engineer may issue a civil citation to the property owner pursuant to Chapter 31. The notice of noncompliance shall include:~~

~~(A) The location of the construction project;~~

~~(B) A description of the construction project;~~

~~(C) A description of the non-compliance;~~

- ~~(D) A description of the corrective action(s) that shall be taken by the responsible party;~~
- ~~(E) The amount of penalty that will be imposed if corrective action is not taken within 24 hours; and~~
- ~~(F) A statement that information regarding the appeal process will be made available upon request.~~
- ~~(d) The Planning Official or County Engineer may issue a stop work order, pursuant to subsection (E) below, requiring that all work, except work directly related to the elimination of a violation or necessary to correct a health or safety hazard, be immediately and completely stopped. Work shall not be resumed until such time as the Planning Official or County Engineer gives specific approval in writing. Failure to abide by the stop work order shall be grounds for the Planning Official or County Engineer pursuant to Chapter 31 to issue a civil citation to the property owner pursuant to Chapter 31.~~
 - ~~(A) The stop work order shall include:
 - ~~(i) Date of order;~~
 - ~~(ii) Permit number if applicable;~~
 - ~~(iii) Project location;~~
 - ~~(iv) Description of all violations; and~~
 - ~~(v) The remedies that must be completed before work may resume.~~~~
 - ~~(e) A notice of noncompliance or stop work order shall be in writing and posted in a conspicuous location at the site. In addition, the County shall send a copy to the property owner by certified mail.
 - ~~(A) No person may remove, obscure, mutilate or otherwise damage a stop work order.~~
 - ~~(B) A notice of noncompliance or stop work order shall be effective upon posting or upon oral delivery under (C) below.~~
 - ~~(C) When an emergency condition exists, the Planning Official or the County Engineer or the designee of either may issue a notice of noncompliance or stop work order orally. The Planning Official or County Engineer shall then issue a written notice as described above within 24 hours of the oral order.~~~~
- ~~(D) Upon the property owner's completion of corrective actions necessary to bring~~

~~the property into compliance with this code, the Planning Official or County Engineer shall issue a written notice of compliance to the property owner.~~

[Ord 2011-0240]

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Community Development

Contact Name * Greg Verret

Phone Extension * 6294

Meeting Attendee Name * Greg Verret

Agenda Item Details



Item Title * Second Reading of Ordinance 2023-0317 Amending the Adair Village Urban Growth Boundary

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Board/Committee Involvement * Yes No

Name of Board/Committee Planning Commission

Advertisement*

Yes

No

**Names/Dates of
Publications**

List each publication name and date

Gazette Times 01/27/2023

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

On February 7, 2023, the Board considered the ordinance and conducted the first reading. This action followed a joint public hearing with the Adair City Council on December 6, 2022, at which the Board deliberated and voted to direct staff to prepare the ordinance approving the proposed amendment to the Adair Village Urban Growth Boundary.

Conducting the second reading would enact the ordinance with an effective date of March 23, 2023

Options*

Conduct the second reading or make changes to the ordinance and reschedule the second reading.

Fiscal Impact*

- Yes
- No

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description* If this agenda checklist describes a mandated service or other function, please describe here.
Local governments are required to comply with statewide planning goals.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values* Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections* Arguably, all the Core Values apply. Vibrant, Livable Communities applies because decisions about how Adair Village expands will influence whether it becomes a walkable, connected and more complete community. Diverse Economy that Fits is relevant because Adair Village residents have expressed a desire for more/varied commercial opportunities in their city.

Focus Areas and Vision* Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection* The two most relevant areas are Mobility & Transportation due to the proximity of Hwy 99W and concerns about traffic and safety on 99W as well as on one of the local streets (Hibiscus Drive), and Housing & Growth because the proposed UGB amendment would enable more housing and address a deficit in the housing projected to be needed by 2042.

Recommendations and Motions

Item Recommendations and Motions

Staff Conduct the second reading of the ordinance.

Recommendations*

Meeting Motions*

I move to ...

...enact Ordinance No. 2022-0317, amending the Adair Village Urban Growth Boundary, and conduct the second reading of the ordinance.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Ordinance 2023-0317 Adair UGB Amendment
COMPLETE SECOND READING.pdf

6.02MB

Comments (optional)

If you have any questions, please call ext.6800

Department
Approver

DARREN NICHOLS

1.

Department Approval

Comments

Signature

Darren Nichols

2.

Counsel Approval

Comments

Signature

Vance H. Chokey

3.

County Administrator Approval

Comments

Signature

Hanna Kwiatkowski

**BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY
STATE OF OREGON**

**In the Matter of Amending the Benton) ORDINANCE
County Comprehensive Plan and Zoning)
Map, Regarding the Adair Village Urban) No. 2023-0317
Growth Boundary.**

WHEREAS:

This matter comes before Benton County as a legislative amendment to the Comprehensive Plan to change the Urban Growth Boundary, and an amendment to the Zoning Map to change the zoning of the subject properties from Exclusive Farm Use to Urban Residential – 50-acre Minimum Parcel Size.

In response to population projections prepared by the Population Research Center of Portland State University, the City of Adair Village, through a consultant, produced a buildable lands inventory demonstrating that the land available for development within the current urban growth boundary is insufficient to meet the 20-year projected demand for housing.

Pursuant to Oregon Administrative Rules, the City is required to address this deficiency.

The City’s analysis demonstrates that the two properties proposed for addition to the urban growth boundary are the most suitable, consistent with the methodology in Oregon Administrative Rules.

Pursuant to the Urban Growth Management Agreement between Benton County and the City of Adair Village, the Benton County Planning Commission and the Adair Village Planning Commission held a duly advertised joint public hearing on September 20 and October 11, 2022, and received public testimony. The Benton County Planning Commission deliberated and voted to recommend that the Board of Commissioners approve the UGB amendment and Zoning Map.

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///

The Benton County Board of Commissioners and the Adair Village City Council held a duly advertised joint public hearing on December 6, 2022, and received public testimony. The Board of Commissioners deliberated, and voted to approve the UGB Amendment and Zoning Map Amendment. The Benton County Board of Commissioners has considered the staff report, the application materials, the recommendation of the Benton County Planning Commission, and the record as a whole, and finds that the proposed Comprehensive Plan Amendment complies with the review criteria in Section 17.3 of the Benton County Comprehensive Plan, and that the proposed Zoning Map Amendment complies with the review criteria in Section 53.505 of the Benton County Development Code.

The Board of Commissioners conducted the First Reading of the Ordinance on February 7, 2023.

The Board of Commissioners conducted the Second Reading of the proposed Ordinance on February 21, 2023.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY ORDAINS AS FOLLOWS:

PART I. Short Title. Amendments to the Benton County Comprehensive Plan and Zoning Map, Regarding the Adair Village Urban Growth Boundary.

PART II. Authority. The Board of County Commissioners of Benton County has authority to amend the Comprehensive Plan and Zoning Map pursuant to ORS Chapter 215 and the Benton County Charter.

PART III. The Urban Growth Boundary amendment proposed in Planning File No. LU-22-038 is hereby approved, based on the Findings and Conclusions contained in the attached "Exhibit 3" and hereby adopted and incorporated herein.

PART IV. The Benton County Comprehensive Plan is hereby amended to reflect the inclusion into the Adair Village Urban Growth Boundary of two properties as shown in "Exhibit 1".

PART IV. The Benton County Zoning Map is hereby amended to designate as "Urban Residential – 50-acre Minimum Parcel Size" two properties shown in "Exhibit 2."

///

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///

PART V. The effective date for these amendments to will be:

First Reading: February 7, 2023

Second Reading: February 21, 2023

Effective Date: March 23, 2023

**BENTON COUNTY BOARD OF
COMMISSIONERS**

Pat Malone, Chair

Xanthippe Augerot, Vice Chair

Nancy Wyse, Commissioner

Approved as to Form:

County Counsel

Exhibit 1

Amendment to Benton County Comprehensive Plan Adair Village Urban Growth Boundary File No. LU-22-038

Legal Descriptions of Properties to be Added to the Adair Village Urban Growth Boundary

1. Cornelius Property: Parcel 3 of Partition Plat No. 1999-049 in the Benton County, Oregon Partition Plat records.
2. Weigel Property: Parcel 2 of Partition Plat No. 2021-019 in the Benton County, Oregon Partition Plat records.

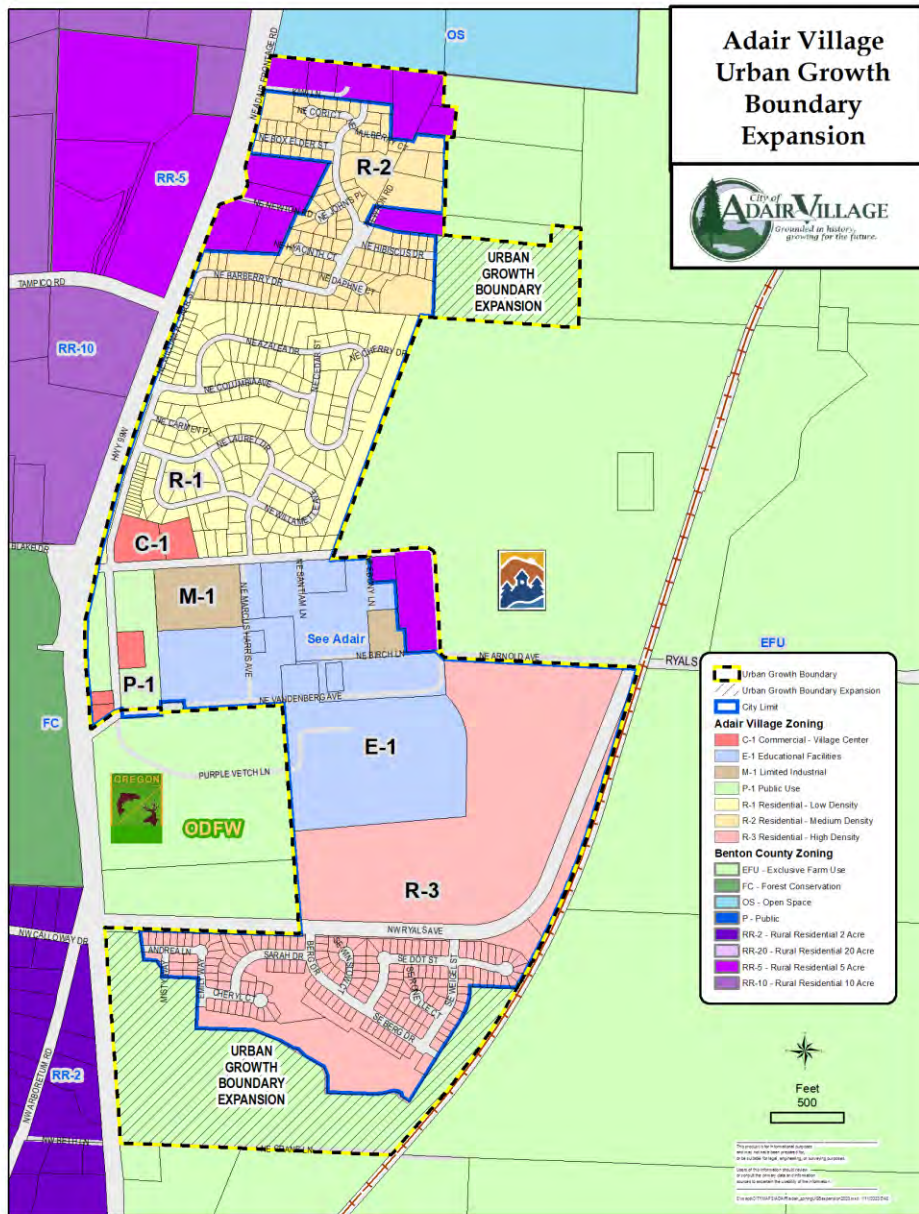


Exhibit 2

Amendment to the Benton County Zoning Map
File No. LU-22-038

Legal Descriptions of Properties to be Re-zoned Urban Residential-50

1. Cornelius Property: Parcel 3 of Partition Plat No. 1999-049 in the Benton County, Oregon Partition Plat records.
2. Weigel Property: Parcel 2 of Partition Plat No. 2021-019 in the Benton County, Oregon Partition Plat records.

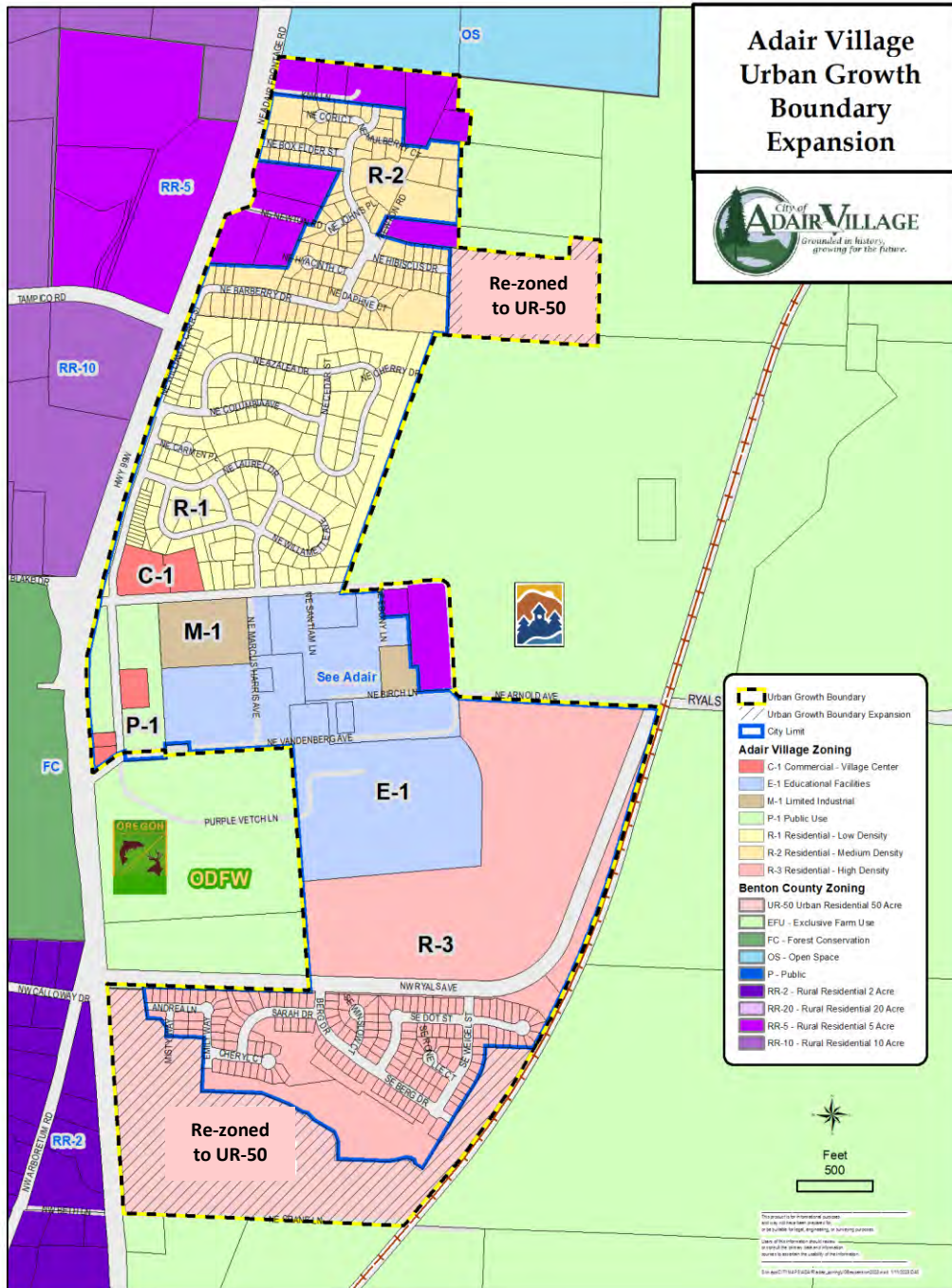


Exhibit 3

Findings of Fact and Conclusions of Law **Adair Village Urban Growth Boundary Amendment; LU-22-038**

The findings are contained in the following two documents:

- A. Justifications and Findings document. The findings specific to the review criteria in Benton County's Comprehensive Plan and Development Code are found on Pages 71 - 78.
- B. Additional Findings – Addendum to the 9.20.22 Staff Report

Exhibit 3A

Adair Village & Benton County Comprehensive Plan and UGB Amendment Justifications and Findings

January, 2023

Final Report

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1. Introduction

Background

Adair Village last completed a periodic review in 2006. Adair Village has grown considerably since then, from 870 people in 2006 to 1,416 people in 2022. This is an addition of 546 people or 63% growth. Between 2006 and 2022, 186 units have received certificate of occupancy in Adair Village, 90% of which were single-family detached housing and the remaining 10% were duplexes. This growth has been accommodated within Adair Village's existing urban growth boundary (UGB), which has not been amended since 2011.

For the past few years, the City of Adair Village has been the focal point of new residential development. The development of over 200 homes in the last three years has substantially depleted the city's 20-year supply of buildable land. In 2018, when two residential subdivisions were approved through the planned development process, the city started to monitor its residential buildable land inventory (BLI). Statewide Planning Goal 10 (Housing) requires, at a local level, that cities inventory their "buildable lands"-- this refers to land inside an urban growth boundary that is suitable and available for residential use. Furthermore, Goal 10 states:

- If a city has a deficit of housing supply for the next 20-years, the city must either expand its urban growth boundary (UGB), increase the amount of allowed housing development on lands already within the UGB, or combine these two alternatives.

In June 2021, Portland State University's Population Research Center (PRC)¹ released its latest twenty (20) year population forecast. After the city went through some reconciliation with PRC's current population numbers, the city's population was forecasted to grow to 2,541 or a 1,125-person increase.

Through monitoring the progress of two active housing projects building within the city's boundaries the city decided to re-examine its buildable residential land. As required by the State of Oregon, the City performed a Buildable Lands Inventory (BLI) where the conclusions confirmed the deficiency and compelled the City to find solutions for meeting the requirement. To meet this requirement cities usually annex land from within their urban growth boundaries (UGB); the Adair Village UGB, however, does not contain enough land to meet its housing need and the City has chosen to explore expanding its UGB.

To accomplish a UGB expansion, the City and the County have been meeting regularly with our State of Oregon Department of Land Conservation and Development (DLCD) representative to formulate a coordinated legislative UGB amendment. With the assistance of two property owners interested in bringing their property into the City's UGB, the city brought in a planning consultant (DOWL) to determine the extent of the deficiency. In addition to DOWL's analysis of buildable land within the City, they have assisted in the analysis of the proposed UGB expansion required by

¹ State of Oregon's population research official.

state rules, as necessary to accommodate the remaining unmet need.

The following is a summary of the two properties being considered for inclusion in the City's UGB.

The proposed UGB expansion will include the Cornelius property located adjacent to the City at the eastern stub of Northeast Hibiscus Drive and the Weigel property located adjacent to the City bordering OR 99W to its west and Northwest Ryals Avenue to the north. It is expected that after comprehensive plan amendments adopted by the County and City, the owners of these properties will request annexation into the city to allow residential development.

Property 1 – Cornelius Property

The Cornelius property is 12.97 acres total all of which is the subject of this legislative comprehensive plan amendment. The northern portion of the parcel (5.12 acres) is planned for future urban development whereas the southern portion of the parcel (7.85 acres) is encumbered by a conservation easement due to wetlands and is therefore not available for urban development. Tim Cornelius, the owner of the property, has had discussions with the Benton County Parks Department regarding transferring ownership of the conservation easement to the County and remains interested in partnering with the County to allow either a trail or other passive public use of that portion of the site. The Cornelius property is currently in Benton County's jurisdiction and is zoned Exclusive Farm Use (EFU). Properties surrounding the Cornelius property are a mix of City and County zoning and uses; see Table 1 below for details. See Figure 1 for site location and Figure 3 for the proposed UGB expansion area.

Figure 1: Property 1 -- Cornelius Property



Table 1: Cornelius Property Surrounding Uses

<u>Area</u>	<u>Zoning</u>	<u>Land Uses</u>
North	EFU - Benton County	One single-family home
East	EFU - Benton County	Undeveloped farmland
South	EFU - Benton County	Adair County Park
West	R-2 – Adair Village	Single-family homes

Property 2 – Wiegel Property

The owner of the Weigel property anticipates future residential development to meet all the standards of both the Adair Village comprehensive plan and the Benton County comprehensive plan but has not presented a specific site development plan. The development would connect to available public infrastructure immediately adjacent to the site including public utilities and roads.

The Weigel property is approximately 42.4-acres and is surrounded by a mix of land uses and

zoning designations as noted in Table 2 below. See Figure 2 for site location and Figure 3 for the proposed UGB expansion area.

Figure 2: Weigel Property

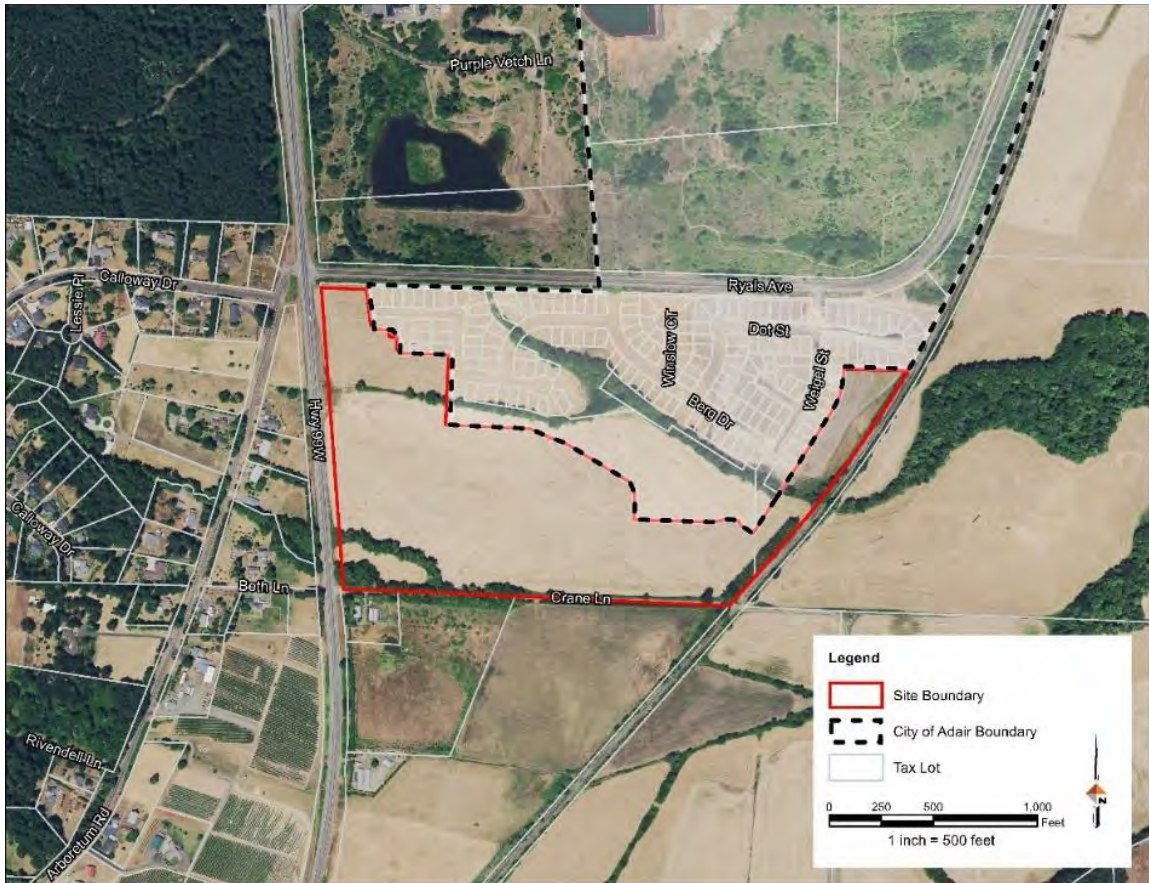
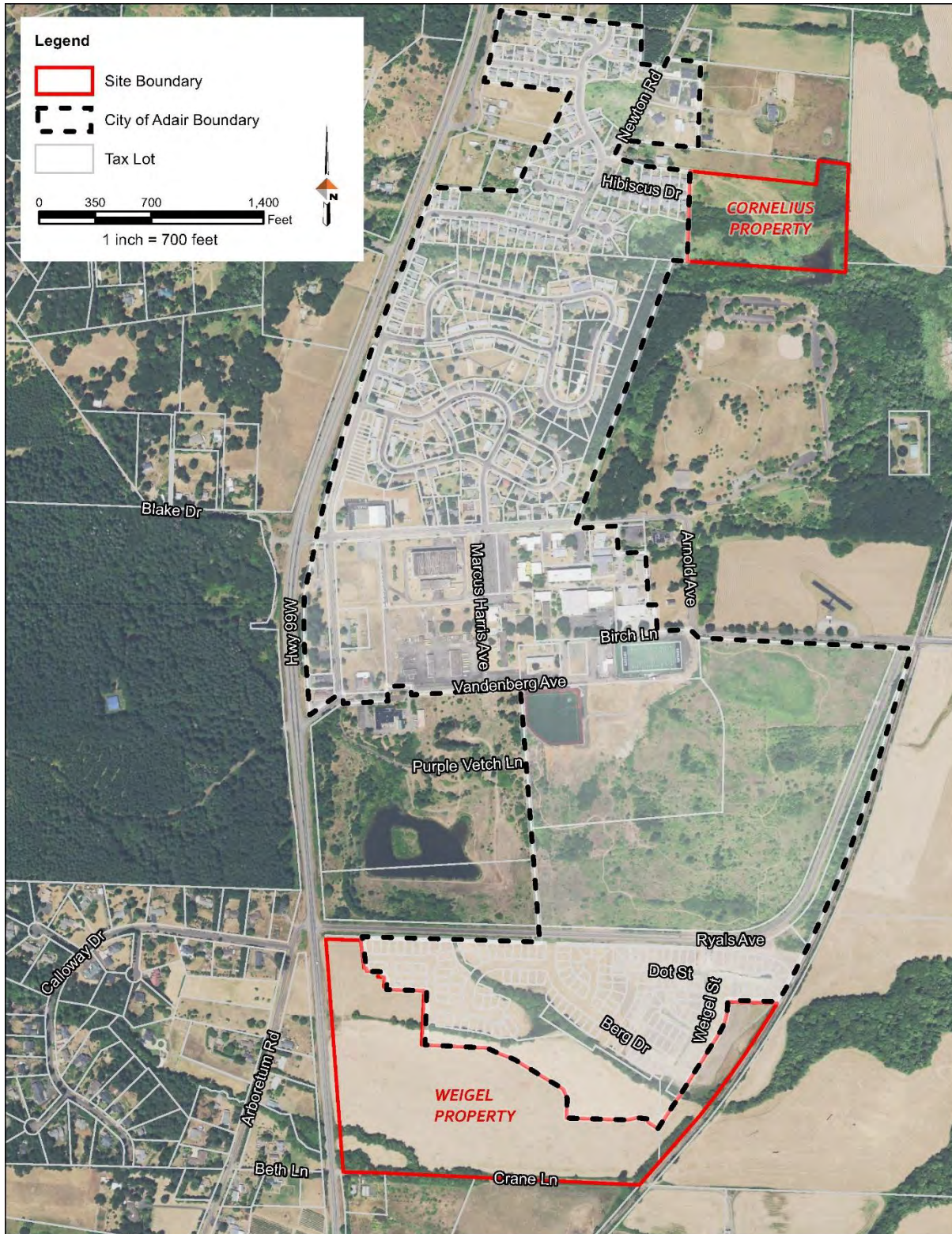


Table 2: Weigel Property Surrounding Uses

<u>Area</u>	<u>Zoning</u>	<u>Land Uses</u>
North	R-3 – Adair Village	Single-family homes
East	EFU - Benton County	Undeveloped farmland
South	EFU - Benton County	Undeveloped farmland
West	RR-2 – Benton County	Single-family homes

Figure 3. UGB Expansion Area Map, 2022

Proposed Expansion Areas



Organization of this Document

This document is organized as follows:

- **Chapter 2. Land Need** presents the land need from the technical analysis that supported the UGB expansion proposal.
- **Chapter 3. Alternatives Analysis for Establishment of the UGB Expansion Study Area** presents the process of establishing the study area and findings about inclusion of land in the final study area.
- **Chapter 4. Goal 14 Locational Factors** includes the evaluation and findings of each study subarea for the Goal 14 locational factors.
- **Chapter 5. City Requirements for UGB Amendment** presents findings for compliance with City of Adair Village’s requirements for UGB expansion.
- **Chapter 6. County Requirements for UGB Amendment** presents findings for compliance with Benton County’s requirements for UGB expansion.
- **Chapter 7. Statewide Goal Consistency Analysis** presents findings that demonstrate that the proposed UGB concept complies with applicable state planning requirements.

2. Land Need

This section summarizes the residential land needs for Adair Village, based on the results of the *2022 Buildable Lands Inventory (BLI)*, contained in Appendix 1. This section addresses Goal 14 need factors 1 and 2 for residential lands.

Need Factor 1: Population Growth

Goal 14 Need Factor 1 requires cities to demonstrate need to accommodate population growth:

Factor 1: Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast.

Goal 14, Factor 1 addresses the need for population growth and housing. Housing needs are a direct function of population growth, which are based on the official state population forecast from Portland State University (PSU) per OAR 660-032:

660-032-0020 Population Forecasts for Land Use Planning

(1) A local government with land use jurisdiction over land that is outside the Metro boundary shall apply the most recent final forecast issued by the PRC under OAR 577-050-0030 through 577-050-0060, when changing a comprehensive plan or land use regulation that concerns such land, when the change is based on or requires the use of a population forecast, except that a local government may apply an interim forecast as provided in 660-032-0040.

In 2021, Portland State University (PSU) released updated population forecasts for Adair Village, which includes Benton County and the cities in Benton County.² PSU shows the 20-year population forecast for Adair Village over the 2020 to 2040 period. The city extrapolated the PSU forecast to be from 2022 to 2042 based on the method of extrapolation consistent with the following requirements:

660-032-0020 Population Forecasts for Land Use Planning

(4) When applying a PRC forecast for a particular planning period, the local government shall use the annual increments provided in the applicable forecast, and shall not adjust the forecast for the start-year or for other years of the planning period except as provided in PRC's interpolation template described in OAR 577-050-0040.

² *Oregon Population Forecast Program, Portland State University, Population Research Center, June 2021.*

Exhibit 3 shows that Adair Village is expected to grow from 1,416 residents in 2022 to 2,541 residents in 2042, an increase of 1,125 new residents over the 20-year period.

For the 2042 population, we used the PRC’s population forecast interpolation template (for forecasting single-year time intervals). It is linked on their website. The most up to date PRC data for Adair Village forecasts the 2040 population at 2,472 and the 2045 population at 2,649. We entered those two numbers into the population interpolation template and were able to come up with a 2042 population of 2,541.

The same tool was used to formulate the current residents

Exhibit 3. Forecast of Population Growth, Adair Village UGB, 2022 to 2042

Source: Oregon Population Forecast Program, Portland State University, Population Research Center, June 2018.

1,416	2,541	1,125	80% increase
Residents in 2022	Residents in 2042	New residents 2022 to 2042	4.0% AAGR

Need Factor 1 Findings

The City finds that Adair Village will grow by 1,125 new residents between 2022 and 2042 based on PSU’s Population Research Center coordinated population forecast for Adair Village, consistent with the requirements in OAR 660-032-0020 (1), OAR 660-032-0020 (4), OAR 660-032-0020 (5), and OAR 660-024-0040(2)(a).

Need Factor 2: Land Need

Goal 14 Need Factor 2 requires that cities demonstrate need for lands proposed for inclusion in a UGB:

Factor 2: Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.

This section documents land need for housing to be included in the Adair Village UGB expansion proposal. It begins with a discussion of land supply in Adair Village’s UGB based on the Buildable Land Inventory report.

Adair Village Land Supply

The report presents an inventory of the buildable lands within the existing Urban Growth Boundary (UGB) of the City of Adair Village as shown in Figure 4. The purpose of a Buildable Lands Inventory (BLI) is to document and determine the supply of land available as it relates to the long-term growth needs of the community. The inventory addresses residential land needs within the UGB. As referenced throughout this report, “UGB” refers to land within the city growth boundary, including land outside of the current City limits.

The BLI analysis structure is based on the State of Oregon Department of Land Conservation and Development (DLCD) HB 2709 workbook entitled, *Planning for Residential Growth: A Workbook for Oregon’s Urban Areas*. Task 1 of the workbook is the basis for this analysis as it lays out the steps to prepare a BLI:

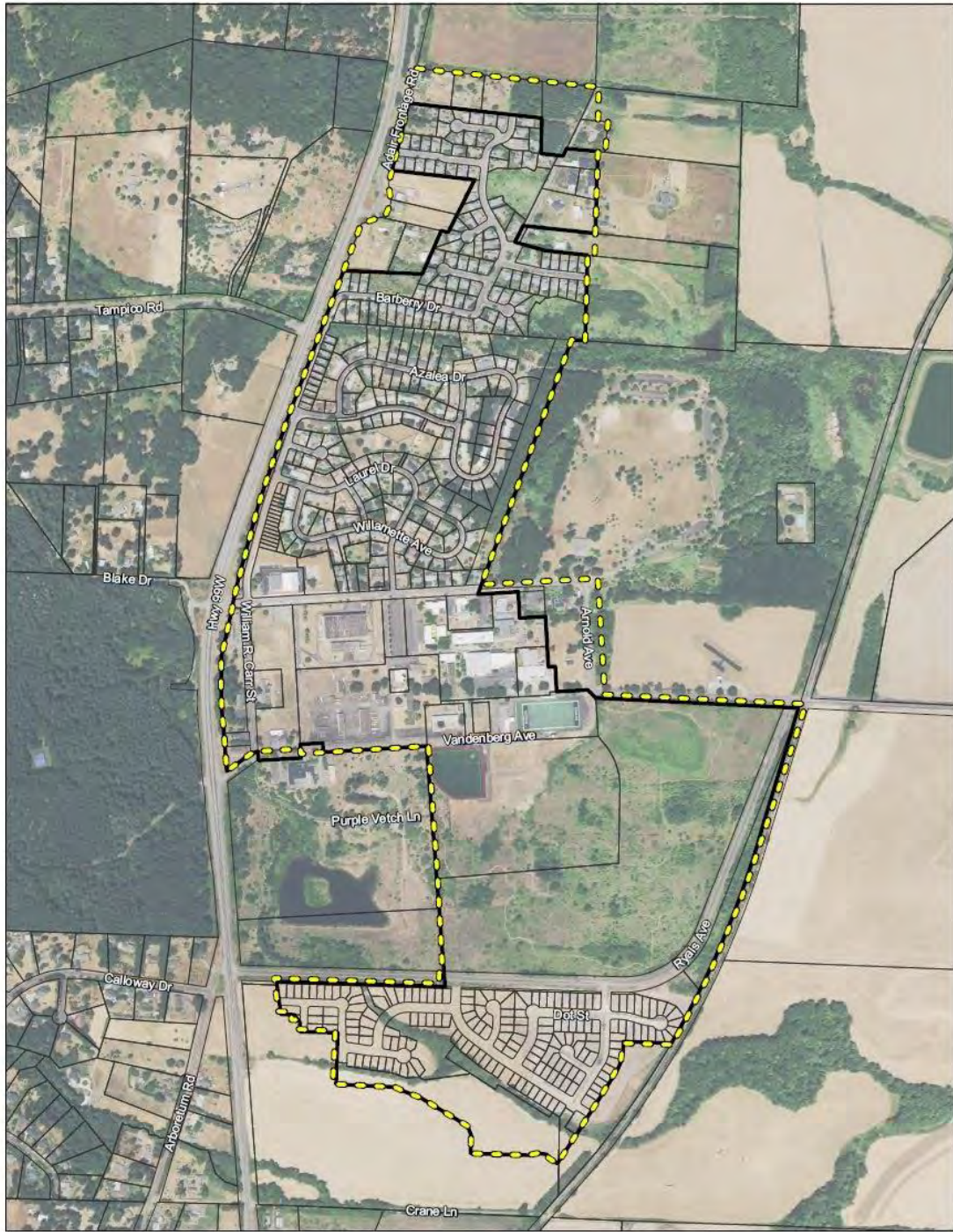
1. Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.
2. Calculate gross buildable vacant acres by plan designation by subtracting unbuildable acres from total vacant acres.
3. Calculate net buildable vacant acres by plan designation by subtracting land for future facilities from gross buildable vacant acres.
4. Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable vacant acres.³




DOWL’s analysis of buildable land included all residentially designated land in the Adair Village Comprehensive Plan within the City Urban Growth Boundary. DOWL used the most up to date Benton County tax lot data for the BLI. The analysis builds off of the tax lot data, identifying all land within tax lots that fall within the UGB to estimate the amount of buildable land by residential plan designation.

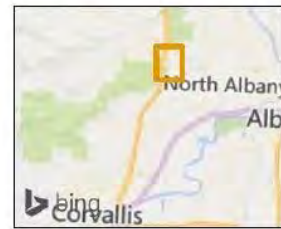
This report contains two separate analyses. First, is a Buildable Lands Inventory of all parcels within the City’s current UGB to determine available buildable acreage. Second, is an analysis of the most recent population forecasts from Portland State University Population Research Center (PRC). DOWL has used the population forecast to estimate the City’s residential land need.

³ State of Oregon DLCD, *Planning for Residential Growth: A Workbook for Oregon’s Urban Areas*. DLCD Urban Planning Documents, June 1997. https://www.oregon.gov/lcd/UP/Documents/planning_for_residential_growth.pdf

Figure 4. Adair Village Urban Growth Boundary



- Legend**
-  Urban Growth Boundary (UGB)
 -  City of Adair Boundary
 -  Tax Lot



Adair Village Buildable Lands

Benton County, OR

8/4/2022

BLI Methodology

The Simplified Urban Growth Boundary Methodology is identified in Oregon Administrative Rule (OAR) 660-038-0060 – Buildable Lands Inventory (BLI) for Residential Land within the UGB (see Figure 5 – Zoning Map). The rules list the following requirements:

- Classification of residential districts into low-density (8 dwelling units per acre or less); medium density (between 8 and 16 dwelling units per acre); and high density (greater than 16 dwelling units per acre). (660-038-0060(1)(B))
- For residential district parcels:
 - o Identify vacant land as any parcel at least 3,000 square feet in size with an improvement value of less than \$10,000. (660-038-0060(2))
 - o For lots at least one-half acre in size that contain a single-family residence, subtract one-quarter acre for the residence and count the rest of the lot as vacant land. For lots that contain more than one single family residence, or other uses, use aerial photography or other method to identify vacant land. These lots are classified as “partially vacant.” (660-038-0060(3))
 - o The following lots are excluded: dedicated open space, private streets, common areas, utility areas, conservation easements, schools and other public facilities, rights of way, and other institutions. (660-038-0060(3))
- Determine the amount and location of vacant and partially vacant land at all density levels. (660-038-0060(4))

The City of Adair Village sets forth density allowances for residential low-density (R-1), residential medium density (R-2), and residential high density (R-3). The R-1 Zone allows dwelling units on a 10,000 square foot minimum lot size which equates to approximately 4.4 dwelling units per acre. The R-2 Zone allows dwelling units on an 8,000 square foot minimum lot size which equates to approximately 5.4 housing units per acre. Finally, the R-3 Zone allows dwelling units on a 6,500 square foot minimum lot size which equates to approximately 6.7 dwelling units per acre. Additionally, OAR 660-038-0070 describes reductions of buildable land for natural resources.

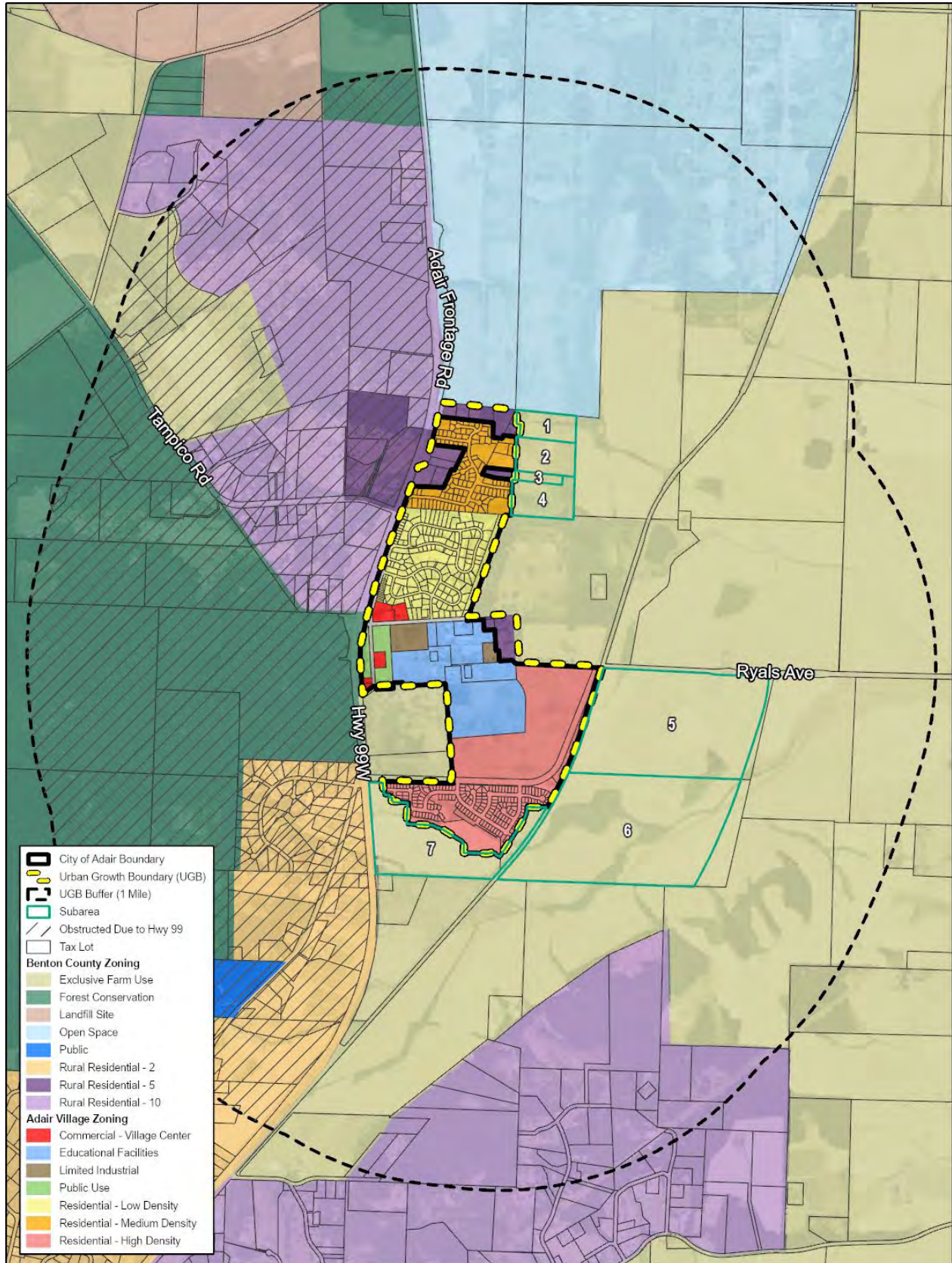
Identify Residential Land

Residential land must meet one of the following criteria for the BLI analysis:

- Land with a comprehensive plan designation of “Residential” within city limits.
- Land with a county residential zoning designation within the City’s UGB.

Other land (Commercial, Limited Industrial, Public Use, Educational Facilities) is generally excluded as it is not intended for residential purposes. The City’s code (Section 4.121) allows for second story residences above commercial in the C-1 Commercial – Village Center zone. However, all properties designated C-1 are developed. Therefore, for purposes of this analysis, DOWL omitted all C-1 zoned properties.

Figure 5. Adair Village and Benton County Zoning Map



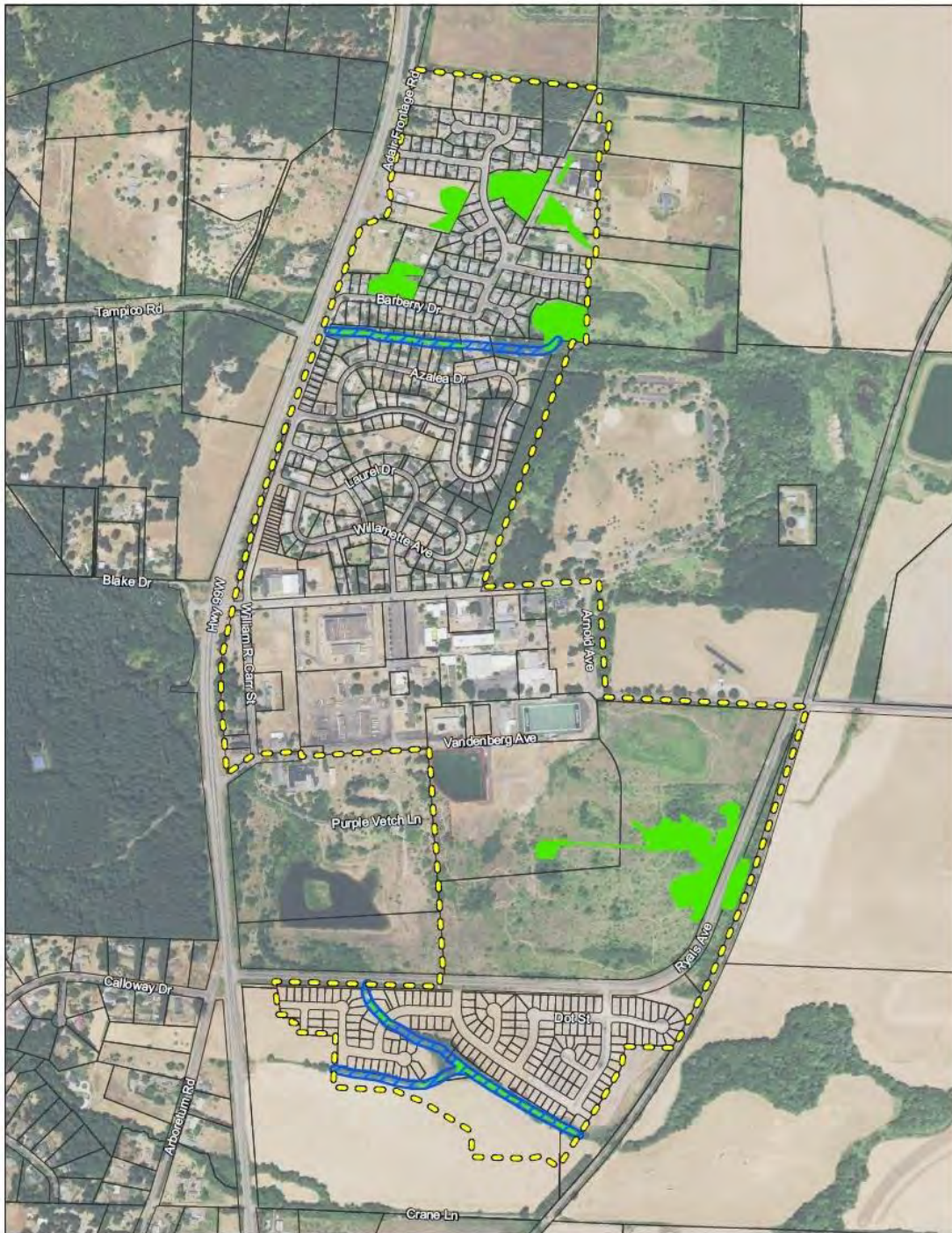
Identify Environmental Constraints and Natural Hazards

DOWL conducted an analysis of Benton County GIS data in order to remove lands where development is constrained due to environmental resources, hazards, or topography. The constraints listed below have been included in the BLI and are shown below in Figure 6:

- LWI Wetlands
- LWI Stream Buffer (25')
- Floodplain: Areas within the 100-year FEMA floodplain

The environmentally constrained areas, identified on the following page, were deducted from the total area of the parcel to estimate the total buildable potential of each parcel of land.

Figure 6. Adair Village Environmental Constraints



Legend

Urban Growth Boundary (UGB)

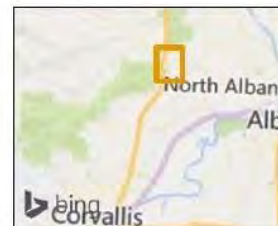
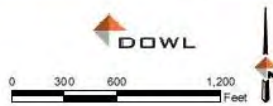
Tax Lot

Constraints within UGB

LWI Wetland*

LWI Stream Buffer (25')*

*Local Wetland Inventory; Oregon Department of State Lands



Adair Village Buildable Lands

Benton County, OR

8/4/2022

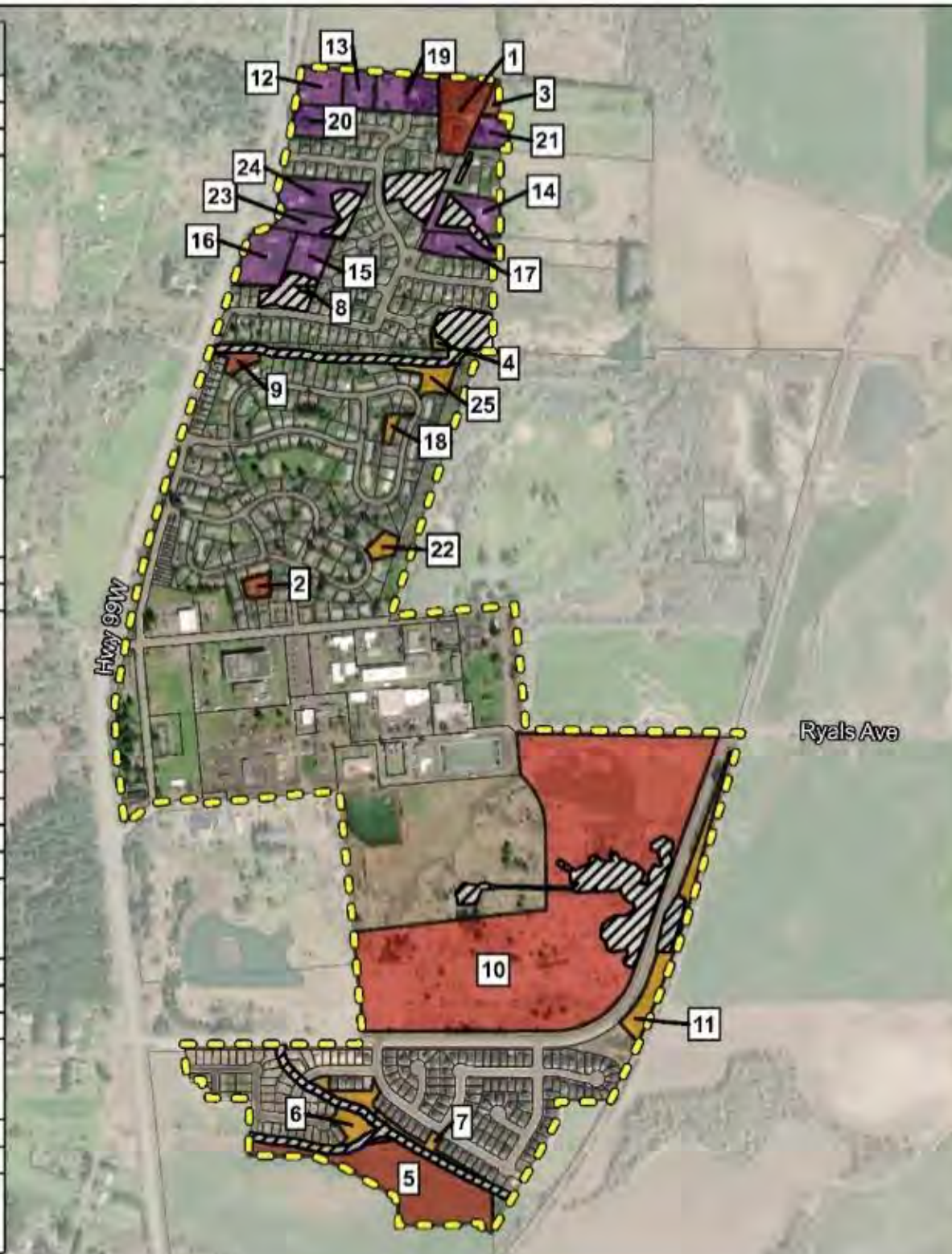
Classify Parcels by Development Status and Estimate Housing Unit Capacity

Parcel classification is used to separate parcels into developable and non-developable categories. Each parcel in the City of Adair Village and its adjacent UGB was classified based on its potential for accommodating new residential development. The classification is based on potentially buildable area on the parcel and the valuation of improvements. The GIS analysis and figures in this report are limited to residential zones only. Improvement values are sourced from Benton County Tax Assessment data. All relevant parcels were classified into four categories. These categories are:

- **Developed:** Improvement value of more than \$10,000, but do not meet Partially Vacant or Constrained criteria.
- **Constrained:** Parcels with less than 3,000 square of unconstrained land. Constrained assumes that the area of the lot is too small to be developable.
- **Partially Vacant:** Parcels that meet the definition of partially vacant under OAR provision 660-038-0060(3). These parcels have an existing dwelling, an improvement value greater than \$10,000, and are at least a half-acre in size. As determined in state provisions, a quarter-acre was removed from the unconstrained area of these parcels.
- **Vacant:** Parcels that are vacant with sufficient area for development and a minimum of 3,000 square feet of unconstrained land. They must also have an improvement value of less than \$10,000 or tax assessor code that identifies the parcel as residentially zoned and vacant.

Aerial imagery was used in some cases to determine development status. Land classification was reviewed by City of Adair Village staff. After consultation with City staff and the City engineering consultant, multiple parcels were removed from consideration in this analysis (See Appendix 1). To estimate housing unit capacity, each parcel's capacity was estimated based on the City's zoning designation. For each zone, a projected density was calculated based on the minimum lot size standards of the zone. Then, that projected density was applied to the buildable acres on each parcel to estimate housing capacity measured in units. The housing unit capacity was rounded to the nearest whole number to reflect the actual maximum amount of permitted units.

Map ID	Taxlot	OWNER	Buildable Acres	Notes
1	4000	AMANDI ANTONIO & ELIZABETH C, TR	2.72	
2	201	DEMERS DENNIS L,AG	0.48	
3	600	AMANDI ANTONIO & ELIZABETH C, TR	0.34	
4	2000	CREEKSIDE AT ADAIR HOMEOWNERS	0.18	Property eliminated due to stream and wetland limitations
5	205	WEIGEL RONALD C	7.22	
6	6300	CALLOWAY CREEK HOMEOWNERS ASSOCIATION	1.59	Property eliminated as dedicated open space within Calloway Creek Subdivision
7	11300	CALLOWAY CREEK HOMEOWNERS ASSOCIATION	0.62	Property eliminated as dedicated open space within Calloway Creek Subdivision
8	1900	CREEKSIDE AT ADAIR HOMEOWNERS	0.10	Property eliminated due to stream and wetland limitations
9	1000	WRIGHT MARY LEE	0.48	
10	400	SANTIAM CHRISTIAN SCHOOLS INC	44.58	
11	400	SANTIAM CHRISTIAN SCHOOLS INC	2.37	Property eliminated due to not enough room for alternate access off of arterial
12	3700	YANEZ ERIC & BETHANY J	1.22	
13	3800	LOPEZ OMAR GENARO	0.84	
14	1500	SWARBRICK DAVID & MEGAN	1.35	
15	1800	NEVILLE STUART E & CORLISS J, TR	1.10	
16	1700	JONES ALMON O III,TR	2.02	
17	1000	WRIGHT THOMAS E & CAROLINE C	1.04	
18	800	HUBELE CURTIS J & DEANNA R	0.31	Property eliminated due to stream and wetland limitations
19	3900	AMANDI ANTONIO & ELIZABETH C, TR	1.90	
20	3600	DICKSON CALEB P & MARIANNE	0.75	
21	4100	AMANDI ANTONIO & ELIZABETH C, TR	0.75	
22	3500	BULLARD SOPHIE J	0.26	Property eliminated due to stream and wetland limitations
23	1600	LOWDEN IRONA S	0.76	
24	4200	LOWDEN IRONA S	1.67	
25	1600	THAYER ROBERT F & RENA K, TR	0.66	Property eliminated due to stream and wetland limitations



Legend

- Buildable Lands (Vacant)
- Buildable Lands (Partially Vacant)
- Property Removed from BLI
- Urban Growth Boundary (UGB)
- Taxlot within UGB
- Constraints within UGB

Figure 7: Vacant and Partially Vacant Property

Key Findings and Results

- As noted in Tables 1 and 2 below, a total of 71.98 gross acres of vacant and partially vacant, residentially zoned, land exist within the City’s UGB. After applying the required one-quarter acre deduction of land area from each partially vacant lot pursuant to OAR 660-038-0060(3) and a further deduction of 25 percent for required infrastructure per Adair Village Comprehensive Plan Section 9.800 Growth Management, DOWL determined that the total net buildable land area in the City’s UGB is 51.92 acres.
- The majority of Adair Village’s current developable residential land is located within the approximately 44.58-acre Santiam Christian Schools, Inc. parcel in the southern part of the City. This parcel is currently zoned R-3 (Residential – High Density). DOWL is aware that this site contains a large wetland complex, identified in the March 22, 2012, Department of State Lands Local Wetlands Inventory as an Emergent Seasonally Flooded (PEMC) wetland. DOWL is aware that there is a preliminary development proposal on the property that includes a more current delineation that does not conform to the DSL LWI mapped wetland. It should be noted that if development plans for the Santiam Christian Schools site reveal that the wetland is greater than mapped and/or preserves a larger area due to protected buffers and/or updated mapping, additional residential land may be needed to satisfy the City’s 20-year land need.
- Many parcels identified as vacant through GIS research and review of aerial photography were determined to be undevelopable due to stream and wetland limitations, commitments to open space, and access limitations.
- The approximately 7.22-acre parcel of land along the south boundary of the City, owned by Calloway Creek LLC, was included as it is still undeveloped but there are currently plans to develop. Once developed, this will lead to a reduction in the amount of developable residential land.

Table 1: Development Status

Parcel Status	Vacant Acres (Gross)
Partially Vacant*	16.15
Vacant	55.83
Total	71.98

Source: Calculations using Benton County GIS Data

*For Partially Vacant, 0.25 acres is removed from each parcel as part of the gross-to-net calculation in Table 2.

Table 2: Potentially Buildable Acres by Zoning Designation

Zoning Designation	Gross Vacant Acres			Net Vacant Acres ⁴
	Partially Vacant	Vacant	Total	
R-1	13.55	4.03	17.58	11.49
R-2	2.60	0	2.60	1.57
R-3	0	51.80	51.80	38.85
Subtotal	16.15	55.83	71.98	51.92
<i>Net Buildable Acres</i>	<i>10.05</i>	<i>41.87</i>	<i>51.92</i>	--

Source: Calculations using Benton County GIS Data

Forecast for Housing Growth

Per ORS 195.033(3) and OAR 660-032-0020, the City of Adair Village is required to use the official population forecast issued by PRC for comprehensive urban growth planning. DOWL used PRC’s 2022 forecast to estimate the Residential Land Need for the 20-year forecast window.⁵

The current population estimate of 1,416 residents was derived from using PRC’s population interpolation template found on their website. Because the PRC forecasts are only published every three years and the last report was in 2021, Adair Village’s population had to be estimated using the PRC’s five-year interval numbers.

DOWL inserted the forecasted 2025 and 2030 population estimates into the interpolation template to arrive at an estimated population number for 2026. Then DOWL used the same template, inserting the 2021 and 2026 population estimates to obtain the 2022 population estimate (1,416) used in this report.

Table 3: City of Adair Village Population Growth 2022-2042

PSU Population Forecast		Change 2022-2042 (number)	Change 2022-2042 (percent)	Average Annual Growth Rate (AAGR)
2022	2042			
1,416	2,541	1,125	79.4	4.0%

Source: Population Research Center, Portland State University, June 30, 2021, DOWL calculations

⁴After subtracting 25% of acreage to account for public infrastructure .25 acres for each partially vacant lot

⁵PRC’s population estimate for Adair Village, provided in 2021, estimated a population of 2,279 city residents in 2040. PRC’s population interpolation template which applies an average annualized growth rate to estimate population in future years, estimates that the 2042 city population will be 2,541 residents.

DOWL then calculated the projected housing unit capacity for the City of Adair Village based on current density (units per acre) permitted in the residential zoning designation of the respective parcels.

Table 4: Housing Unit Capacity by Zone

Zoning Designation	Estimated Housing Unit Capacity		
	Net Buildable Acres	Projected DU/Net Acre	Projected Housing Capacity
R-1	11.49	4.4	50
R-2	1.57	5.4	8
R-3	38.85	6.7	260
Total	51.92	--	318

Source: Calculations using Benton County GIS Data

Summary

As noted in Table 5 below, this study finds that the City of Adair Village has buildable residential acreage within its UGB to accommodate 318 units, leaving a deficit of residential land to accommodate the additional 73 units needed to meet the 2042 population forecast.

Following an initial screen for vacant and partially vacant properties using GIS, DOWL conducted a site-by-site assessment of the GIS-generated list of vacant and partially vacant properties to determine if any of these sites should be eliminated from the buildable land assessment by applying the buildable criteria found in OAR 660-038-0060(3)(c). Specifically, OAR 660-038-0060(3)(c) states that the City *shall* exclude the following lots and parcels from the BLI:

(A) Lots and parcels, or portions of a lot or parcel, that are designated on a recorded final plat as open space, common area, utility area, conservation easement, private street, or other similar designation without any additional residential capacity.

(B) Lots and parcels, or portions of a lot or parcel, that are in use as a school, utility, or other public facility, or are dedicated as public right of way.

(C) Lots and parcels, or portions of a lot or parcel, which are in use as a non-public institution or facility, including but not limited to private schools and religious institutions. The excluded lots and parcels or portions of lots and parcels may not include vacant or unimproved lands that are owned by the non-public institution or facility.

Based on applying the above criteria, approximately eight parcels of residential land totaling 6.10-acres were eliminated from the BLI.

As discussed above, the City’s engineering consultant, Civil West, provided DOWL with a memorandum, dated March 15, 2022, that details the various reasons why particular vacant and partially vacant properties should be considered unbuildable (See Appendix A: Buildable Lands Inventory & Assessment Memorandum). While many of these reasons directly address criteria in OAR 660-038-0060(3)(c) other reasons included practical impediments to development such as high cost of utility and roadway improvements, necessary demolition, reluctance of ownership to annex and access limitations. While DOWL is in agreement that, as a practical matter, these constraints inhibit the development of these parcels, DOWL determined that these limitations do not expressly require their elimination per 660-038-0060(3)(c). At their discretion, the City could seek to pursue a more nuanced review of these additional parcels and, through discussions with Benton County and the state, to determine if these properties could be eliminated from consideration as buildable.

Additionally, should further permitting on the Santiam Christian Schools site reveal a lesser capacity than the assumed 260 housing units, a near-term need for more buildable residential land could be required.

In summary, DOWL’s technical review of lands within the City’s UGB has revealed a deficit of housing capacity within the City’s UGB and that lands are needed to accommodate 73 additional units.

Table 5: Residential Land Need

Combined Projected Housing Capacity ⁶	Projected Housing Need ⁷	Housing Deficit
318 units	391 units	73 units

Source: Calculations using Benton County GIS Data, PSU Population Research Center Data, and 2020 Census Data

FINDING:

To calculate the number of deficient acreages in the city’s residential inventory, the housing deficit (73 dwelling units) was divided by the average of all three residential zones dwelling units per acre (5.5 units). The result is that the city will need to add approximately 13.25 acres to accommodate 20-years of residential growth.

⁶ Projected Housing Capacity calculated by zone from Table 4.

⁷ Projected Housing Need calculated from PSU Population forecasted growth of 1,125 at 2.87 people per household per the 2020 Census data.

REVISED NEED BASED ON LAND USE EFFICIENCY MEASURES

As determined in Table 5, Adair Village does not have sufficient development capacity within its UGB to accommodate 20-years of residential growth. OAR 660-024-0050 requires Adair Village to consider land use efficiency measures prior to expanding the UGB.

660-024-0050 Land Inventory and Response to Deficiency

(4) If the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by expanding the UGB, or both, and in accordance with ORS 197.296 where applicable. Prior to expanding the UGB, a local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. If the local government determines there is a need to expand the UGB, changes to the UGB must be determined by evaluating alternative boundary locations consistent with Goal 14 and applicable rules at OAR 660-024-0060 or 660-024-0065 and 660-024-0067.

The City has implemented several policies to increase development capacity of land already inside the UGB.

DOWNTOWN CORE

The city has been exploring efficiency measures long before this UGB amendment was needed. The city has envisioned designing and developing a walkable downtown core, a key part of developing a sustainable small city in north Benton County. To successfully accomplish this vision, it will require a critical mass of residences to support any form of a vibrant downtown.

For over 10 years the city has worked towards making this vision a reality. The city held multiple charettes and downtown planning workshops put on by professionals where citizens and stakeholders participated. The city adopted the results of these planning sessions as their downtown master plan. Out of these sessions came specific measures consisting of new growth management policies, a new commercial zoning district and development codes to implement the vision. The city has also been in negotiation with Oregon Department of Fish & Wildlife (ODFW) for years to create connections between its southern neighborhoods and the future downtown core.

In 2018, the city purchased a 5-acre piece of property directly in the center of town from the county to become its downtown. The city spent four years working with the Department of Interior to remove a parks in perpetuity classification left over from when the property was a former military base. After that, the city purchased a one-acre piece of property directly in the middle of where the downtown core is to be established. Today the city has clear title and owns all six acres of property between Arnold and Vandenberg Avenues that fronts along William R. Carr Street for its downtown.

During this time the city approved and adopted a new mixed use commercial zone to begin the transformation. Across the street the city moved two old historic barracks buildings for public use and a museum and built a veteran's memorial plaza to solidify their intentions. The city is now in a position to be a full-service compact city. Their efforts will continue to bring in development that supports mixed-use principles which includes commercial services, higher density residential, live work design all of which support walkable neighborhoods and a climate friendly environment.

PLANNED UNIT DEVELOPMENT (PUD) CODE

For further efficiency measures the City of Adair Village adopted a Planned Development Section to Article 7, Special Area Standards, in their 2015 development code (ORD 2010-005 (Amended ORD 2013-03)).

The Planned Unit Development (PUD) is intended as a development option to provide a degree of flexibility in the regulation of land development and the arrangement of uses. Through this option, more creative approaches to development can be utilized which take better advantage of the special characteristics of the land than would be possible through the strict enforcement of this ordinance. The specific objectives of this article are to:

- (a) Encourage innovation in land use and variety in design, layout and type of structures constructed
- (b) Achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
- (c) Permit flexibility in the placement, lot area and building type regulations, and combination of uses while assuring the application of sound site planning standards.
- (d) Encourage the provision of useful open space and more extensive landscaping.

In review of the two most recent residential developments, Calloway Creek and the William R. Carr Subdivision, the city agreed to allow an increase in density for both projects using the PUD approach. Calloway Creek is in an R-3 zoning district that allows for a 6.7 unit per acre density which was allowed to increase to just over 9 units per acre. This development is entirely built out.

William R. Carr Subdivision, which was a one-acre infill project, is in a R-1 zoning district that allows for 4.4 units per acre. The city allowed the developer to increase the density to 16 units per acre per the PUD code. This development is entirely built out.

NEW R-4 RESIDENTIAL DISTRICT

On September 7, 2021, the city adopted an ordinance creating the R-4 district that allows for 4,000 square foot minimum lot sizes. The R-4 district can provide for middle housing developments in areas zoned for residential use that allow for the development of detached single-family dwellings, du-plexes, row housing and cottage clusters and to provide areas suitable and desirable for higher density single-family residential use at a density of sixteen (16) dwelling units per net residential acre. As higher densities may be provided under the provisions of a Planned Development that can include a mixture of housing types and densities, the city also updated its multiple family standards and adopted a new section that outlines cottage cluster use standards based on the state's middle housing model code.

FINDINGS

The City of Adair Village growth management policies demonstrate their commitment to higher density projects by the implementation of their Downtown Village Plan, their PUD section of their development code and the recently adopted R-4 residential district. This approach coincides with the provisions in **197.296 (9), factors to establish a sufficiency of buildable lands within urban growth boundary.**

(9) In establishing that actions and measures adopted under subsections (6) and (7) of this section demonstrably increase the likelihood of higher density residential development, the local government shall at a minimum ensure that land zoned for needed housing is in locations appropriate for the housing types identified under subsection (3) of this section, is zoned at density ranges that are likely to be achieved by the housing market using the analysis in subsection (3) of this section and is in areas where sufficient urban services are planned to enable the higher density development to occur over the 20-year period. Actions or measures, or both, may include but are not limited to:

- (a) Increases in the permitted density on existing residential land;*
- (b) Financial incentives for higher density housing;*
- (c) Provisions permitting additional density beyond that generally allowed in the zoning district in exchange for amenities and features provided by the developer;*
- (d) Removal or easing of approval standards or procedures;*
- (e) Minimum density ranges;*
- (f) Redevelopment and infill strategies;*
- (g) Authorization of housing types not previously allowed by the plan or regulations;*
- (h) Adoption of an average residential density standard; and*
- (i) Rezoning or redesignation of nonresidential land.*

GOAL 14 – LAND NEED

Land Need Establishment and change of urban growth boundaries shall be based on the following:

- 1. Demonstrated need to accommodate long range urban population, consistent with a 20 year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and*
- 2. Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection 2. In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.*

Under land need paragraph 2, the city is required to address schools and parks.

SCHOOLS

In June 2022, the city invited the Corvallis School District to participate in a round table discussion with a number of other agencies such as ODOT, ODFW, Oregon Forestry Department and Oregon State University. At this meeting we made them aware of our application to expand the city's UGB for the purposes of new housing to address the city's deficit of the required 20-year residential land supply.

Topics that came up were that Mountain View Elementary School, that services Adair Village, would be close to capacity if the estimated 105 new students from the proposed housing being proposed in the expansion area were to be built. However, they stated, to reach a critical mass where a new school would be warranted in this area the district would need to see an increase of 450 new students on top of the 105 new students that may possibly be added.

Their intentions are to always keep elementary kids at a neighborhood school that is within walking distance. They believe the need to set aside land for a future school would be one that is centrally located within the Adair community and not on the outskirts of town.

They also informed us that they were going to embark on a master plan assessment of the region next year for their entire district. Subsequently, to the school district meeting we

understand that the district officials reached out to the DLCD to continue to look at their options for citing a school in the future.

FINDINGS

Even though the current proposed UGB expansion will not trigger the need for a new school, identifying now that a school will likely be needed at some time in the future is valuable for effective long-term planning. Adding land for a new school fits in with the city being a full-service city with the perspective of having walkable neighborhoods and safe routes to school based on climate friendly rule making. The city values compactness and agrees a school should be close to a majority of its students and not on the other side of 99W.

We understand that any expansion due to housing needs contributes to a capacity issue the school district must deal with and that this area will need a school and Adair Village is the perfect place to put one. However, it would be pre-mature at this point to set aside land right now based on informal discussions where further studies have not been completed or derived. Within this analysis we understand that the next time the city considers a UGB amendment we are probably going to have to set aside land for a new school.

PARKS

Adair Village is one of few cities in Oregon that has an abundance of recreational land right outside its boundary. Directly adjacent to its west boundary is over 1,000 acres of pristine forest owned by the Oregon State University and managed in conjunction with the Oregon Department of Forestry. ODFW owns 43 acres directly in the middle of the city with a stocked lake and hiking trails. There is a 113-acre Benton County Park just to the east of town that has baseball fields, disc golf, and aerodrome and multiple picnicking shelters. To the north, the Department of State Lands owns over 1,000 acres of recreation and hunting land.

The city and the Corvallis Area Metropolitan Planning Organization (CAMPO) have been collaborating to develop a city-wide trails plan. The Adair Village Trails Plan serves as a blueprint for creating an accessible, all-ages and abilities network of paved multiuse paths, walking trails, and separated bike lanes throughout the Adair Village community. This document provides details on future trail improvements as a means to help prioritize local investment in Adair Village's multi-modal network of trails.

FINDINGS

In general, the city has fairly good access to all of these parks despite certain restrictions such as 99W. Recently the city vacated Cherry Drive and retained an easement to upgrade the trail from Azalea Drive to Adair Park. Realistically, the city doesn't have a need for any other areas of

open space or recreation land except for pocket parks in their newer neighborhoods. One exception is the northern neighborhood from NE Barberry Drive north that has the longest distance to travel to reach Adair Park. By adding the Cornelius property to the city's UGB, the northern neighborhood will have an opportunity to create a connection through the conservation easement to Adair Park via a well-designed environmentally friendly trail.

HOUSING

In 2019, the State passed new law called the Regional Housing Production Strategy. The State and the Department of Land Conservation and Development (DLCD) are still developing the rules to implement to law. Adair Village and all cities are going to have to report to the DLCD on doing their fair share of providing housing for the full spectrum of income and disabilities. Every city will have to show that they have the policies and ability in place to build an array of housing types including small units.

Section 2, chapter 640, Oregon Laws 2019, provide:

(2) (b) How a regional housing needs analysis and housing shortage analysis may compare to existing assessments of housing need and capacity conducted by local governments under **ORS 197.296 (Factors to establish sufficiency of buildable lands within urban growth boundary)** in terms of:

- (A) Cost and cost effectiveness.
 - **Adair Village has built 200 dwelling units in the past three years that were well below the region's average price point.**
- (B) Reliability and accuracy.
 - **All 200 dwelling have been sold and occupied and there is a waiting list for any new home as they become built.**
- (C) Repeatability; and
 - **The city plans to support the developers of Calloway Creek to duplicate the success of the first three phases of their project.**
- (D) Predictability.
 - **The city recognizes the need for new housing and hopes that after the UGB amendment is approved that the additional population will drive new mixed-use development in their downtown core.**

Benton County and Adair Village look forward to being a strong partner with the state as it moves forward on its regional production strategies. Adair Village has and will continue to promote higher density development using their PUD approach that supports duplexes, four-plexes and cottage cluster projects. This UGB amendment reflects Adair Village's commitment to the region's housing needs to provide livable opportunities to all Oregonians.

A Place to Call Home: Benton County

Homes give people an opportunity to build better lives and communities. But how do Benton County residents fare?

We have a serious shortage of affordable housing



2 out of 5



renters are paying more than 50% of their income in rent

5 out of 6



renters with extremely low incomes are paying more than 50% of their income in rent

Source: Oregon Housing Alliance (2020)

GOAL 14 - GUIDELINES

A. PLANNING

1. Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area;(2) the needs of the forecast population; (3) the carrying capacity of the planning area; and (4) open space and recreational needs.
2. The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.
3. Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans

should not exceed the carrying capacity of such resources.

4. Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

B. IMPLEMENTATION

1. The type, location and phasing of public facilities and services are factors which should be utilized to direct urban expansion.

4. Local land use controls and ordinances should be mutually supporting, adopted and enforced to integrate the type, timing and location of public facilities and services in a manner to accommodate increased public demands as urbanizable lands become more urbanized.

CONTINUATION OF NEED FACTOR USING GUIDELINES

The following analysis addresses barriers to urbanization for certain parcels included in the BLI for various impediments such as cost of receiving utilities, under sized infrastructure to deliver services, age of the system to deliver utilities or encumbrances to access a parcel.

When exploring the development potential outlined in Appendix 1, Buildable Lands Assessment Memorandum, the following parcels show development is not feasible due to cost prohibitive improvements and should be considered for removal from the net buildable acres. These properties remained as net buildable land after the Simplified Urban Growth Boundary Methodology was applied per the Oregon Administrative Rule (OAR) 660-038-0060.

The following parcels are identified in Figure 7: Vacant and partially vacant property, on Page 18. The analysis has been done by Civil West Engineering Services Inc. which has been the city's engineer for over 20 years and knows the capacities and limitations of the city's current infrastructure.

Map ID #s 1, 3 & 21 (2.72, 0.34, and 0.75 acres respectively):

These properties are outside of the City Limits but within the UGB. Considerations for the development of this parcel includes access, water service and sewer service. Access to the property would be via Newton Road, which is an undeveloped private road. Roadway improvements, including ROW dedication, water and sewer service would all need to be extended up Newton Road at a cost of approximately \$600,000. For the development of a total of 3 acres, this is not feasible.

Map ID #2 (0.48 acres):

This property is landlocked (no public access) and is therefore undevelopable. Residential buildings surround the property making future access impossible without the demolition of

existing residences. Development of this property is not feasible.

Map ID #s 4, 18, 22, & 25 (0.18, 0.31, 0.26, and 0.66 acres respectively):

These properties are part of larger properties and are limited by water (streams & wetlands). The cost to develop these small properties would necessarily include the demolition of the residences currently on the lots. Development of these properties is not feasible.

Map ID #s 6, &7 (1.59 & 0.62 acres respectively):

These properties are dedicated open space within the Calloway Creek Subdivision and are owned and maintained by the home-owner association. Development of these properties is not feasible.

Map ID #8 (0.10 acres):

This property is surrounded by wetlands and dense residential. It is landlocked and is too small to effectively develop. Development of this property is not feasible.

Map ID #9 (0.48 acres):

Although this property technically has frontage onto a public street, the frontage is all encumbered by drainage facilities effectively land-locking this parcel. Development of this property is not feasible.

Map ID #11 (2.37 acres):

This property is wedged in between Ryals Avenue and the Railroad. Because Ryals Avenue is an arterial roadway, fronting development onto the road is not allowed. There is not enough room for alternate access. This parcel is not developable.

Map ID #s 12, 13, 19, & 20 (1.22, 0.84, 1.90 & 0.75 acres respectively):

These properties lie on the north side of the City. These properties all have residences on the property with values at or over \$500,000. Development of these properties would require the demolition of the existing structures and would be prohibitively expensive. There is also limited sewer and water service to these properties without extensive off-site extensions. These parcels are not developable.

Map ID #s 14 & 17 (1.35 and 1.04 acres respectively):

These properties are on the northeast side of the City and would front off of Newton Road, which is an undeveloped private road. Sewer and Water service would need to be extended up Newton Road. Cost estimates for offsite work, including ROW acquisition is \$250,000. In addition to offsite work, these properties slope to the east, requiring a sewer lift station to provide sewer service. These parcels are not developable.

FINDINGS

Although the BLI already shows that the city has a deficit of land inside the UGB, additional analysis shows further deficit when applying Statewide Planning Goal 14 due to barriers to urbanization for numerous impediments such as cost of receiving utilities, under sized infrastructure to deliver services, age of the system to deliver utilities or encumbrances to access a parcel.

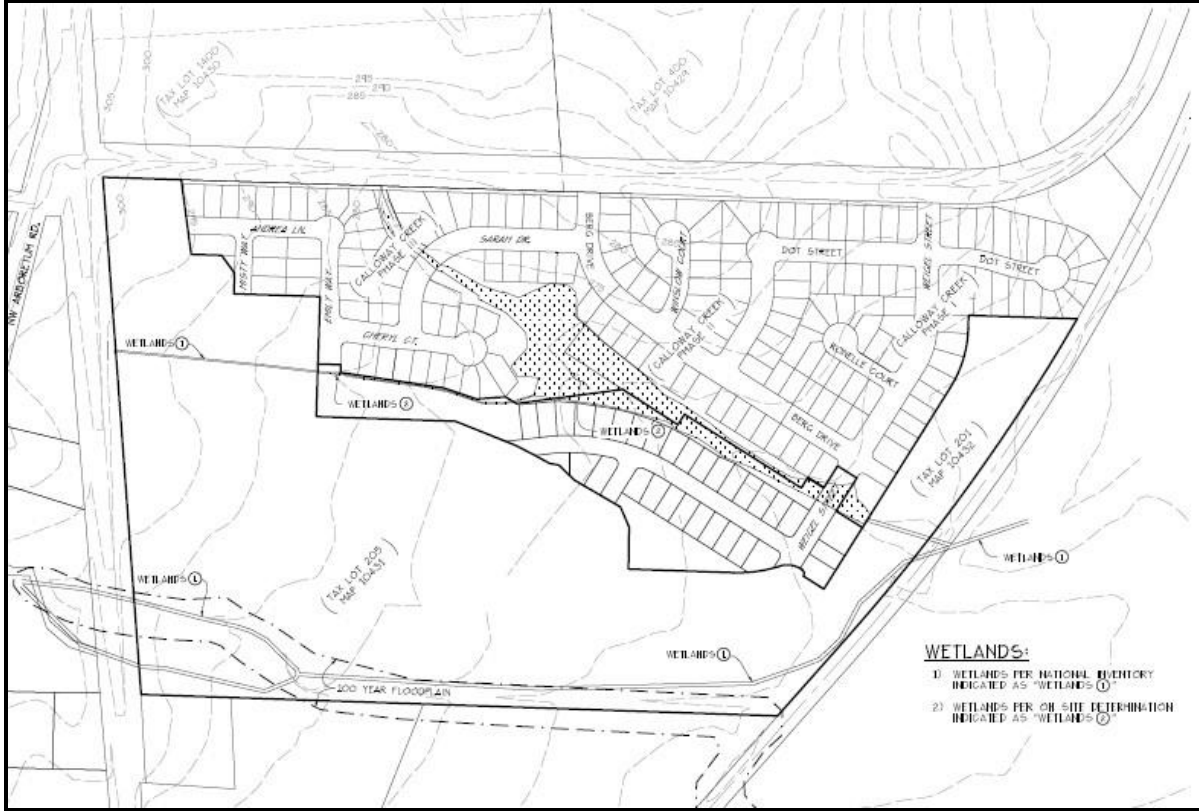
Looking to residentially zoned lands on the fringe of the current UGB that are very difficult to develop at urban densities is not consistent with the City's vision of compact, livable, walkable neighborhoods, particularly when other lands, currently zoned EFU, are well-suited to support that community vision.

The proposed UGB expansion areas are contiguous to the current city limits. Existing and adjacent infrastructure (roads, utilities, etc.) has been sized and installed anticipating and accounting for future growth in these areas. Installing new, or upgrading existing, infrastructure in semi-developed areas is inherently less efficient (roadways torn up for new utilities, procuring ROW or easements from multiple property owners, etc.) than development in open area on a single property.

Based on applying Goal 14 guidelines the city is proposing that the above properties be subtracted from the net buildable acres. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources. The total acreage of the above listed properties proposed for removal from the net buildable acres is **17.96 acres.**

Calloway Creek

Calloway Creek was approved in 2018 as a four (4) phase subdivision development. Three of those phases have been completed and entirely sold out. Phase 4, although already approved was delayed by the department of state land (DSL) for a wetland permit. The developer submitted for a .2 acre wetland mitigation (a minor application) to install a culvert that allows passage over the creek leading from phase 3 to phase 4 of the project. The permit was approved earlier this year. Phase 4 is planned with one street from the finished development stubbed to continue into Phase 4 and future phases. Phase 4 consists of 7.22 acres and has a preliminary layout for 29 new home sites that are identified in an Urban Conversion Plan filed with the County as a condition of a partition approval (Land Use File LU-21-050).



Urban Conversion Plan – Calloway Creek Phase IV - Weigel; Derby; Partition

FINDINGS

Goal 14 states that the urbanization of land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels. The size of the parcel is only relevant as urbanizable land in conjunction with the existing phases and the probability of development is based on the UGB expansion approval.

The 7.22 acres is identified as Map ID 5 in figure 7 on page 18. Although Calloway Creek Phase IV has preliminary PUD approval and its DSL permit to build over the stream bed it remains in the BLI net buildable acres.

CONCLUSION: Need Factor 2 Findings

The city identified land use deficiencies consistent with the requirements of OAR 660-024-0050. These measures allowed a wider range of housing constraints in residential districts. By expanding the BLI methodology based on ORS 197.296 and Goal 14, the city found that it has an additional 17.96 acres of land that can be removed from the gross buildable acres. Staying consistent with the BLI methodology, a 25 percent deduction for required infrastructure per Adair Village Comprehensive Plan Section 9.800 Growth Management is removed. The remaining amount of land that can be deducted from the net buildable acres is 13.47 acres.

By adding the 13.47 acres to the 13.25 acres initially found as the deficient acreage in the city's residential inventory, these measures increased Adair Village's residential deficit of land to 26.72 acres.

3. Alternatives Analysis for Establishment of the UGB Expansion Study Area

Chapter 2 concluded that Adair Village has insufficient land to accommodate projected growth for residential land. This chapter presents the alternatives analysis required by OAR 660-024-0060 as well as findings related to the prioritization described in ORS 197A.320.

Establishment of Study Area for UGB Expansion

Preliminary Study Area

ORS 197A.320 presents a priority list of lands to be included within an urban growth boundary for evaluating alternative boundary locations.

197A.320 Priority of land to be included within urban growth boundaries outside Metro; rules.

- (1) Notwithstanding the priority in ORS 197.298 for inclusion of land within an urban growth boundary, a city outside of Metro shall comply with this section when determining which lands to include within the urban growth boundary of the city pursuant to ORS 197.286 to 197.314, 197A.310 or 197A.312.*
- (2) The Land Conservation and Development Commission shall provide, by rule, that:*
 - (a) When evaluating lands for inclusion within the urban growth boundary, the city shall establish a study area that includes all land that is contiguous to the urban growth boundary and within a distance specified by commission.*
 - (b) The city shall evaluate all land in the study area for inclusion in the urban growth boundary as provided in subsection (4) of this section, except for land excluded from the study area because:*
 - (A) It is impracticable, as provided in subsection (3) of this section, to provide necessary public facilities or services to the land.*
 - (B) The land is subject to significant development hazards, including a risk of landslides, a risk of flooding because the land is within the 100-year floodplain or is subject to inundation during storm surges or tsunamis, and other risks determined by the commission.*
 - (C) The long-term preservation of significant scenic, natural, cultural or recreational resources requires limiting or prohibiting urban development of the land that contains the resources.*
 - (D) The land is owned by the federal government and managed primarily for rural uses.*

(c) When evaluating the priority of land for inclusion under paragraph(b) of this subsection:

(A) The city shall evaluate the land within the study area that is designated as an urban reserve under ORS 195.145 in an acknowledged comprehensive plan, land that is subject to an acknowledged exception under ORS 197.732 or land that is non-resource land and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(B) If the amount of land appropriate for selection under subparagraph(A) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate the land within the study area that is designated as marginal land under ORS 197.247(1991 Edition) in the acknowledged comprehensive plan and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

(C) If the amount of land appropriate for selection under subparagraphs(A) and(B) of this paragraph is not sufficient to satisfy the amount of land needed, the city shall evaluate land within the study area that is designated for agriculture or forest uses in the acknowledged comprehensive plan that is not predominantly high-value farmland, as defined in ORS 195.300, or does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service, and select as much of that land as necessary to satisfy the need for land:

(i) Using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations; and

(ii) Using the predominant capability classification system or the predominant cubic site class, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic site class lands first.

(D) If the amount of land appropriate for selection under subparagraphs(A) to(C) of this paragraph is not sufficient to satisfy the need for land, the city shall evaluate land within the study area that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high value farmland and select as much of that land as necessary to satisfy the need for land. A local government may not select land that is predominantly made up

of prime or unique farm soils, as defined by the United States Department of Agriculture Natural Resources Conservation Service, unless there is an insufficient amount of other land to satisfy its land need.

(3) For purposes of subsection (2)(b)(A) of this section, the commission shall determine impracticability by rule, considering the likely amount of development that could occur on the lands within the planning period, the likely cost of facilities and services, physical, topographical or other impediments to service provision and whether urban development has occurred on similarly situated lands such that it is likely that the lands will be developed at an urban level during the planning period. When impracticability is primarily a result of existing development patterns, the rules of the commission shall require that the lands be included within the study area, but may allow the development capacity forecast for the lands to be specified at a lower level over the planning period. The rules of the commission must be based on an evaluation of how similarly situated lands have, or have not, developed over time.

(4) For purposes of subsection (2)(b)(C) of this section, the commission by rule shall determine the circumstances in which and the resources to which this exclusion will apply.

(5) Notwithstanding subsection(2)(c)(D) of this section, the rules must allow land that would otherwise be excluded from an urban growth boundary to be included if:

(a) The land contains a small amount of resource land that is not important to the commercial agricultural enterprise in the area and the land must be included to connect a nearby and significantly larger area of land of higher priority for inclusion within the urban growth boundary; or

(b) The land contains a small amount of resource land that is not predominantly high-value farmland or predominantly made up of prime or unique farm soils and the land is completely surrounded by land of higher priority for inclusion into the urban growth boundary.

(6) When the primary purpose for expansion of the urban growth boundary is to accommodate a particular industry use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics and the site characteristics may be found in only a small number of locations, the city may limit the study area to land that has, or could be improved to provide, the required site characteristics. Lands included within an urban growth boundary for a particular industrial use, or a particular public facility, must remain planned and zoned for the intended use:

(a) Except as allowed by rule of the commission that is based on a

significant change in circumstance or the passage of time; or

(b) Unless the city removes the land from within the urban growth boundary.

(7) Notwithstanding any other provision of this section, the commission may adopt rules that specify circumstances under which a city may exchange land within the urban growth boundary of the city for land that is outside of the urban growth boundary and that is designed to avoid adverse effects of an exchange on agricultural or forest operations in the surrounding area.

Consistent with ORS 197A.320 (2), OAR 660-024 provides direction on establishing the UGB study area, which includes all land within one-half mile of the Adair Village UGB and all exceptions area within one mile of the Adair Village UGB.

RULE 660-024-0065 ESTABLISHMENT OF STUDY AREA TO EVALUATE LAND FOR INCLUSION IN THE UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a “study area” established pursuant to this rule. To establish the study area, the city must first identify a “preliminary study area” which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

(a) All lands in the city’s acknowledged urban reserve, if any;

(b) All lands that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one-half mile;

(c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one mile;

Response:

The City of Adair Village is outside of Metro and has a UGB population of less than 10,000. Benton County has not adopted urban reserve areas, therefore no urban reserve areas are available for UGB expansion. However, there are identified exception areas contiguous to exception areas within the one-half mile radius. Therefore, in accordance with OAR 660-024-0065(1)(c)(A), a study area radius of one mile has been considered.

While exception lands west of Highway 99 could be considered for UGB expansion, the City of Adair Village and the Oregon Department of Transportation (ODOT) have, as a matter of policy, determined that the City should not expand west of Highway 99 in order to maintain a cohesive form, provide efficient public infrastructure, minimize access conflicts on Highway 99 and avoid UGB expansions along non-freeway highways consistent with the Oregon Highway Plan (1999). Specifically, Action 1B.8 of ODOT's Oregon Highway Plan addresses UGB expansion and states: "Avoid the expansion of urban growth boundaries along Interstate and Statewide Highways and around interchanges unless ODOT and the appropriate local governments agree to an interchange management plan to protect interchange operation or an access management plan along non-freeway highways." In this case, no such access management plan exists and the governing agencies of Adair Village, Benton County and ODOT are in agreement that an access management plan to enable UGB expansion to the west is neither practical nor consistent with agency policies.

Given the fact that Highway 99 has been determined to be the westward limit of urban growth for the city, exception lands adjacent to the existing City UGB available for expansion are deemed ineligible due to this barrier of urban expansion.

(4) The city may exclude land from the preliminary study area if it determines that:

(a) Based on the standards in section (7) of this rule, it is impracticable to provide necessary public facilities or services to the land;

Response: The ability to provide necessary public facilities or services was not used as a determination to exclude land from the preliminary study area. Therefore, this subsection is not applicable.

(b) The land is subject to significant development hazards, due to a risk of:

(A) Landslides: The land consists of a landslide deposit or scarp flank that is described and mapped on the Statewide Landslide Information Database for Oregon (SLIDO) Release 3.2 Geodatabase published by the Oregon Department of Geology and Mineral Industries (DOGAMI) December 2014, provided that the deposit or scarp flank in the data source is mapped at a scale of 1:40,000 or finer. If the owner of a lot or parcel provides the city with a site-specific analysis by a certified engineering geologist demonstrating that development of the property

would not be subject to significant landslide risk, the city may not exclude the lot or parcel under this paragraph;

Response: A reduction in study area is not proposed due to identified landslide areas as there are no identified landslide areas within the potential study area.

(B) Flooding, including inundation during storm surges: the land is within the Special Flood Hazard Area (SFHA) identified on the applicable Flood Insurance Rate Map (FIRM);

Response: A reduction in study area is not proposed due to Special Flood Hazard Areas.

(C) Tsunamis: the land is within a tsunami inundation zone established pursuant to ORS 455.446;

Response: A reduction in study area is not proposed due to tsunami inundation zones as there are no identified tsunami inundation zones within the potential study area.

(c) The land consists of a significant scenic, natural, cultural or recreational resource described in this subsection:

(A) Land that is designated in an acknowledged comprehensive plan prior to initiation of the UGB amendment, or that is mapped on a published state or federal inventory at a scale sufficient to determine its location for purposes of this rule, as:

(i) Critical or essential habitat for a species listed by a state or federal agency as threatened or endangered;

Response: A reduction in study area is not proposed for threatened or endangered species habitat as there is no identified threatened or endangered species habitat within the potential study area.

(ii) Core habitat for Greater Sage Grouse; or

Response: A reduction in study area is not proposed for Great Sage Grouse core habitat as there is no identified Great Sage Grouse core habitat within the potential study area.

(iii) Big game migration corridors or winter range, except where located on lands designated as urban reserves or exception areas;

Response: A reduction in study area is not proposed for big game migration corridors or winter range as there are no identified big game migration corridors or winter range within the potential study area.

(B) Federal Wild and Scenic Rivers and State Scenic Waterways, including Related Adjacent Lands described by ORS 390.805, as mapped by the applicable state or federal agency responsible for the scenic program;

Response: A reduction in study area is not proposed for mapped Federal Wild and Scenic Rivers and State Scenic Waterways as there are no Wild and Scenic Rivers or State Scenic Waterways within the potential study area.

(C) Designated Natural Areas on the Oregon State Register of Natural Heritage Resources;

Response: A reduction in study area is not proposed for Oregon State Register-designated Natural Areas as there are no designated Natural Areas within the potential study area.

(D) Wellhead protection areas described under OAR 660-023-0140 and delineated on a local comprehensive plan;

Response: A reduction in study area is not proposed for wellhead protection areas as there are no designated wellhead protection areas within the potential study area.

(E) Aquatic areas subject to Statewide Planning Goal 16 that are in a Natural or Conservation management unit designated in an acknowledged comprehensive plan;

Response: A reduction in study area is not proposed for aquatic areas in a Natural or Conservation management unit as there are no estuaries within the potential study area.

(F) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 17, Coastal Shoreland, Use Requirement 1;

Response: A reduction in study area is not proposed for lands subject to Statewide Planning Goal 17, Use Requirement 1 as coastal shorelands do not exist in the potential study area.

(G) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 18, Implementation Requirement 2;

Response: A reduction in study area is not proposed for lands subject to Statewide Planning Goal 18, Implementation Requirement 2, which relates to beaches and dunes which do not exist in the potential study area.

(d) The land is owned by the federal government and managed primarily for rural uses.

Response: A reduction in study area is not proposed for lands owned by the federal government and managed primarily for rural uses as there are no federally owned lands within the potential study area.

(7) For purposes of subsection (4)(a), the city may consider it impracticable to provide necessary public facilities or services to the following lands:

(a) Contiguous areas of at least five acres where 75 percent or more of the land has a slope of 25 percent or greater, provided that contiguous areas 20 acres or more that are less than 25 percent slope may not be excluded under this subsection. Slope shall be measured as the increase in elevation divided by the horizontal distance at maximum ten-foot contour intervals;

Response: The preliminary study area does not contain any areas of land where 75 percent or more of the land has a slope of 25 percent or greater. Therefore, this section is not applicable.

(b) Land that is isolated from existing service networks by physical, topographic, or other impediments to service provision such that it is impracticable to provide necessary facilities or services to the land within the planning period. The city's determination shall be based on an evaluation of:

(A) The likely amount of development that could occur on the land within the planning period;

Response: A designation of the amount of development likely to occur on the land was not used as part of the determination of the preliminary study area. Therefore, this subsection is not applicable.

(B) The likely cost of facilities and services; and,

Response: The preliminary study area did not factor in the likely cost of facilities and services as part of the determination of a preliminary study area. Therefore, this subsection is not applicable.

(C) Any substantial evidence collected by or presented to the city regarding how similarly situated land in the region has, or has not, developed over time.

Response: No lands were considered unserviceable due to the development of other lands over time. Therefore, this subsection is not applicable.

(c) As used in this section, “impediments to service provision” may include but are not limited to:

(A) Major rivers or other water bodies that would require new bridge crossings to serve planned urban development;

Response: No lands have been eliminated from the study area due to the presence of major rivers or other water bodies that could be an impediment to service provision. Therefore, this subsection is not applicable.

(B) Topographic features such as canyons or ridges with slopes exceeding 40 percent and vertical relief of greater than 80 feet;

Response: No lands have been eliminated from the study area due to slopes exceeding 40 percent and/or vertical relief of greater than 80 feet. Therefore, this subsection is not applicable.

(C) Freeways, rail lines, or other restricted access corridors that would require new grade separated crossings to serve planned urban development;

Response: Based on the aforementioned policies stated in the Benton County Comprehensive Plan and the Oregon Highway Plan, Highway 99, a restricted access corridor, was deemed an impediment to service provisions. Furthermore, it was determined that it was not in the best interest of Adair Village to expand to the west of Highway 99. The City of Adair Village Comprehensive Plan (2015), in Section 9.890 – Growth Management Goals and Policies, calls for a local street network “without relying on Hwy 99W for intra-city trips.” This policy is consistent with ODOT desires to minimize access points along Highway 99 and ensure that the facility is used for regional trips and not for local travel. Thus, expansion to the west would inherently isolate these properties from the

rest of the City, creating an impediment to utility and public services and a cohesive urban form.

(D) Significant scenic, natural, cultural or recreational resources on an acknowledged plan inventory and subject to protection measures under the plan or implementing regulations, or on a published state or federal inventory, that would prohibit or substantially impede the placement or construction of necessary public facilities and services.

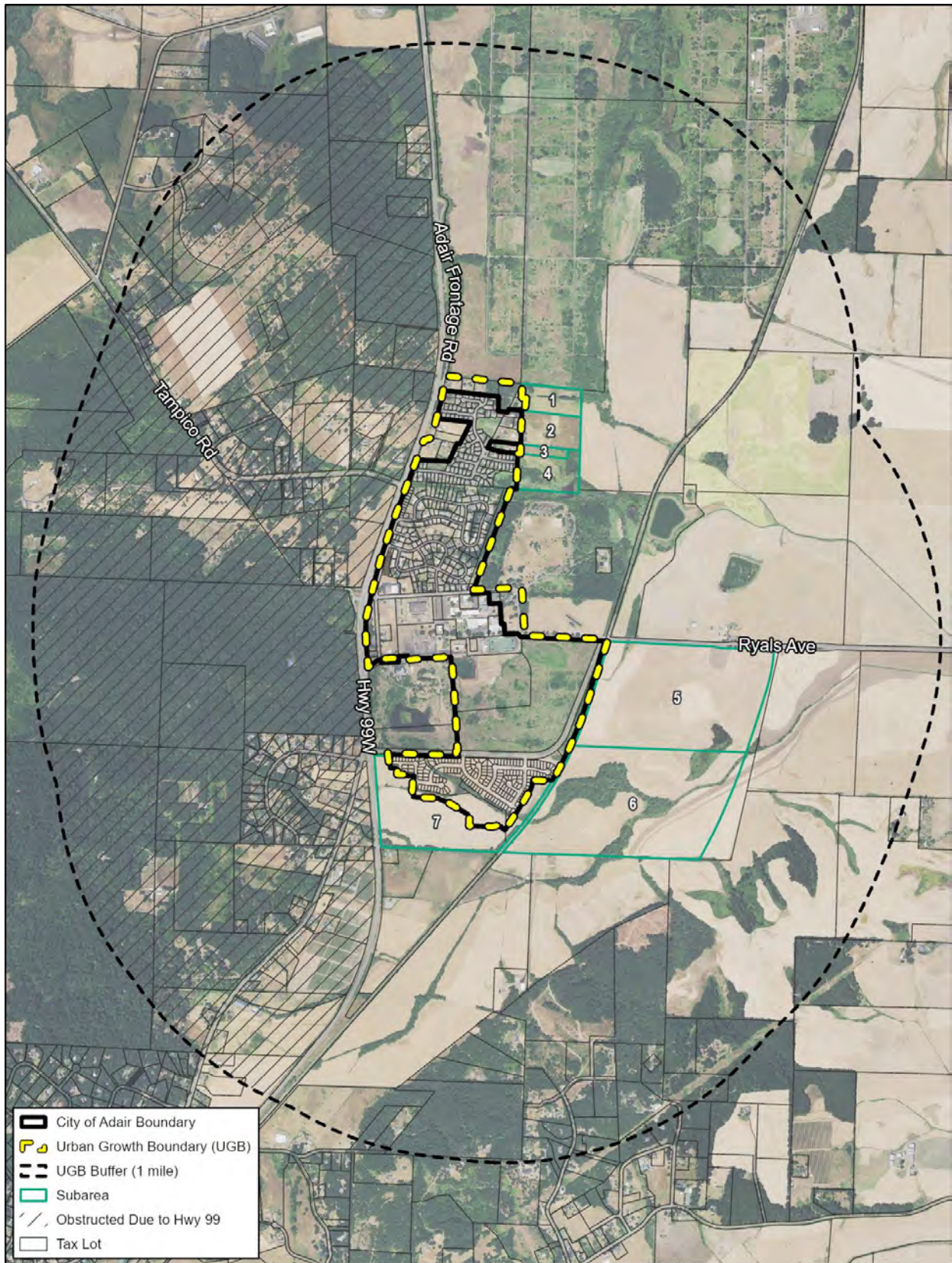
Response: Significant scenic, natural, cultural, or recreational resources were not used as a justification of an impediment to service provisions in the preliminary study area. Therefore, this subsection is not applicable.

(8) Land may not be excluded from the preliminary study area based on a finding of impracticability that is primarily a result of existing development patterns. However, a city may forecast development capacity for such land as provided in OAR 660-024-0067(1)(d).

Response: The identified preliminary study area, as shown in the Comparative Analysis, dated July 20, 2022, did not exclude any land based on existing development patterns.

Based on these requirements, the city evaluated all lands adjacent to the Adair Village UGB for suitability for residential uses. For purposes of the Alternatives Analysis, the city reviewed land in the preliminary study area within the one-mile buffer of the Adair Village UGB, as shown in Figure 8.

Figure 8: Comparative Analysis Study Area Map



Study Area

Per OAR 660-24-0065(a)(A), cities within a UGB population of less than 10,000 people, such as Adair Village, shall use a one-half mile radius to establish a study area for the comparative analysis. The selection of potential comparison sites is discussed in more detail in Appendix A at the end of this memo and in Chapter 4, pages 52-62. As shown on the attached Comparative Analysis Study Area map (Figure 8), properties within one-half mile were grouped into specific subareas based on common zoning, ownership, and physical site characteristics. For purposes of this analysis, subareas are groups of contiguous properties, adjacent to the UGB and zoned Exclusive Farm Use (EFU) by Benton County. EFU zones are considered resource zones and apply to lands classified by the U.S. Soil Conservation Service as predominantly Class I-IV soils, per Benton County Development Code 55.015. The following seven subareas are included in the study area:

- Subarea 1 - 8.7 acres
- Subarea 2 - 11.6 acres
- Subarea 3 - 2.51 acres
- Subarea 4 - 12.9 acres
- Subarea 5 - 103.2 acres
- Subarea 6 - 115.1 acres
- Subarea 7 - 41.7 acres

ORS 197A.320 Prioritization

The provisions in ORS 197A.320 (1) require that land to be included within a UGB be prioritized using the following general hierarchy:

First	Land designated as urban reserve
Second	Land adjacent to the UGB and designated as exception or non-resource
Third	Land designated as marginal land
Fourth	Land designated as agriculture or forest land

As shown in Figure 8 and Figure 10, none of the subareas are designated as urban reserves; therefore, there are no “first priority” lands within the study area.

Second priority is given to land that is adjacent to a UGB and designated as exception or non-resource land. With the study area, there are no properties adjacent to the UGB and designated as exception or non-resource land. Second priority may also include resource lands that are completely surrounded by exception lands; however, none of the EFU subareas meet that threshold. Therefore, the study area does not include any second priority lands.

Third priority is given to lands that are defined as marginal pursuant to ORS 197.247 (1991 Edition). Benton County has not adopted marginal lands provisions and, therefore, the third

level of prioritization does not apply here.

If lands identified as high priority under the first, second, and third tiers of prioritization are inadequate to accommodate the amount of land needed, then fourth priority can be given to lands designated for agriculture or farm use (resource lands). Since there are no identified first, second or third priority lands inside the study area, the seven EFU subareas can be included as fourth priority lands per this rule.

Under ORS 197A.320 (2), the lands that can be considered for UGB expansion per the prioritization evaluation in subsection (1) must be further evaluated and prioritized based on capability of the land. Capability is measured by soil classification ranging from Class I to Class XIII; Class I soils have the most capability for agricultural use and are therefore considered lowest priority for UGB inclusion. Class XIII soils have very limited capability for agricultural use and would be given highest priority. As shown on the soil classification map in Figure 9, each subarea was ranked based on the relative proportion of high soil capability. Per the soil map, the subareas have the following soil classifications:

- Subarea 1: approximately 90% Class II soils
- Subarea 2: approximately 100% Class II soils
- Subarea 3: approximately 100% Class II soils
- Subarea 4: approximately 54% Class II soils
- Subarea 5: approximately 77% Class II soils
- Subarea 6: approximately 48% Class II soils
- Subarea 7: approximately 67% Class II soils

Subareas 4, 6, and 7 were given higher priority due to the higher levels of Class III and IV soils. Other subareas in the analysis had greater proportions of Class I and II soils, which are more productive and therefore, a lower priority.

Finally, ORS 197A.320 (3) states that land of lower priority under subsection (1) of the rule can be included in a UGB if land of higher priority is found to be inadequate based on one or more of several factors. However, those factors do not apply here because all lands identified are fourth priority lands; land of higher priority was not identified within the study area.

To summarize the prioritization analysis under ORS 197A.320, there are no lands of first, second or third priority within the study area. Therefore, the EFU subareas 1-7 can be included as fourth priority lands. Under ORS 197A.320 (2), subareas 4, 6, and 7 are considered higher priority due to the higher levels of less productive soils.

Figure 9: Soil Classification Map

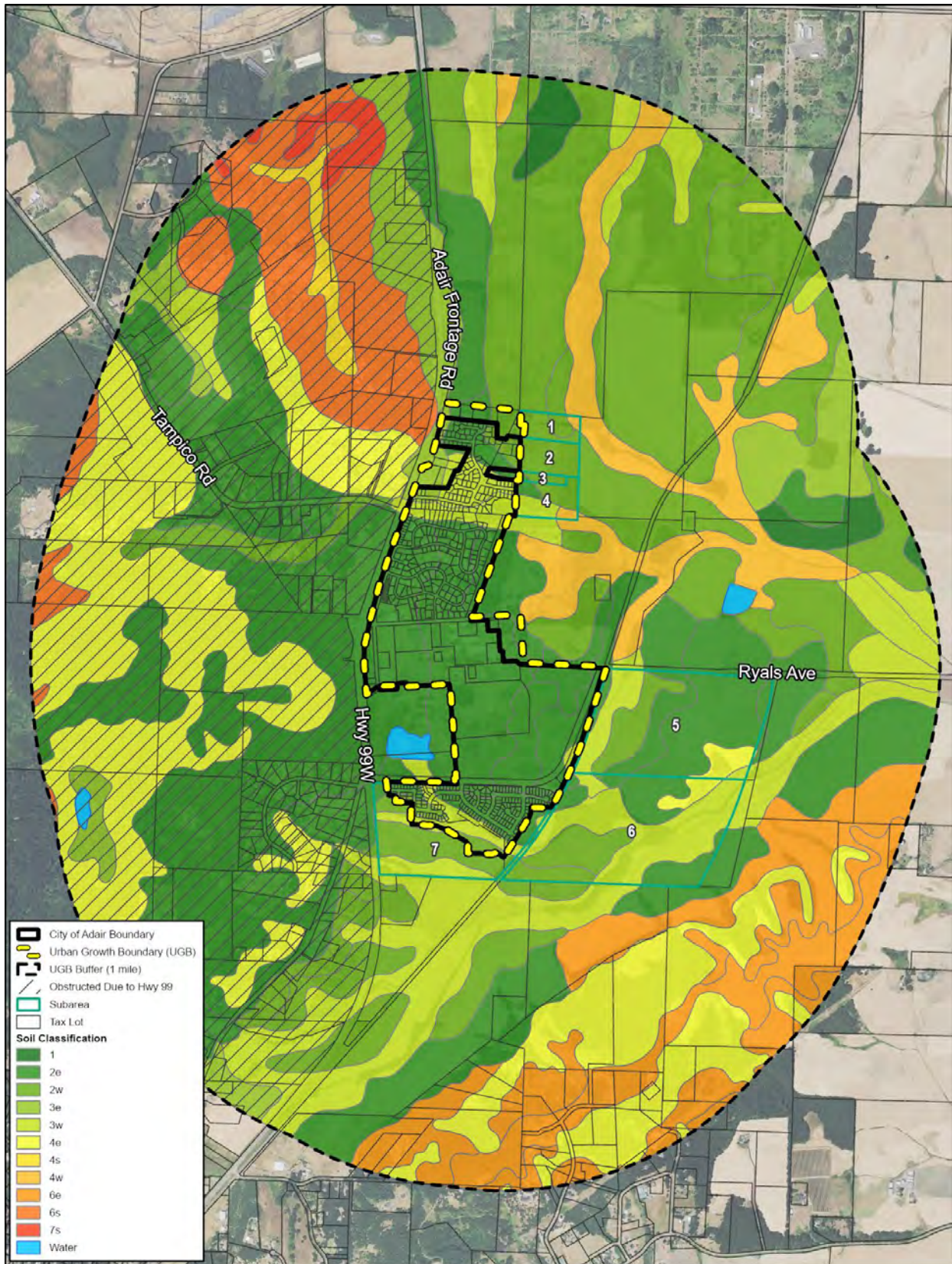
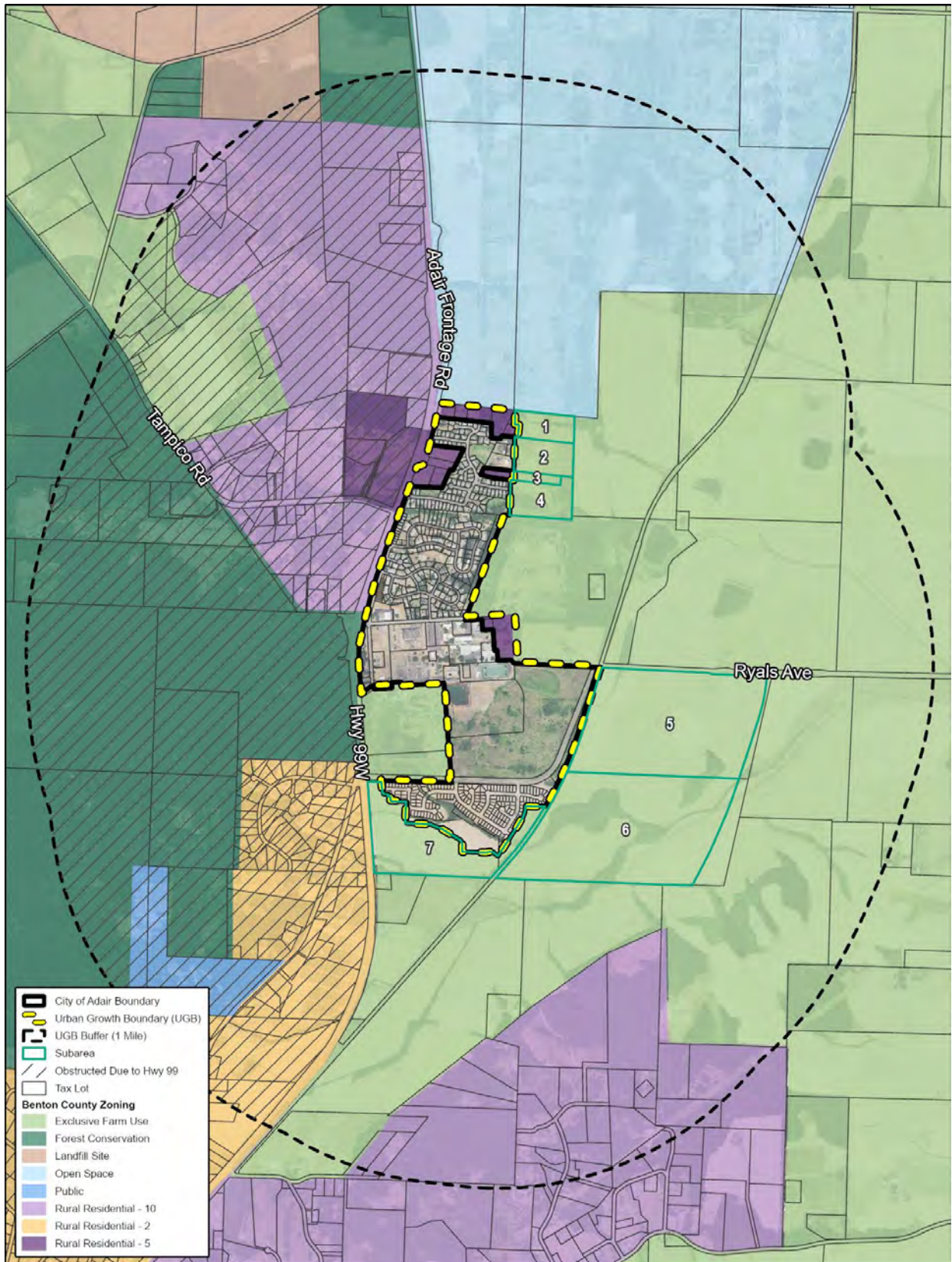


Figure 10: Comparative Analysis Zoning Map



4. Goal 14 Locational Factors

The findings and analysis in Chapters 2 and 3 of these findings demonstrate that insufficient land exists in the UGB to meet identified residential land needs.

Chapter 4 includes additional findings demonstrating compliance Goal 14 locational factors.

Goal 14 establishes four boundary location factors that must be considered when reviewing alternative boundaries:

The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197A.320 and with consideration of the following factors:

- a. Efficient accommodation of identified land needs;*
- b. Orderly and economic provision of public facilities and services;*
- c. Comparative environmental, energy, economic and social consequences; and*
- d. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*

Findings demonstrating consistency with Goal 14 Location Factors 1–4

The four Goal 14 location factors are: (1) Efficient accommodation of identified land needs; (2) Orderly and economic provision of public facilities and services; (3) Comparative environmental, energy, economic and social consequences; and (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

The following sections provide findings showing consideration of the Goal 14 locational factors.

Goal 14 Comparison

Based on the above analysis of the ORS 197A.320 prioritization requirements, EFU subareas within the study area can be considered for inclusion within the UGB. Upon making this conclusion, the county must then consider which sites are most eligible for expansion based on Statewide Planning Goal 14 urbanization factors. These factors are listed below along with a discussion of how the seven EFU subareas compare within each factor.

1. *Efficient accommodation of identified land needs.*

The June 14, 2022 DOWL BLI analysis identifies the need for land to accommodate additional housing units in the City to accommodate 20-year population growth in the City. Section 9.440 of the comprehensive plan states also recognizes this shortage and states that, “The only other area capable of supporting future urban expansion is the area immediately east of the existing City UGB that contains portions of some of the same tax lots already in the UGB. This area contains 36 acres that is zoned EFU in the County and is the only other contiguous property available to the City.” The parcels referenced in that statement are subareas 1-4 in the study area. Section 9.840 of the comprehensive plan further notes that these lands represent the only remaining lands east of Highway 99 West that can be urbanized without encroaching on the larger parcels of agricultural land northeast, east and south of the city. As such, these parcels “should be given early consideration for inclusion within the City’s UGB...”.

Subarea 7 is likely the subarea that is most able to efficiently accommodate the land need because it is about 42 acres under one ownership. This property (called the Weigel property in the comprehensive plan) was considered for a previous UGB expansion and roughly half of the property is already in the UGB.

Subareas 5 and 6 are relatively large parcels, each under single ownership, and could accommodate the identified land need. However, development of those subareas would represent a more significant encroachment into agricultural lands. Those subareas are not identified for long-range urban expansion per the comprehensive plan.

Subareas 1-4 are smaller parcels and could not individually accommodate the identified land need.

- 2. *Orderly and economic provision of public facilities and services.*** Public facilities and services include public utilities such as water and sewer, along with transportation facilities, parks, and schools. Currently, none of the EFU subareas have public services or facilities. The southern-most EFU subareas (subareas 5-7) are located away from existing public services (water and sewer) and have limited transportation facilities. Subareas 5 and 6 have proximity to NW Ryals Avenue but are separated from the roadway by the Southern Pacific Railroad line that runs north-south through that area. Subarea 7 does not have frontage on NW Ryals Avenue but could connect to the roadway through the northern portion of the Weigel property that is already inside the UGB. The northern portion of the Weigel property has now developed. For these southern EFU subareas, extension of public services and facilities to serve subareas 5 and 6 would be a significant effort. However, with the development of the northern portion of the Weigel property, subarea 7 is now in close proximity to existing services.

The northern EFU subareas (1 through 4) have greater proximity to existing public services and facilities. The Cornelius property (subarea 4) provides the most efficiency for extension of services because NE Hibiscus Drive stubs to the property and was intended to ultimately extend into subarea 4. Water and sewer connections are available in NE Hibiscus Drive. Subareas 1-3 are north of subarea 4 and do not currently have stubs at their property lines. Infrastructure extensions into the Cornelius site could

easily occur from NE Hibiscus Drive. As such, subarea 4 provides the most orderly and economic extension of public facilities and services relative to the other EFU subareas. **(See additional analysis starting on page 53)**

3. **Comparative environmental, energy, economic and social consequences.** Including subareas 1-4 in the UGB would have fewer environmental consequences when compared with subareas 5-7. Subareas 1-4 are smaller lots and, per the comprehensive plan, could be developed without encroaching on larger and more productive EFU lands. In addition, subareas 6 and 7 are encumbered by waterways (Calloway Creek) and associated riparian areas. Development on those subareas could have impacts to the natural areas. There are no identified waterways on subareas 1-4. Subareas 1-4 also have energy and economic advantages over the other EFU subareas because they are in closer proximity to existing development and provide more efficient extension of public services and facilities. Subarea 4 also has a lower proportion of productive soils, which makes it a higher priority for UGB inclusion and minimizes environmental impacts of development in that location.
4. **Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.** Similar to the discussion under (3) above, the comprehensive plan notes that subareas 1-4 are some of the only remaining lands east of the highway that could be urbanized without encroaching on major agricultural parcels northeast, east and south of the city. These are relatively small parcels in terms of agricultural operations and some of the parcels in these subareas are already inside the UGB (portions of subareas 1 and 3 are inside the UGB). They are close to existing development and could serve as a buffer between the larger agricultural uses to the east and more dense development to the west. Subarea 7 could also serve in a similar capacity; it is naturally separated from other agricultural lands by Calloway Creek to the south and the railroad to the east. By comparison, subareas 5 and 6 are large parcels of EFU land with the potential to support larger, more productive agricultural operations. Fragmenting those large parcels for urbanization would likely reduce their productivity. The comprehensive plan does not identify these subareas for future inclusion into the UGB.

The table below summarizes the evaluation under Goal 14.

EFU Subarea	Ranking under Goal 14 Factors*				
	Factor 1	Factor 2	Factor 3	Factor 4	Total
1	0	0	1	1	2
2	0	0	1	1	2
3	0	0	1	1	2
4	0	1	1	1	3
5	1	0	0	0	1
6	1	0	0	0	1
7	1	1	0	1	3

*A score of 1 means the subarea generally fulfills the urbanization factors described above.

CONCLUSION

As indicated in the above summary, subarea 4 (Cornelius property) and subarea 7 (Weigel property) best meet the criteria for urban growth expansion when compared with other subareas relative to the four urbanization factors. While subarea 7 is identified in the comprehensive plan as a logical location for UGB expansion, efficient provision of public facilities to subarea 7 relies heavily on development directly to the north (the portion of the Weigel property already inside the UGB) which has now taken place. Subarea 4 is directly adjacent to existing development and road and utility stubs are in place on Hibiscus Drive to serve the Cornelius property.

For the selection of sites used in the comparative analysis for the Adair Village UGB amendment, a study area of one-half mile around the existing UGB was used.

While within one-half mile of the UGB, the following properties were excluded from this analysis:

- *Properties non-contiguous with the UGB*

It is unlikely that land not adjacent to the UGB would receive priority for expansion, given the inefficiencies in public service provision. Tax lots excluded for this reason are:

- 10431C000200
- 104310000700
- 104310000600
- 104310000500
- 104320000300
- 104310000502
- 104320000100
- 104290000700
- 104200000400

- *Properties under public ownership*

Sites that are owned by a public agency such as Benton County, the City of Adair Village, or the Oregon State Game Commission are excluded from this analysis.

- 104190000100
- 104200000300
- 104290000301
- 104290000300
- 104290000800
- 10430D000400
- 10430D001500

- *Properties located west of Oregon Route 99W*

Expanding west across Highway 99W is impractical due to steep slopes, issues

related to serviceability, and transportation safety. Properties west of Highway 99W are excluded from this analysis.

ADDITIONAL ANALYSIS: Civil West Subarea Infrastructure Cost Estimates

FACTOR 2: Orderly and economic provision of public facilities and services.

Infrastructure Methodology

This analysis presents construction cost estimates for public infrastructure necessary to access and serve the subject areas. These infrastructure projects do not include any on-site costs, except those necessary for any development of the area. Cost estimates rely on recent construction costs in the area when applicable, and existing facility and master plans where more recent work is not available.

Sewer Methodology: The City of Adair Village completed a Wastewater Facilities Plan update in 2019. Based on ENR index increases since 2019, unit costs have been increased 6% from those determined in the report. Sewer work for the subareas included in this analysis primarily include lift stations, gravity main, force mains, and railroad crossings when necessary. Costs associated with work which is not included in the WWFP (railroad crossing), are estimated based on recent similar work in the region.

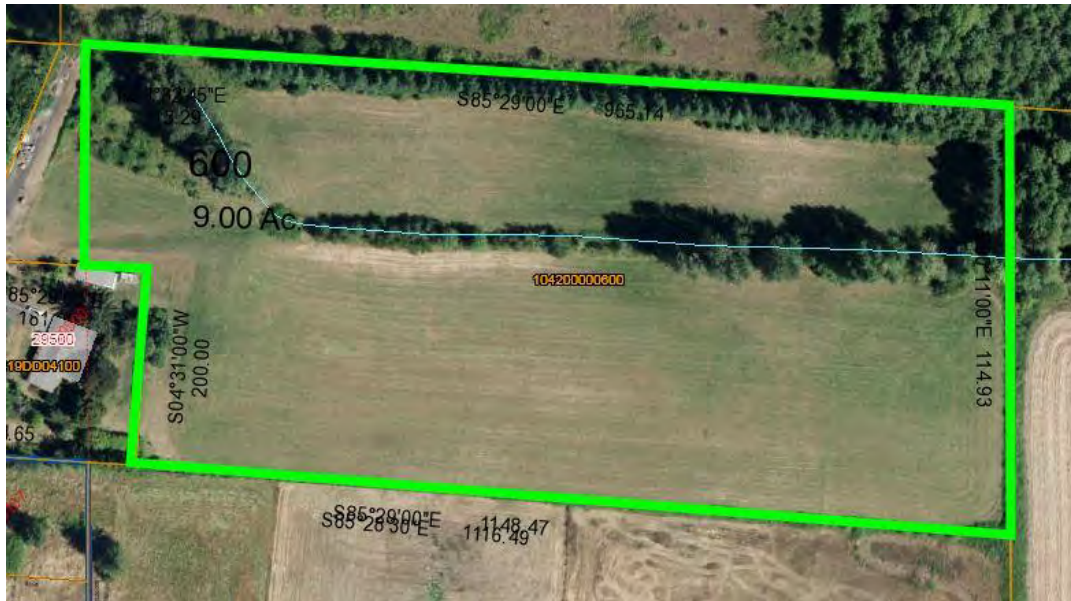
Water Methodology: Water needs associated with each subarea include extending service to the boundary of the property. Costs used for water cost estimates are based on recent water infrastructure improvements in, and around, the City of Adair Village.

Transportation Methodology: Many of the subareas evaluated herein do not have legal public access to the properties. Cost for transportation infrastructure include the procurement of right-of-way, development of a public street to current City standards, and when necessary, railroad crossings. Costs used for roadway work are estimated using recent roadway costs for development in the City of Adair Village and include dry utility conduit.

Stormwater Methodology: Most of the subareas evaluated do not need offsite stormwater infrastructure. Only one requires offsite work. The estimated costs for that infrastructure are determined using recent development cost in the City of Adair Village.

Subarea 1

Subarea consists of 8.66 acres of agriculturally zoned (EFU) land. The owners, Antonio & Elizabeth Amandi, own 6.09 acres of rural residential land already inside the UGB, directly adjacent to their holdings within subarea 1. While subarea 1 does not directly abut the UGB, the subarea is included in this analysis due to contiguous ownership.



Source: Benton County GIS

Subarea 1

Taxlot	Ownership	Acreage
104200000600	ANTONIO & ELIZABETH AMANDI REVOCABLE LIV	8.66

Infrastructure analysis:

Transportation: Access to Subarea 1 is only available by way of Newton Road. Newton Rd is an unimproved PRIVATE road across 5 different properties. Development of Subarea 1 will require 1000 lf of ROW dedication and roadway improvements. **Cost to develop: \$450,000**

Sewer: The closest sewer available is at the south end of Newton Road, approximately 1000 feet away from the west side of the property. However, the property topography slopes from west to east, so the low point of the property is approximately 20’ below the grade of the nearest sewer, meaning a wastewater lift station would be required to serve this property. Wastewater would be pumped to the west side of the property and then south along Newton Road to a point approximately 200’ north of the end of Newton Road where it would transition to a gravity sewer for the remaining 200’. Costs include upgrade of existing lift station in Adair County Park. **Cost to develop: \$760,000**

Water: Public water extends approximately 500 north from the intersection of Newton Road, however the waterline is only a 6” main. In order to serve a multi-unit development, the entire watermain (1000 lf) would have to be increased in size to an 8” or 10” pipe. **Cost to develop: \$120,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the east property boundary. No offsite stormwater facilities would be required. **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 1: \$1,330,000 (\$153,580/acre)

Subarea 2

Subarea 2 consists of a single 11.59-acre property. There is an existing residential structure on the site, which is accessible to Newton Road to the west via a private driveway. The site is surrounded by residential areas to the west, agricultural lands to the east, subarea 1 to the north, and subarea 3 to the south.



Source: Benton County GIS

Subarea 2

Taxlot	Ownership	Acreage
104290001200	CHAD MORSE	11.59

Infrastructure analysis:

Transportation: Access to Subarea 2 is only available by way of Newton Road. Newton Rd is an unimproved PRIVATE road across 3 different properties. In addition to Newton Road, access would also have to cross on additional property adjacent to Subarea 2 on the west side.

Development of Subarea 2 will require 1000 lf of ROW dedication and roadway improvements.
 Cost to develop: \$450,000

Sewer: The closest sewer available is at the south end of Newton Road, approximately 1000 feet away from the west side of the property. However, the property topography slopes from west to east, so the low point of the property is approximately 20' below the grade of the nearest sewer, meaning a wastewater lift station would be required to serve this property. Costs include upgrade of existing lift station in Adair County Park. **Cost to develop: \$730,000**

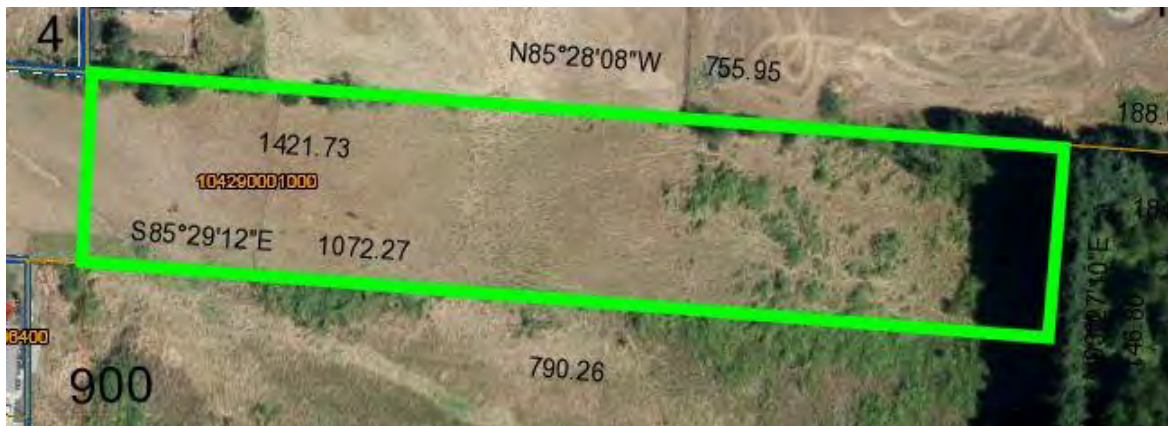
Water: Public water extends approximately 500 north from the intersection of Newton Road, however the waterline is only a 6" main. In order to serve a multi-unit development, the entire watermain (850 lf) would have to be increased in size to an 8" or 10" pipe. **Cost to develop: \$475,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the east property boundary. No offsite stormwater facilities would be required. **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 2: \$1,282,000 (\$110,610/acre)

Subarea 3

Subarea 3 is the agriculturally zoned, western portion of tax lot 1000. The 2.51-acre subarea is located immediately north of the Cornelius property.



Source: Benton County GIS

Subarea 3

Taxlot	Ownership	Acreage
104290001000	WRIGHT THOMAS E	2.51

Infrastructure analysis:

Transportation: Access to Subarea 3 is only available by way of Newton Road and through the western portion of the tax lot. Newton Rd is public up to the western portion of the property. Development of this parcel would include the portion currently within the UGB. The only transportation improvements would along the 150' frontage of the property along Newton Road. **Cost to develop: \$67,500**

Sewer: The closest sewer available is at the south end of Newton Road, adjacent to the west side of the property. However, the property topography slopes from west to east, so the low point of the property is approximately 15' below the grade of the nearest sewer, meaning a wastewater lift station would be required to serve this property, or a gravity line may be able to run south, directly into the County Park and the City's lift station in the park. Costs include upgrade of existing lift station in Adair County Park. **Cost to develop: \$475,000**

Water: Public water extends approximately 500 north from the intersection of Newton Road, however the waterline is only a 6" main. In order to serve a multi-unit development, the entire watermain (150 lf) would have to be increased in size to an 8" or 10" pipe. **Cost to develop: \$18,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the east property boundary. No offsite stormwater facilities would be required. **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 3: \$560,500 (\$223,310/acre)

Subarea 4

Subarea 4, the Cornelius property, consists of 12.97 acres. The eastern 5.12 acres of the property are unencumbered by wetlands. The site is accessible from the west via NE Hibiscus Drive and would be proposed for residential development subject to UGB expansion and annexation into Adair Village. Adair County Park abuts the property to the south.



Source: Benton County GIS

Subarea 4

Taxlot	Ownership	Acreage
104290000900	CORNELIUS TIMOTHY W	12.97

Infrastructure analysis:

Transportation: Access to Subarea 4 is available by way of NE Hibiscus Dr which is a publicly owned street within the City of Adair Village. No additional roadway improvements will be necessary to develop Subarea 4. **Cost to develop: \$0**

Sewer: Public Sewer currently extends down Hibiscus Drive and turns and runs south at the end of the existing street to the Benton County Park. Because the land slopes from west to east, future development in Subarea 4 will likely require a new connection to the collection system in the park to the south. Costs include upgrade of existing lift station in Adair County Park. **Cost to develop: \$197,500**

Water: An 8" public watermain extends down Hibiscus Drive. This is likely adequate to serve development of this parcel **Cost to develop: \$0**

Stormwater: Stormwater facilities currently run west to east down Hibiscus Drive and discharge stormwater into Subarea 4. Development of Subarea 4 will need to account for drainage of upstream existing development. **Cost to develop: \$150,000 .**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 4: \$347,500 (\$26,310/acre)

Subarea 5

Subarea 5 consists of 103.21 acres and abuts the eastern edge of the UGB. The property is adjacent to Adair County Park, separated by the Southern Pacific Railroad.



Source: Benton County GIS

Subarea 5

Taxlot	Ownership	Acreage
104290000500	METGE CHARLES W	103.21

Infrastructure analysis:

Transportation: Access to Subarea 5 would only be available by way of Ryals Avenue. Ryals Avenue is a two-lane Benton County Road. Access from Ryals is assumed to require half street improvements to meet City requirements (Curb, bike path, sidewalk). This would also include adding pedestrian and bicycle improvements to the railroad crossing. **Cost to develop: \$805,000**

Sewer: No existing Public Sewer collection system exists near this development. The closest system is currently in the Calloway Creek subdivision which is approximately 700 feet southwest. This sewer system is higher than Subarea 5 however, so a lift station would be required. Since a lift station is required, it would be best to pump sewage directly to the

treatment plant approximately 1500 feet away, including a railroad crossing. **Cost to develop: \$800,000**

Water: A 10" public watermain runs through the property (from Voss Hill Reservoir to the City center). In order for this property to be developed, that watermain (approximately 2700 lf) would have to be replaced so that the property could be graded and the waterline alignment could line up with proposed streets/easements. **Cost to develop: \$324,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the northwest and southeast property boundaries. No offsite stormwater facilities would be required. **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 5: \$1,929,000 (\$18,690/acre)

Subarea 6

Subarea 6 is adjacent to the UGB and Adair County Park along its northwest portion, separated by the Southern Pacific Railroad. The subarea is large, consisting of 115.12 acres.



Source: Benton County GIS

Subarea 6

Taxlot	Ownership	Acreage
104320000200	GRAHAM ROBERT E	115.12

Infrastructure analysis:

Transportation: Access to Subarea 6 would only be available by way of Crane Lane. Crane Lane is an undedicated and unimproved road in Benton County. An easement is assumed across the south portion of Subarea 7, but the grantor and grantee have been in legal battles to determine ownership. This analysis assumes that the easement would be acquired and made into public

right-of-way and improved from Hwy 99W. This access would also require a railroad crossing at the east end of crane lane/southwest corner of the subject property. **Cost to develop: \$1,700,000**

Sewer: No existing Public Sewer collection system exists near this development. The closest system is currently in the Calloway Creek subdivision which is across the railroad tracks to the west. This sewer system is higher than Subarea 6 however, so a lift station would be required. The forcemain would have to go under the railroad tracks. **Cost to develop: \$700,000**

Water: A 10" public watermain actually runs very close to the northeast corner of the property (from Voss Hill Reservoir to the City center). Connecting to this existing line would be relatively low cost. **Cost to develop: \$30,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the northeast property boundaries. No offsite stormwater facilities would be required. **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 6: \$2,430,000 (\$21,110/acre)

Subarea 7

Subarea 7, also referred to as the Weigel property, consists of two properties under common ownership that abut the UGB. The parcel is accessible via Highway 99W to the west and NE Crane Lane to the south. The smaller parcel is narrow property along the Southern Pacific Railroad.



Source: Benton County GIS

Subarea 7		
Taxlot	Ownership	Acreage
10431000205	RST WEIGEL LLC	36.5

Infrastructure analysis:

Transportation: Access to Subarea 7 would only be available by way of Ryals Avenue, through the Calloway Creek Subdivision and by Crane Lane. Crane Lane is an undedicated and unimproved road in Benton County. An easement is assumed across the south portion of Subarea 7, but the grantor and grantee have been in legal battles to determine ownership. This analysis assumes that property acquisition would not be required, but that 1000 lf of roadway improvements to Crane Ln would be required. **Cost to develop: \$300,000**

Sewer: Public Sewer is in the Calloway Creek subdivision which is the abutting property to the north. A lift station in Calloway Creek was constructed which has excess capacity and will be able to accommodate this additional flow with no additional improvements. No offsite sewer improvements are necessary. **Cost to develop: \$0**

Water: A 10" public watermain exists within the Calloway Creek development. Connection to the existing watermain in a minimum of two locations would be required. **Cost to develop: \$42,000**

Stormwater: There are no stormwater facilities near the property. Stormwater would be required to be captured, detained, and treated on-site prior to discharge along the east property boundary. No offsite stormwater facilities would be required **Cost to develop: \$0**

TOTAL COST TO EXTEND INFRASTRUCTURE TO SUBAREA 7: \$342,000 (\$8,200/acre)

SUMMARY

The table below provides a summary of the different subareas with the acreage, cost, and cost per acre of each area.

	Acres	Cost	Cost/acre
Subarea 1	8.66	\$1,330,000	\$153,580
Subarea 2	11.59	\$1,282,000	\$110,610
Subarea 3	2.51	\$560,500	\$223,310
Subarea 4	12.97	\$347,500	\$26,790
Subarea 5	103.21	\$1,929,000	\$18,690
Subarea 6	115.12	\$2,430,000	\$21,110
Subarea 7	41.72	\$342,000	\$8,200

Subareas 4 and 7 have lowest overall costs to develop, followed by Subarea 3. Other than the lowest three, costs for offsite development of the others are all in excess of \$1 million, with

subareas 5 and 6 being near or above \$2 million. Subarea 7 also has the lowest cost/acre to develop at \$8,200/acre, with the next two being subareas 5 and 6 near \$20,000/acre. Subarea 4 has a cost/acre of \$26,790. Subareas 1-3 are all above \$100,000 per acre.

Based on this analysis, Subareas 4 and 7 provide the lowest cost and are the easiest sites to develop. These two subareas would provide an additional 54+ acres of buildable acreage for the city.

5. City Requirements for UGB Expansion

I. Compliance with City of Adair Village Land Use Development Code

Section VI of this narrative contains sections of the Adair Village Development Code along with responses to demonstrate how the proposed project meets the applicable standards and criteria for a comprehensive plan amendment and zone change. Sections of the code that are not applicable are generally not included here unless necessary for context.

ARTICLE 2 APPLICATION PROCEDURES

SECTION 2.700 AMENDMENTS

It is recognized that this Code or the Comprehensive Plan, may require amendments to adjust to changing circumstances. Amendments may be a Text change or addition or a Map change or addition. A Zone Change is an example of a Map Amendment. An amendment shall require a Legislative Decision as defined in Section 3.200 (2) if it applies to the Code or Plan in general, or a Quasi-judicial Decision as defined in Section 3.200 (3) if it applies to a specific property or use.

(1) Amendment Application. An Amendment may be initiated by the City Administrator, the City Council, the City Planning Commission or by an Applicant. A request by an Applicant for an amendment shall be accomplished by filing an application with the City using forms prescribed in Section 2.130.

Response: The proposed amendment is being initiated by the City Administrator and is being processed as a legislative comprehensive plan amendment.

(2) Decision Criteria. All requests for an amendment to the text or to the Zoning/ Comprehensive Plan Map of this Code may be permitted upon authorization by City Council in accordance with the following findings:

(a) The proposed amendment is consistent with the intent of the Comprehensive Plan.

Response: Applicable Comprehensive Plan goals and policies are addressed in Section II of this narrative.

(b) There is a need for the proposed amendment to comply with changing conditions or new laws.

Response: The proposed amendment will facilitate annexation of the sites into the city for future residential development. The BLI, identifies a need for an additional 26 acres of buildable residential land in the city to accommodate projected housing demand over the next 20 years. As the population of Adair Village continues to

grow, the city will need additional residential land to accommodate new homes. The 2022 PRC population forecast data estimated the population of Adair Village to be 1,416 people. The proposed UGB expansion would add 50 new acres of residential land to the city to help ensure the city is able to accommodate additional growth and provide ample housing opportunities for its residents.

(c) The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the city.

Response: Areas adjacent to the sites include residential developments, Adair County Park, and undeveloped county farmland to the north, south, and east. The proposed amendment will expand the UGB to include an additional approximately 50 acres of R-3 and R-4 zoned land. The Cornelius and Weigel properties are adjacent to existing roads and developed subdivisions and therefore will not impinge on or threaten any nearby agricultural uses or any incompatible uses. Further, the proposed amendment will not result in any fragmentation of land that could interfere with access of any existing uses.

The Cornelius property will be accessed from an extension of Hibiscus Drive that will be built as part of future development. The Weigel property will be accessed from an extension of current residential streets that connect to Ryals Avenue. The land use plan for the city anticipates the need to bring more residential land into the UGB to accommodate future housing demand (Comprehensive Plan Sections 9.400 and 9.800) and the proposed comprehensive plan amendment is consistent with that plan.

(d) The amendment will not have an undue adverse environmental impact.

Response: Wetlands have been identified on the Cornelius property. These wetlands have been evaluated per the criteria of OAR 141-086-0350 and have been determined not to be significant wetlands. The owner of the property has prepared a preliminary site plan for the site that illustrates an intent to minimize potential wetland impacts through the use of a cottage cluster design concept. Furthermore, approximately 7.85-acres of the Cornelius property would be retained in a conservation easement when brought inside the UGB and preserved in perpetuity.

Both the Cornelius and Weigel properties are immediately accessible from existing access roads, which will minimize the potential for environmental impacts to occur from road and infrastructure extensions into the sites. The Weigel property includes an approximately 5.4 acre area containing a FEMA-mapped floodplain associated with Calloway Creek which runs through the very southern portion of the property. While impacts to the floodplain are not anticipated, if future development were to propose any fill in this area, the applicant would be required to apply for the necessary permits and demonstrate

that the proposed development would not result in a net rise of the 100-year base flood elevation.

(e) The amendment will not have an undue adverse impact on public facilities.

Response: Road and utility stubs are readily available to both the Cornelius and Weigel properties making extension of public infrastructure very easy to the properties without an undue adverse impact on the local system.

Public parks will also not be adversely impacted by development on the annexation site. Adair County Park, directly north and south of the sites, is a large regional park and can accommodate additional use by residents of the future development. In addition, the applicants envision open space integrated into final development plans for both the Cornelius property and the Weigel property.

The impact on local schools will also be minimal. Per the U.S. Census Bureau Fact Finder data⁸, approximately 32 percent of the Adair Village population is between the ages of 5 and 17 years. Extrapolating that data to the future residents of the annexation sites (approximately 640 residents), approximately 205 residents will be of school age. If those students are evenly distributed among the elementary, middle and high schools, it would result in about 68 or 69 new students per school. This increase would occur over time as the projects build out, thereby providing time for the school district to plan for the incremental increase in students. Section 9.620 of the City's Comprehensive Plan (updated 2015) indicates that local schools have adequate capacity to serve the population and can currently accommodate additional demand.

(f) The amendment will not have an undue adverse impact on transportation.

Response: The proposed comprehensive plan amendment would change the zoning to FD-50, a large lot holding designation that is intended to limit future development until such time as a site is incorporated into a city and up-zoned to allow for residential development. As a consequence, no direct impacts to transportation would result from this request. It is anticipated that with the future annexation and zone changes of the sites, a complete Transportation Planning Rule-compliant traffic impact assessment will be conducted to determine specific mitigation measures required with future development.

The existing segment of Hibiscus Drive that extends to the Cornelius site is built to the Local Street standard with a 50-foot right-of-way, two travel lanes and sidewalks on both sides. Future extension of the street will match the existing cross section. The existing segment of Ryals Avenue that connects to the

⁸https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP05&prodType=table

Calloway Creek subdivision serves as a Minor Collector and is expected to provide ample capacity for future development of the Weigel property to the south of Calloway Creek subdivision.

(g) The amendment will not have an undue adverse impact on the economy of the area.

Response: The proposed comprehensive plan amendment will allow for new residential areas that can be developed with minimal new public infrastructure and will generate new tax revenues to augment the existing tax base. The new residents will also have additional retail needs and bring additional market demand to support planned City efforts to develop a downtown core. As a result, it is expected that the proposed comprehensive plan amendment will have a positive effect on the economy of the area.

(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.

Response: Applicable Statewide Planning Goals are addressed in Chapter 6 of this document.

(3) Decision Process.

(a) Text amendments or map amendments that affect a group or class of properties within the City requires a "Legislative Decision" by the City Council with recommendation by the Planning Commission in conformance with the Legislative Public Hearing procedures of Section 3.520.

Response: The proposed comprehensive plan amendment affects multiple properties in the City and is being processed as a legislative update.

(b) Map amendments initiated by an Applicant for a specific property within the City requires a "Quasi-judicial Decision" by the City Council with recommendation by the Planning Commission in conformance with the Quasi-judicial Public Hearing procedures of Section 3.510.

Response: As noted above, the proposed comprehensive plan amendment involves multiple properties and is being processed as a legislative update.

(c) The City Council upon recommendation of the Planning Commission may approve, deny or approve with conditions to attain compliance with the intent of this Code or with the applicable standards of the zoning district.

(d) The City is not required to justify denial of a proposed legislative change.

(e) A written record of the findings and action of the Planning Commission and City Council shall be maintained by the City in a Record File of the Application as

specified in Section 2.150. Notice of Decision shall be given the Applicant together with any conditions of approval for the proposed Amendment as specified in Section 3.600.

Response: All decisions will follow the above process and a permanent record will be kept.

II. Compliance with City of Adair Village Comprehensive Plan

SECTION 9.290 ENVIRONMENTAL GOALS & POLICIES

GOALS & OBJECTIVES

- 1. To recognize the opportunities and constraints posed by the natural environment.*
- 2. To protect the unique resources of the Adair Village area.*
- 3. To ensure that future development will complement the City's natural resource base.*

Response: The proposed amendment will allow approximately 50 acres of land to be brought into the city and used for residential development. As described in detail in the Site Selection Analysis included with Exhibit C, the subject areas are proposed for UGB inclusion because of their relatively minimal extent of productive soils and their enhanced access to public infrastructure. Non-significant wetlands have been identified on the Cornelius property. However, the owner has prepared a preliminary site plan for the site that illustrates that the property can be developed in a cottage-cluster style development (See Exhibit B) that would minimize impacts to wetlands and provide for 19 residences.

Further, the portion of the Cornelius property that is not proposed for UGB inclusion is in a conservation easement that was established for wetland mitigation as part of a previous development approval. That portion of the property and its associated natural resources will remain outside of the UGB, preserved in a conservation easement and will not be impacted by future development. Additionally, the Weigel property contains a FEMA-mapped floodplain on Calloway Creek which runs through the very southern portion of the property. It is expected that this portion of the property will remain largely undeveloped and will likely be incorporated into open space within the future residential neighborhood on the site.

POLICIES & RECOMMENDATIONS

General

- 1. Any expansion of the Adair Village Urban Growth Boundary shall identify and classify existing natural features including wetland and riparian areas that may require preservation, protection or restoration.*

Response: Wetlands have been identified and delineated on the Cornelius property and have been determined to be non-significant pursuant to the criteria of OAR 141-086-0350. The owner of the property has prepared a preliminary site plan for the property that would leave large areas of the site undeveloped and retained in open space.

Similarly, the Weigel property contains a FEMA-mapped 100-year floodplain along Calloway Creek which runs through the very southern portion of the property. It is expected that this portion of the property will remain largely undeveloped and will likely be incorporated into open space within the future residential neighborhood on the site.

Geology & Soils

1. *As additional land is needed to accommodate the City's growth needs the Urban Growth Boundary may be expanded. Preservation of the most productive agricultural soils shall be a factor in determining the Urban Growth Boundary expansion area*

Response: Under ORS 197A.320 (2), lands that can be considered for UGB expansion must be evaluated and prioritized based on the soil capability to support agriculture. Capability is measured by soil classification ranging from Class I to Class XIII; Class I soils have the most capability for agricultural use and are therefore considered lowest priority for UGB inclusion. Class XIII soils have very limited capability for agricultural use and would be given highest priority. Per the analysis provided in the DOWL July 20, 2022 memorandum, the subject sites were found to rank higher for UGB inclusion than other EFU lands due to the fact that other sites on the UGB fringe generally had a higher percentage of Class II soils throughout the site.

SECTION 9.490 HOUSING GOALS & POLICIES

GOALS & OBJECTIVES

1. *To provide a housing policy plan that seeks to increase opportunities for all citizens to enjoy affordable, safe, energy efficient housing.*
2. *The city recognizes the need for an adequate supply of housing that includes a variety of types and designs that are responsive to community needs.*

Response: Consistent with these goals and objectives, this proposal supports the city's housing goals and policies by removing barriers to allow new residential development in the City. Consistent with Policy 2 above, it is expected that various housing types will be developed on the properties, including a higher

density development on the Cornelius property.

SECTION 9.590 LAND USE GOALS & POLICIES

POLICIES & RECOMMENDATIONS

Residential Land Use

1. *The City shall maintain an adequate availability of residential buildable lands that provides locational choices for each housing type.*

Response: This proposal supports this policy by increasing the amount of buildable residential land within the city.

SECTION 9.890 GROWTH MANAGEMENT GOALS & POLICIES

GOALS & OBJECTIVES

1. *To provide for an orderly and efficient transition from rural to urban land use.*
2. *To provide conservation and development policies for the orderly and efficient development of the community.*
3. *To ensure that the overall plan, policies and recommendations help conserve energy.*

Response: The subject sites are adjacent to existing residential development and public utilities are available to serve the site without significant infrastructure improvements. Hibiscus Drive was stubbed at the western boundary of the Cornelius property in anticipation of future residential development. Development on the site will provide an incremental transition from rural to urban uses while conserving the larger and more productive agricultural lands to the north and east of the site. The Calloway Creek subdivision, currently in development, provides an incremental transition from rural to urban uses on the Weigel property to the south. The development to the south conserves more productive agricultural lands to the east of the Weigel property.

POLICIES & RECOMMENDATIONS

Urban Growth

3. *The Exclusive Farm Use parcels abutting the easterly Urban Growth Boundary shall be maintained until urban development occurs within the existing Urban Growth Area.*

Response: All EFU parcels abutting the existing UGB will be maintained, with the exception of the Cornelius and Weigel properties. Urban development is occurring in Adair Village; the Calloway Creek development is currently underway and will ultimately cover 41 acres south of Ryals Avenue (with approximately 198 homes). As demonstrated in the Site Selection Analysis included in Exhibit C, the Cornelius and Weigel properties are appropriate for UGB expansion and will help

the city meet its goals of providing adequate housing opportunities and appropriate amounts of buildable land within the city.

6. *An urbanized development or annexation request outside the Urban Growth Boundary shall be considered a request for an amendment to the boundary and shall follow the procedures and requirements of the statewide Goals #2 and #14.*

Response: As demonstrated in the responses to the Statewide Planning Goals in Section 6 of this narrative, and the UGB expansion analysis provided in this request for UGB expansion and annexation is consistent with Goals 2 and 14.

III. Conclusion

As established in the above responses and in the attached Buildable Land Inventory and Site Selection Analysis, the proposed Comprehensive Plan amendment is consistent with City goals and policies and applicable Statewide Planning Goals to warrant the expansion of the Adair Village UGB and the proposed rezoning of the sites from EFU to UR-50.

6. County Requirements for UGB Amendment

Benton County Comprehensive Plan (BCCP)

Criteria for Amending the Comprehensive Plan. (Section 17(3), BCCP)

Criteria for Amendments:

Text Amendments:

Amendment to the text may be considered to correct an error, improve the accuracy of information, expand the data contained in the Plan, bring the Plan into compliance or more into compliance with statewide land use planning goals, or to reflect a public need in compliance with the State goals.

Map Amendments:

Amendments to the Plan map may be approved when compliance with all elements of the Comprehensive Plan and with statewide land use planning goals can be shown. Map amendments requiring goal exceptions shall comply with procedure and standards of OAR 660 Division 4 and State goals.

Findings:

The amendment under consideration is to the Comprehensive Plan Map. Compliance with all elements of the Comprehensive Plan is analyzed below. Compliance with statewide planning goals is evaluated in Section 7. Pursuant to OAR 660-024-0020(1)(a), the amendment of a UGB does not require a goal exception.

Consistency with the Benton County Comprehensive Plan

Comprehensive Plan Policies

Goal 2 – Land Use Planning

2.1.5 *Benton County shall consider coordinated future population projections when undertaking long range planning efforts.*

Findings: This legislative amendment is based on the population projections coordinated by Portland State University's Population Research Center, as prescribed by state law.

Goal 3 – Agricultural Lands

3.1.1 *Agricultural lands as defined by Statewide Planning Goal 3, which are not developed or committed to non-farm uses, shall be protected with appropriate resource designations on the Comprehensive Plan and Zoning Maps. Comprehensive Plan Map amendments from "Agriculture" to a non-resource designation shall require an exception to Goal 3.*

Findings: The comprehensive plan amendment under consideration would change the designation of the subject properties from Agriculture to a non-resource designation (residential). However, a goal exceptions process is not applicable to a UGB amendment "unless the local jurisdiction chooses to take an exception to a particular goal requirement

....”⁹ Staff’s assessment of the goal exception process is that it will not add meaningfully to the analysis and consideration of this UGB amendment and would require significant additional work; therefore, staff recommends that the County not elect to take an exception to Goal 3.

3.1.4 *Benton County shall minimize conflicts between residential development and agricultural lands by requiring setbacks for residences adjacent to agricultural lands.*

Findings: The Development Code provisions implementing this policy do not apply to lands inside UGBs.

3.1.10 *For agricultural lands, soil capability shall be a prime factor used by Benton County in making land use decisions.*

Findings: The soil classification system runs from Class I (best agricultural soils) to Class XIII; however, most soils in the Willamette Valley are Class I through Class IV. Class I and Class II soils, along with some Class III and Class IV soils, are defined as “high-value agricultural soils” for land use planning purposes. Property 1 is mapped as approximately 54% Class II agricultural soils with the remainder being high-value Class III and Class IV soils. (Note that the Class III and IV soils correspond approximately with the conservation easement on this property.) Property 2 is mapped as approximately 67% Class II agricultural soils with the remainder being non-high-value Class III soils. As identified in Section 3 of this report, most of the other potentially available properties for UGB expansion contain higher percentages of Class II soils than the subject properties contain.

Goal 4 – Forest Lands

4.1.5 *Benton County shall ensure that conflicts between residential development and forest lands are minimized by requiring setbacks for residences adjacent to resource lands.*

Findings: As with Policy 3.1.4, the Development Code provisions implementing this policy do not apply to lands inside UGBs.

Goal 5 – Natural Resources

5.3.3 *Benton County shall recognize the scenic and natural values of greenspace surrounding rural and urban communities, and encourage, with community input, protection of these important community assets.*

Findings: Adair Village is bordered by E.E. Wilson Wildlife Refuge to the north, McDonald Forest to the west, Adair County Park and farmland to the east.

5.6.3 *Benton County shall require land development and transportation projects to be designed to minimize incursions and other impacts to floodplains, wetlands, and riparian areas. When no reasonable option exists, roads, bridges, and access ways may be allowed, provided fish passage is assured, channel capacity is maintained, and removal of riparian*

⁹ OAR 660-024-0020(1)(a).

vegetation is minimized.

Findings: Property 1 contains wetlands which will be protected through a conservation easement. Property 2 includes two stream corridors with associated riparian vegetation (which are also considered wetlands) and the southerly corridor has a regulatory floodplain identified. The UGB amendment is not a development project and so the County is not in a position to potential impacts and mitigations at this time; however, the presence of these natural resources has been noted and will be a consideration in subsequent review of development projects.

5.7.1 Benton County shall protect wetlands that have been identified as significant pursuant to the Goal 5 process, utilizing federal and state inventories and other available information.

Findings: No wetlands on the subject properties have been designated “significant” by Benton County through the Goal 5 process.

5.7.2 Benton County shall utilize federal, state, and local inventories and other available information to determine if a proposed development is located in a wetland. The Division of State Lands will be notified when development is proposed in wetland areas.

Findings: No development is proposed at this time; nonetheless, the Department of State Lands has been notified of this UGB amendment.

5.9.4 In making land use decisions, Benton County shall protect identified sensitive wildlife habitat types and wildlife corridors from adverse impacts.

Findings: The sensitive habitat that Benton County is aware of on Property 1 is the wetland area, which is protected by conservation easement. On Property 2, the riparian corridor of Calloway Creek near the southern property line is a sensitive riparian habitat and may serve as a wildlife corridor. There is no development proposed at this time. The riparian corridor potentially could be adversely impacted if it is added into the UGB and zoned for development; likewise, the riparian corridor could be adversely impacted by agricultural use if the land is not added to the UGB. The regulations regarding protection of riparian corridors are more clearly defined for residentially zoned lands inside the City of Adair Village than they are for agricultural lands; therefore, it may be that the riparian corridor is better protected if brought into the UGB than if left outside.

Goal 7 – Natural Hazards

7.2.4 Benton County shall strive to maximize open and undeveloped land in the 100-year floodplain to achieve flood mitigation, fish and wildlife habitat, and water quality objectives.

Findings: The only floodplain in the proposed UGB expansion area is the narrow corridor along Calloway Creek. This corridor is likely to be avoided by subsequent development due to regulations and risk. However, that is a determination that would be made during review of a specific development proposal after annexation.

Goal 10 -- Housing

Benton County Goal: *To work with the cities within Benton County and other entities to meet the housing needs of County residents.*

Findings: The Benton County Comprehensive Plan section for Goal 10 (Housing) has no policies relevant to the proposed UGB amendment. However, the overall goal of the County stated above is relevant to the UGB amendment. Adding residential development capacity in the City of Adair Village will help address a shortage in available housing in the area.

Goal 11 – Public Facilities

11.8.1 *Benton County and the school districts shall collaborate as part of any land use decision that impacts the districts.*

11.8.3 *Benton County shall encourage schools serving primarily urban areas to be located within urban growth boundaries.*

11.8.4 *Benton County shall encourage the utilization of schools, especially in rural areas, as community centers for activities such as public meetings, continuing education, recreation, and cultural events.*

Findings: Staff have engaged with Corvallis School District staff regarding the proposed UGB expansion. The school district has determined that the proposed expansion will not lead to a need for public school facilities within Adair Village. However, through these conversations the district stated that a campus for an elementary school would be needed at some time in the future within Adair Village. It will be valuable to identify a potential location in the near term so that the future school can be factored in to additional land use planning and development. The school district foresees this facility as serving several community functions in addition to educating children. A central location would be best, for school children and for the facility to serve the broader community.

The school district will begin long-range facilities planning in 2023, and would like to explore potential future sites in Adair Village as part of that process. District staff were not concerned that the current proposed UGB expansion would conflict with identification of and planning for a future school site.

11.8.2 *Benton County and colleges and universities shall collaborate as part of any land use activities that impact these institutions.*

Findings: Oregon State University owns land, managed by OSU Research Forests, located directly to the west from Property 2, across Highway 99W. OSU Research Forests staff was invited to participate in the meeting staff held for interested agencies in June and they were notified of the Planning Commission hearing. To date, the County has received no comments from OSU.

Goal 12 -- Transportation

12.1.15 *Land use actions affecting state highways shall be consistent with the Oregon Highway Plan.*

Findings: The proposed UGB amendment affects land adjacent to a state highway. OAR 660-024-0020(1)(d) states that the state transportation planning rule requirements need not be applied to a UGB amendment if the land added to the UGB will be zoned in such a way that, prior to annexation, the land could not be developed in a manner that would generate more vehicle trips than would be allowed by the zoning prior to inclusion within the UGB. Currently, the subject properties are zoned EFU and could generate the vehicle trips associated with farm use including a primary farm dwelling and accessory farm-related dwellings. The proposed zoning for the subject properties, UR-50, which would allow establishment of a single dwelling on the property. The inclusion of the properties within the UGB will not allow development that would generate vehicle trips beyond what is allowed by the current zoning.

12.3.5 *Comprehensive Plan amendments affecting land use designations, densities and design standards shall be consistent with capacities and levels of service of facilities identified in the Benton County TSP.*

Findings: As discussed above, the comprehensive plan amendment will not enable development that would generate increased vehicle trips; therefore, it will not affect capacities and levels of service in the area. Specific development proposals subsequent to annexation will be reviewed for impacts on the transportation system.

Goal 13 – Energy Conservation

13.1.6 *When developing long-range plans, Benton County shall consider the energy consequences of the resulting land development patterns.*

Findings: Most people who live in Adair Village commute to other cities to work or to shop. Additional residential development by itself will increase the number of people commuting from Adair Village to other locations. However, the question of whether the proposed UGB amendment will lead to increased energy consumption is not a simple one to answer. It is not possible to know where the additional population would live if the UGB is not expanded, nor what their commuting patterns would be. Also, a critical mass of population is needed in order to support additional development of commercial or jobs-producing land uses, and so in theory at some point of population there will be less need for residents of Adair Village to commute. There are many variables that contribute to each of these considerations; without extensive data and modeling it is not possible to know with any certainty the effect on energy consumption or greenhouse gas emissions of this UGB amendment.

Because the state population projections combined with state administrative rules regarding UGBs *require* an expansion of the Adair Village UGB, staff recommends focusing on the potential energy implications of the proposed locations for the UGB expansion (the “where” rather than the “whether”). In this regard, the proposed locations do not seem inconsistent with energy conservation. Property 1 could result in a pedestrian and bike connection between northern Adair Village and Adair County Park where the current lack of connection

requires many people to drive to Adair County Park. Property 2 is located near Ryals Road and Highway 99W, facilitating access to those major roads to Corvallis, Albany and Salem.

Goal 14 -- Urbanization

14.1.1 *Benton County shall coordinate planning efforts with the cities to ensure that lands within urban growth boundaries (UGB) are efficiently and effectively developed so that urban densities will ultimately result. Urban fringe management agreements will be developed and maintained to clarify implementation roles and responsibilities.*

Findings: This joint legislative process is an example of coordinated planning between the County and a city. The current analysis of the need for and options to accommodate an expansion of the Adair Village UGB is toward the purpose of ensuring efficient and effective development of urban lands.

14.1.2 *Benton County shall periodically allocate county-wide population forecasts to all of its cities and unincorporated areas, in coordination with the cities. Such allocated forecasts shall be adopted in accordance with the applicable State statutes and administrative rules.*

Findings: Population forecasts are now allocated by the Population Research Center at Portland State University.

14.1.3 *Benton County shall require all new lands added to an urban growth boundary to be designated with a minimum lot size of at least 10 acres in order to preserve the land for future urbanization.*

Findings: Property 1 and Property 2 would be re-zoned to UR-50: Urban Residential zoning with a 50-acre minimum parcel size, which will prevent further division of the parcels prior to annexation.

14.1.4 *Benton County shall work with municipalities to contain future urban development within the geographical limits of a mutually adopted urban growth boundary.*

Findings: The current joint legislative process will ensure that the UGB is mutually adopted.

14.1.5 *Benton County shall base establishment and change of urban growth boundaries on the following factors:*

Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and

Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of these categories.

Findings: These factors are addressed in prior sections of this report.

14.1.6 *Benton County shall require local governments to demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary, prior to*

expanding an urban growth boundary.

Findings: As discussed in Section 2, development of vacant lands and redevelopment of partially vacant lands within the existing UGB can accommodate only a portion of the projected population increase.

14.1.7 *Benton County shall evaluate changes to urban growth boundaries by considering alternative boundary locations, consistent with ORS 197A.320, and with consideration of the following factors:*

- *Efficient accommodation of identified land needs;*
- *Orderly and economic provision of public facilities and services;*
- *Comparative environmental, energy, economic and social consequences; and*
- *Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*
- *Protection of productive resource lands.*

Findings: The factors listed here derive from Statewide Planning Goal 14 and are addressed in Sections 3 and 4 of this report, with the exception of the last factor which was added to this policy by Benton County. With regard to protection of productive resource lands, Property 1 contains only seven acres outside of the conservation easement and does not appear to be actively farmed.

Property 2 is currently farmed and as noted earlier is composed of Class II and III agricultural soils. Farming of the property is constrained by the awkward shape of the property and by the riparian corridors that cross the property. The property is separated from other farmland by the railroad and Crane Lane.

Properties 1 and 2 are not highly productive resource lands. This conclusion, along with the results of the alternatives analysis in Sections 3 and 4, lead to the overall conclusion that of the potential sites for UGB expansion, the proposed properties are the best suited.

Conclusion: The analysis of Benton County Comprehensive Plan policies raises several relevant considerations relative to the proposed UGB amendment and, overall, staff concludes that the amendment is consistent with these policies.

Benton County Development Code (BCC)

ZONE CHANGE

53.505 Zone Change Criteria. The Official Zoning Map may be amended if:

(1) The proposed zoning for the property is more appropriate than the current zoning, when considering existing uses, changes in circumstances since the current zoning was applied, or information that indicates that the current zoning was not properly applied;

Findings: If the Comprehensive Plan amendment is approved, bringing the subject properties into the Adair Village UGB, then that would be a change in circumstance since the current EFU zoning was applied. At that point, with the lands located inside the UGB, Urban Residential zoning would be more appropriate than EFU zoning.

(2) The impact on adjacent properties will be minimal;

Findings: The change in zoning from EFU to Urban Residential with a 50-acre minimum parcel size would allow a single dwelling to be established on each subject property, along with the accessory uses or other land use that are allowed in the UR zone. As both properties are adjacent to urban density development and are buffered from adjacent resource uses it staff's conclusion that the zone change would result in minimal impact on adjacent properties. Subsequent annexation and residential development has the potential for much greater impact on adjacent properties.

(3) Any significant increase in the level of public services which would be demanded as a result of the proposed zone change can be made available to the area; and

Findings: Similar to the findings regarding the prior criterion, the minimal level of development allowable under the proposed UR-50 zoning would not require a significant increase in the level of public services.

(4) The proposed zone change is consistent with the policies of the Comprehensive Plan.

Findings: This criterion is addressed in preceding section.

Conclusion: The proposed zone change to UR-50 meets the criteria from the Development Code, provided the UGB amendment is approved to add the subject properties to the UGB.

7. Statewide Goal Consistency Analysis

Each chapter of the Adair Village Comprehensive Plan corresponds with a Statewide Planning Goal. Therefore, the responses in this section are intended to demonstrate compliance with both the Comprehensive Plan goals and policies and the corresponding Statewide Planning Goal.

Goal 1 - Citizen Involvement. *To ensure opportunities for citizens to be involved in the development of public policies and all phases of the planning process.*

Response: The procedure for a Comprehensive Plan map amendment includes a public notice and review period as well as two public hearings (one before the Planning Commission and one before the Board of Commissioners). The public was provided the opportunity to be involved in the decision-making process regarding the expansion of the UGB through public meetings (in-person and by video conference), including: (1) two open house presentations for the citizens of Adair Village at city hall, (2) two work sessions with the planning commissions of both the city and the county about the UGB process and analysis, and (3) the public hearings with both planning commissions, the City Council and the Board of Commissioners. Goal 1 has been properly addressed.

Goal 2 - Land Use Planning. *To maintain a transparent land use planning process in which decisions are based on factual information.*

Response: Goal 2 outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted. The procedure for a Comprehensive Plan map amendment requires the demonstration of consistency with City's goals and policies and the Statewide Planning Goals so that the Planning Commission and Board of Commissioners may make their decisions based on findings of fact.

In the process of developing buildable land inventory, the city inventoried existing residential land uses, projected suitable land needs, and compared these needs with potentially suitable land within and outside the Adair Village urban growth area. The resolution of land need and supply is found in the buildable land inventory and Chapter 2 of this document.

The process includes public notice and review in addition to at least two public hearings and opportunity for appeal, all of which help to ensure transparency in

the decision-making process. Consistent with Goal 2, the proposed legislative comprehensive plan amendment addresses the Goal 14 rules, as demonstrated under the Goal 14 section of this narrative.

Goal 2 also requires the consideration of alternatives. The City Council considered a range of alternatives for accommodating growth, both within the existing UGB and through expansion of the UGB. Goal 2 has been properly addressed.

Goal 3 - Agricultural Lands. *To preserve and maintain agricultural lands and to support agriculture for production and conservation.*

Response: The subject sites are currently zoned EFU and are protected under Goal 3. The purpose of the proposed comprehensive plan amendment is to ensure a sufficient 20-year supply of residential land and to allow for the Weigel and Cornelius sites to ultimately be annexed into the City of Adair Village for residential development.

As stated in 660-024-0020(1)(b), Goals 3 and 4 are not applicable when establishing or amending an urban growth boundary. No further analysis is required.

Goal 4 - Forest Lands. *To preserve and maintain forest lands for growing and harvesting trees and other forest products, watershed functions, conservation, recreation, and agriculture.*

Response: The proposed amendment does not impact forest lands. No further analysis is required.

Goal 5 - Natural Resources, Scenic & Historic Areas, Open Spaces. *Goal 5 requires local governments to inventory and protect natural resources.*

Response: The proposed Comprehensive Plan amendment will facilitate the Adair Village UGB expansion and bring approximately 50 acres of land into the city to be used for residential development. The Cornelius property does not contain any FEMA-mapped floodplain or identified historic or scenic resources. Wetlands have been identified on the site. If it is determined that future site development will conflict with any wetlands, the project applicant will be required to apply for the necessary state and federal permits and mitigate any wetland impacts. The owner of the Cornelius property also had a certified wetland biologist evaluate the wetlands on the site per the criteria of OAR 141-086-0350 and determined that no significant wetlands exist on the site.

The portion of the Cornelius property that is being proposed for UGB inclusion is in a conservation easement that was established for wetland mitigation as part of a previous development approval. That portion of the property and its

associated natural resources will be preserved through the conservation easement and will not be impacted by future development on the annexed portion.

The Weigel property contains FEMA-mapped floodplain areas. Preliminary development plans call for development up to but to the north of the FEMA-mapped floodplain area. If it is determined that future site development will encroach on FEMA-mapped floodplain, the applicant will be required to apply for the necessary permits and mitigate any impacts that could create a net rise in the 100-year base flood elevation. No significant wetlands are known to exist on the property.

Goal 6 - Air, Water & Land Resource Quality. *To maintain and improve the quality of air, land, and water resources in a manner that will meet current needs and preserve resources for future generations.*

Response: Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. By complying with applicable air, water and land resource quality policies in the Adair Village Comprehensive Plan, Goal 6 will be properly addressed.

The subject sites do not contain high-value farmland. As noted in the Site Selection Analysis, the Cornelius and Weigel properties were of the lowest ranked properties within potential UGB expansion sites based on the relative lack of Class II soils on the site properties.

Wetlands have been identified on the Cornelius property and the southern edge of the Weigel property contains FEMA-mapped floodplain areas. The owner of the Cornelius property has prepared a preliminary site plan that indicates that slightly over 5 acres can be developed after preserving a wetland area tract on the site. If it is determined that future site development will conflict with any wetlands, the applicant will apply for the necessary state and federal permits and mitigate any wetland impacts as required. The remaining portion of the Cornelius property that is proposed for UGB inclusion is in a conservation easement that was established for wetland mitigation as part of a previous development approval. That portion of the property and its associated natural resources will be preserved through the conservation easement and will not be impacted by future development on the annexed portion.

As noted, approximately 5.4 acres of the 42.40-acre Weigel property proposed for inclusion in the UGB includes FEMA-mapped 100-year floodplain areas. Preliminary development plans have not been presented by the owner of the Weigel property at this time. However, it is expected that, if any future development is proposed within the site's 100-year floodplain, that the

owner/developer will apply for all required local, state and federal approvals for such actions.

Goal 7 – Natural Hazards. *To protect Benton County citizens, critical public facilities and infrastructure, private property, and the environment from natural hazards, and to guide the county toward building a safer, more sustainable community.*

Response: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as steep slopes or flood hazards.

There are no natural hazards (steep slopes or floodplain) identified on the Cornelius property. The Weigel property contains approximately 5.4-acres of FEMA-mapped 100-year floodplain area along Calloway Creek near the southern edge of the site. Any future development in that area, if proposed, would be required to obtain all necessary local, state and federal approvals prior to development. Lands included within the UGB expansion proposal have minimal areas within these constraints. Thus, Goal 7 has been properly addressed.

Goal 8 – Recreational Needs. *To maintain a park and open space system that represents the heritage and natural and scenic qualities of Benton County and provides outdoor recreation opportunities that contribute to healthy individuals, children, and families.*

Response: Adair County Park, a regional park with more than 114 acres of recreational land; is located immediately south of the Cornelius property. Any future development on the Cornelius property will be buffered from the park area by the existing conservation easement-protected wetlands. that will remain in the County and outside the City UGB. The owner of the property has expressed an interest in conveying these wetland areas to County parks to allow pier-supported trails or other low impact passive recreation use of this area to augment existing open space at the park. For this reason, it is not expected that the requested plan amendment will impact the Adair County Park or the greater park and open space system in Benton County.

The Weigel property is approximately 0.7-miles northeast of the Adair County Park and just south of a 32-acre ODF & W natural preserve. The ODFW property will be separated from any new development by Ryals Avenue and is not likely to directly impact the preserve.

The city currently is working on a “Trails Plan” with the Corvallis Area Metropolitan Planning Organization. The Adair Village Trails Plan will serve as a blueprint for creating an accessible, all-ages and abilities network of paved multiuse paths, walking trails, and separated bike lanes throughout the Adair Village community. The document will also provide details on future trail improvements as a means to help prioritize local investment in Adair Village’s

multi-modal network of trails. Goal 8 has been properly addressed.

Goal 9 - Economic Development. *To support a stable and sustainable local economy, vital to the health, welfare, and prosperity of County residents.*

Response: Provision of housing to ensure a 20-year housing supply is critical to establishing a stable and sustainable local economy and ensuring that workers in the county can find housing that is affordable and convenient to their place of employment. Without addressing the lack of a proportional commercial district, Goal 9 requires jurisdictions to plan for an adequate supply of land for employment uses to further goals for economic development. Adair Village is not seeking a UGB expansion for employment land, thus Goal 9 is not applicable.

Goal 10 - Housing. *To work with the cities within Benton County and other entities to meet the housing needs of County residents.*

Response: The proposed amendment will facilitate annexation of the sites into the city for future residential development. The BLI, identifies a need for additional lands to accommodate projected housing demand over the next 20 years. Consistent with the intent of Goal 10, the proposed comprehensive plan amendment is critical to ensure that the City of Adair Village establishes a 20-year supply of available residential land for housing to serve projected population growth.

The BLI study finds that the City of Adair Village has buildable residential acreage within its UGB to accommodate 318 units, leaving a deficit of residential land to accommodate the additional 73 units needed to meet the 2042 population forecast.

Following an initial screen for vacant and partially vacant properties using GIS, DOWL conducted a site-by-site assessment of the GIS-generated list of vacant and partially vacant properties to determine if any of these sites should be eliminated from the buildable land assessment by applying the buildable criteria found in OAR 660-038-0060(3)(c). Specifically, OAR 660-038-0060(3)(c) states that the City *shall* exclude the following lots and parcels from the BLI:

(A) Lots and parcels, or portions of a lot or parcel, that are designated on a recorded final plat as open space, common area, utility area, conservation easement, private street, or other similar designation without any additional residential capacity.

(B) Lots and parcels, or portions of a lot or parcel, that are in use as a school, utility, or other public facility, or are dedicated as public right of way.

(C) Lots and parcels, or portions of a lot or parcel, which are in use as a non-public institution or facility, including but not limited to private schools and religious institutions. The excluded lots and parcels or portions of lots and parcels may not include vacant or unimproved lands that are owned by the non-public institution or facility.

Based on applying the above criteria, approximately eight parcels of residential land totaling 6.10-acres were eliminated from the BLI.

As discussed above, the City's engineering consultant, Civil West, provided DOWL with a memorandum, dated March 15, 2022, that details the various reasons why particular vacant and partially vacant properties should be considered unbuildable (See Appendix A: Buildable Lands Inventory & Assessment Memorandum). While many of these reasons directly address criteria in OAR 660-038-0060(3)(c) other reasons included practical impediments to development such as high cost of utility and roadway improvements, necessary demolition, reluctance of ownership to annex and access limitations. While DOWL is in agreement that, as a practical matter, these constraints inhibit the development of these parcels, DOWL determined that these limitations do not expressly require their elimination per 660-038-0060(3)(c). At their discretion, the City could seek to pursue a more nuanced review of these additional parcels and, through discussions with Benton County and the state, to determine if these properties could be eliminated from consideration as buildable.

Additionally, should further permitting on the Santiam Christian Schools site reveal a lesser capacity than the assumed 260 housing units, a near-term need for more buildable residential land could be required.

In summary, DOWL's technical review of lands within the City's UGB has revealed a deficit of housing capacity within the City's UGB and that lands are needed to accommodate 73 additional units.

Goal 10 has been properly addressed.

Goal 11 - Public Facilities & Services. *To plan, develop, and maintain public facilities and services that serve the needs of Benton County in an orderly and efficient manner.*

Response: Both the Weigel and Cornelius sites are immediately adjacent to existing urban development with public roads and utilities available for extension to serve these sites. As such, the proposed Comprehensive Plan Amendment represents an orderly and efficient expansion of public facilities and services consistent with Goal 11.

Goal 12 - Transportation. *The County seeks to preserve, protect, and promote the county's livability, sustainability, and vitality by:*

- *Providing choices of alternative travel modes,*
- *Maximizing the efficiency of existing facilities,*
- *Intertwining quality of life, land use, and transportation decision-making, and*
- *Providing equitably funded, safe, efficient, cost-effective mobility and accessibility to all county residents, businesses, and emergency services within and across county boundaries.*

Response: An expansion of the City's UGB is not anticipated to create impacts to the mobility and accessibility of residents within the community. Future development on the Cornelius property will take access from an extension of Hibiscus Drive, a local street. Future development on the Weigel property will take access from local streets within the Calloway Creek subdivision that connect to Ryals Avenue, an Adair Village minor collector. Because both of these properties are readily accessible to existing transportation facilities, they can be efficiently developed and offer immediate connectivity to the existing City and County Road network for all modes of transportation.

For the purposes of the proposed amendments, the Transportation Planning Rule (TPR) requires additional analysis if the proposed amendments would significantly affect an existing or planned transportation facility, as defined in OAR 660-001-0060(1). A TPR analysis of transportation facility impacts caused by urban growth boundary expansions may be deferred by administrative rule. OAR 660-024-0020(d), specifically states:

"the transportation planning rule requirements under OAR 660-012-0060 need not be applied to an urban growth boundary amendment if the land added to the urban growth area is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the area or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary."

The city chooses to apply this deferral option for land that is proposed to be added to the UGB and has informed ODOT of its choice. The 55 acres of land proposed to be added to the UGB is not proposed for annexation into the City of Adair Village. As such, the existing Exclusive Farm Use (EFU) zoning will be retained. Benton County expects to re-zone the expansion area from EFU to the Urban Residential zone (UR-50).

Goal 12 has been met for the 55 acres of land proposed to be added to the Adair Village UGB.

Goal 13 - Energy Conservation. *To conserve energy through sound planning and pursuit of sustainability.*

Response: The proposed Comprehensive Plan amendment will expand the UGB in areas that are readily accessible by public roads and utilities, thereby avoiding leap-frog development and the inefficiencies associated with it. Both the Weigel and the Cornelius properties are adjacent to public roads and utilities that will allow for the sites to develop with maximum efficiency. The sites' adjacency to existing development also ensures that safe routes of travel via other modes of transportation such as bicycle and pedestrian routes are available, minimizing dependency on vehicular transportation. In addition, the Cornelius property will retain a large conservation easement protecting the wetland complex as part of the UGB expansion. As such, the proposed comprehensive plan amendment will provide opportunities for the conservation of energy through sound planning and for the pursuit of sustainability. Goal 13 has been adequately addressed.

Goal 14 - Urbanization. *To provide for an orderly and efficient transition from rural to urban land use; to accommodate urban populations and employment inside urban growth boundaries, to preserve rural character outside urban growth boundaries, and to preserve small town character.*

SECTION 9.890 GROWTH MANAGEMENT GOALS & POLICIES

Urban Growth Management

1. The City and County shall utilize the Urban Growth Management Agreement for administration of land development within the Urban Growth Area and the Planning Area.
2. The City shall ensure an orderly and efficient transition from rural to urban land use within the Urban Growth Area.

Response: Goal 14 has been complied with as demonstrated in Chapters 2 through 4 of this report, which includes an analysis of properties on the periphery of the existing Adair Village UGB and evaluates and ranks potential UGB expansion sites according to the Goal 14 prioritization factors found in ORS 197A.320. A summary of the analysis is provided below.

- The study area for the comparative analysis was established consistent with OAR 660-24-0065(a)(A), which requires that a one-half mile radius be used. Therefore, the area within a one-half mile radius of the subject site was used

in the evaluation, with the exception of those lands that are not contiguous with the current UGB, are under public ownership, or are west of Highway 99W.

- The evaluation under ORS 197A.320 requires that land considered for inclusion in a UGB be prioritized using a four-tiered hierarchy based on land designations and capability. Generally, land zoned EFU is a low priority for UGB inclusion. However, the analysis concluded that the Cornelius property and the Weigel property, although zoned EFU, can be considered for UGB inclusion because higher priority lands are not available within the study area. In addition, the agricultural capability of the subject sites (expressed by soil classification) is low relative to other lands in the study area. Lands with lower agricultural capability are a higher priority for urbanization.
- The evaluation under the Goal 14 factors (as listed above) concluded that the subject sites generally rank higher, or equally as high, when compared with the other EFU lands in the study area. The sites are directly adjacent to existing development; road and utility stubs are in place on Hibiscus Drive and the Calloway Creek subdivision to serve future development in these locations.

Based on the analysis provided in Chapters 2-4, the requested UGB amendment is consistent with the City and County policies and the Goal 14 rules for

Goal 15-19 Willamette River Greenway and Coastal Resources. *To protect, conserve, restore, enhance and maintain the ecological, natural, scenic, historical, agricultural, economic, and recreational qualities and resources along the Willamette River.*

Response: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and therefore, these sections are not applicable.

Exhibit 3B
ADDITIONAL FINDINGS -- ADDENDUM TO THE 9.20.22 STAFF REPORT

Below are responses to questions and comments raised at the September 20, 2022, UGB Expansion public hearing

Each response is reflective of direction given to the city by the DLCD or by the Planning Commission's need for further clarification. The responses are in no particular order.

1. Documents on the City and County Website.

Q. Can the city put the "Preliminary Adair Village Trails Map" up on their website?

A. The Trail Map has been added to the website along with the recommendation letters from the Department of Land Conservation and Development (DLCD) and Oregon Depart of Transportation (ODOT) in response to the UGB expansion legislative action.

2. Clarification on Transportation:

Q. Commissioner Whitcomb expressed concerns about wildfire and wanted to know if there have been any discussions about putting a traffic light on Hwy 99W.

A. The city will work with ODOT and forward any development proposal submitted or upon annexation for review and comment before the development is approved. A majority of times this will require a traffic study. Through most of the conversions we had with ODOT, they do not see a need for a traffic signal or have plans to do a traffic study at this time. (See ODOT letter).

The County's Transportation System Plan (TSP) identifies, for both the Arnold Avenue and the Ryals Avenue intersections with Hwy 99W: "Intersection improvement; project may install traffic signal or roundabout, if feasible, when warranted, this project should be coordinated with the OR 99W Streetscape Study, [TSP Project Number] CC-179, project is subject to ODOT approval." The TSP also identifies Project No. CC-179 on Hwy 99W between Ryals and Tampico Roads: "Streetscape Study; study to investigate potential to reduce traffic speeds and improve the environment for residents and businesses along the OR 99W corridor, project is subject to ODOT approval." The current UGB amendment does not trigger these improvements.

3. New Urbanism:

- Q. Commissioner Whitcomb urged the city to develop live/work units in the city and consider new urbanism principles even before Adair develops additional areas in the works.
- A. The city has been looking at creative development designs for a live, work, play community. The new cluster zone and the mixed-use downtown are good examples of creative development to achieve that goal.

4. Housing

- Q. Explain price points/affordable housing?
- A. Adair Village is providing necessary housing in an area of the state that is in the most need. The type of housing that has been provided helps relieve strain on every level of housing. This happens as people take the next step in home ownership opening up lower-level homes and reducing the cost for everyone.

We have reached out to a housing specialist that hopefully will provide some data prior to the October 11th meeting.

5. Critical Mass or a Population to support a central business district

- Q. Commissioner Lee is asked it possible that Adair Village has reached critical mass already and how does the city know that they have grown enough to justify a UGB.
- A. Mr. Hare responded that most studies show that a population of 3,000 community members will help sustain local businesses, if the community is more than 5 miles from another city.

Each city is unique due to particularities of size, demographics, existing businesses and other land uses, transportation options and relationship to other cities. Therefore, it is not possible to draw absolutes about the point at which a given city reaches the critical mass needed to support an active and sustainable commercial district.

6. Buildable Land Inventory

- Q. There was a request for clarification about how the density ranges in the BLI were determined, in comparison to the actual densities seen in developed portions of Adair Village.
- A. **The densities described in the BLI are based on the minimum lot sizes for each residential zone established in 2013 when the city updated and adopted a new development code.**

The City of Adair Village set forth density allowances for residential low-density (R-1), residential medium density (R-2), and residential high density (R-3). The R-1 Zone allows dwelling units on a 10,000 square foot minimum lot size which equates to approximately 4.4 dwelling units per acre. The R-2 Zone allows dwelling units on an 8,000 square foot minimum lot size which equates to approximately 5.4 housing units per acre. Finally, the R-3 Zone allows dwelling units on a 6,500 square foot minimum lot size which equates to approximately 6.7 dwelling units per acre. Additionally, OAR 660-038-0070 describes reductions of buildable land for natural resources. This includes 25% of all land be developed for infrastructure improvements.

The actual densities seen in developed portions of Adair Village were not part of the BLI and other than the Calloway Creek subdivision and the William R. Carr duplexes, pre-existed the adoption of the 2013 development code. Creekside at Adair Village Phase I & II are zoned R-2 (Medium Density Residential) and were approved and built in 2000-02. The subdivision plat is approximately 27 acres with 106 dwelling units (DU). Some of the land was set aside for storm detention or wetland preservation. The approximate density of both phases is 3.9 DU/acre.

The Adair Meadows subdivision, zoned R-1 (Low Density Residential), is left over from when the city was a military base and were built in the 1950s. It has an even lower density than Creekside at Adair Village.

Calloway Creek and William R. Carr Subdivisions were approved through the Planned Unit Development (PUD) process. This is a discretionary review process, requested by the applicants in those cases; therefore, the resulting densities indicate what is theoretically possible through a PUD process but they are not reflective of zoning and should not be the basis of BLI-related estimates. Calloway Creek subdivision is zoned R-3 (High Density Residential) and William R. Carr is zoned R-1. Calloway Creek Phases I, II & III have a total of 174 lots on 34.5 acres or approximately 4.8 DU/acre. William R Carr Sub has 16 units on one acre or 16 DU/acre.

7. Population Numbers

Q. Commissioner Lee asked why the expansion forecast was done for 2022-2042 instead of 2020-2040.

A. The city is required to show a 20-year supply of available residential land and to do so we needed to use the City's most current up to date population and then an extrapolated population projection (see below). Both numbers were derived by using the interpolation template found on the Portland Research Center's website.

8. Annexation Process

Q. Is annexation in Oregon any longer a public process? Basically, can the residents of Adair vote on an annexation request? Is the City Council decision a public process, presumably? So people get the opportunity to testify?

- A. Cities in Oregon are precluded from requiring voter approval of annexations. This is a result of a change in state law a few years ago. The process to annex property into the city boundary is a legislative one. A change in the UGB requires an Amendment to the Adair Village Comprehensive Plan in conformance with Statewide Planning Goal 14 and an Amendment to the Urban Growth Boundary and Policy Agreement between the City of Adair Village and Benton County.

A proposal for annexation may be initiated by the City Council or by a petition to the City Council by owners of real property located in the territory to be annexed. Both are considered the applicant. The City shall request a staff review together with other public or private agencies which may be affected by the proposed annexation. Upon receipt of the application, plans and accompanying narrative, staff shall conduct an evaluation listing their findings based on the criteria and comprehensive plan policies. The applicant shall be advised of any recommended changes or conditions for approval. The City shall incorporate all staff comments into a report to the Planning Commission and City Council. The report shall include an analysis of the impacts of the proposed annexation, a review of applicable City and State policies and standards, and a recommendation as to the appropriateness of the proposed development and the annexation itself. There is a separate public hearing before both the Planning Commission and City Council. Both hearings are published and posted and public comments shall be received at both meetings.

9. Safety Concerns

- Q. Commissioner Gervais expressed concerns about the safety factors raised by the public. What role do potential natural or other hazards play in the recommendation for rezoning of land into the UGB?
- A. Referring to the Benton County Development Code criteria for re-zoning, the proposed zoning must be “more appropriate than the current zoning.” If natural hazards were such that residential development was inappropriate, then the current zoning (EFU, in this case) might be the more appropriate zoning. The criteria also require that “any significant increase in the level of public services which would be demanded as a result of the proposed zone change can be made available to the area.” If the new zoning resulted in development that could not be adequately served by streets or by emergency response vehicles, then this criterion would not be met.

In the current case, the concerns raised about natural hazards, particularly the Corvallis Fault, are, in staff’s view, important to consider but difficult to evaluate. Past evaluations of the Corvallis Fault, including a fairly thorough examination of all natural hazards as part of the Corvallis Natural Features Project in the early to mid 2000s, determined that the risk of seismic activity associated with the fault was not certain enough to warrant development limitations. For example, the City of Corvallis chose not to adopt development restrictions or requirements for further investigation prior to development of property in the vicinity of the fault. Legacy development (such as Crescent Valley High School) as well as more recent development (such as portions of the Timberhill Subdivision have been constructed

over the Corvallis Fault. Past practice is not proof of good practice, but it is an indication of how relative risks and costs have been evaluated in the past. Staff's recommendation is that the level of risk known about the Corvallis Fault does not warrant exclusion of these areas from the UGB, but that seismic issues should be considered in subsequent, increasingly specific, land use decisions; namely, annexation, re-zoning for development, and subdivision review.

Regarding transportation safety and emergency services, in staff's assessment, the areas proposed for addition to the UGB do not on their face present insurmountable challenges for safety. They can be developed safely. The determinations about the specifics of what it takes to develop these areas safely requires a level of detailed analysis that is not possible (nor appropriate) at this stage.

10. Acreeage Calculations

A slide in the staff presentation at the 9/20/22 hearing contained a calculation error (Greg owns it; appreciation to John Steeves for pointing it out).¹ Below are the corrected calculations.

Category	Acres	Acres (low end)
Partially Vacant Acres (gross)	16.15	
Vacant Acres (gross)	55.83	
Net Vacant Acres: a) Subtract 0.25 ac from each "partially vacant" parcel b) Add to gross vacant acres c) Subtract 25% for infrastructure Result is Net Vacant Acres	51.92	
Constrained Acres (high end) Up to this amount can be removed from Net Vacant Acres based on access, infrastructure, ownership and other constraints on development.	13.47	
Constrained acres (low end) Counting only the parcels that are fully prevented from being residentially developed.		4.58
Available acres for residential development Net Vacant Acres minus Constrained Acres	38.45	47.34
Acres Needed To meet 20-year demand	65.17	65.17
Deficit Available Acres minus Acres Needed	-26.72	-17.83
Net Acres in Property 1 and Property 2 Gross acreage of the two properties minus conservation easement and riparian corridor, minus 25% for infrastructure.	31.6	31.6
Difference between Proposed UGB additions and quantified Deficit	4.88	13.77

¹ The error in the "low end" column had resulted in a "difference" (bottom line of the table) of 9.46 acres when it should have been 13.77 acres. This error demonstrates the risk of using a Word table instead of an Excel worksheet.

The following three items are amendments to the “Justification and Findings” document.

1. **DIRECTION:** Patrick Wingard (DLCD) asked the city to explain how DOWL arrived at the current population number of 1,416 for 2022.

Forecast for Housing Growth

Per ORS 195.033(3) and OAR 660-032-0020, the City of Adair Village is required to use the official population forecast issued by PRC for comprehensive urban growth planning. DOWL used PRC’s 2022 forecast to estimate the Residential Land Need for the 20-year forecast window.²

The current population estimate of 1,416 residents was derived using PRC’s population interpolation template found on their website. Because the PRC forecasts are only published every three years and the last report was in 2021, Adair Village’s population had to be estimated using the PRC’s five-year interval numbers.

DOWL inserted the forecasted 2025 and 2030 population estimates into the interpolation template to arrive at an estimated population number for 2026. Then DOWL used the same template, inserting the 2021 and 2026 population estimates to obtain the 2022 population estimate (1,416) used in this report.

Table 1: City of Adair Village Population Growth 2022-2042

PSU Population Forecast		Change 2022-2042 (number)	Change 2022-2042 (percent)	Average Annual Growth Rate (AAGR)
2022	2042			
1,416	2,541	1,125	79.4	4.0%

Source: Population Research Center, Portland State University, June 30, 2021, DOWL calculations

2. **DIRECTION:** Kevin Young (DLCD) identified that the city citations to statute ORS 197.298 need to be changed to 197A.320.

Chapter 3 presents the alternatives analysis required by OAR 660-024-0060 as well as findings related to the prioritization described in **ORS 197A.320**.

²PRC’s population estimate for Adair Village, provided in 2021, estimated a population of 2,279 city residents in 2040. PRC’s population interpolation template which applies an average annualized growth rate to estimate population in future years, estimates that the 2042 city population will be 2,541 residents.

For cities outside Metro, ORS 197A.320 replaces ORS 197.298; however, our analysis references ORS 197.298 in a few locations in the report. It's confusing, because the context of ORS 197A.320 is in relation to the "simplified UGB process," but this particular section (.320) applies to all UGB expansions under OAR 660-024 ("regular" UGB) and OAR 660-038 ("simplified" UGB). Nevertheless, when you look at the fundamentals, the prioritization scheme is the same.

After cross referencing and discussing the issue with DLCD, our analysis is consistent with those rules, but DLCD recommended we change any citations to statute from ORS 197.298 to 197A.320 which has been done.

ACTION: All references to ORS 197.298 have been changed to ORS 197A.320.

3. DIRECTION: Fair Housing Council of Oregon Letter to the City

Hello Pat,

I am the coordinator for a collaborative project between Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO) which reviews housing-related PAPAs. We were appreciative of the extensive information on the City's 20-year housing and land needs found on pages 17-20. However, we believe that the summary data should also be included in the Goal 10 findings on page 83. Citing the number of needed acres and units, as well as the potential acres and units resulting from the proposed change, would easily and transparently establish compliance with Goal 10. We request that the findings are amended before the City Council hearing.

Thank you.

Samuel Goldberg
Education & Outreach Specialist
Fair Housing Council of Oregon
1221 SW Yamhill St. #305
Portland, Oregon 97205
(503) 223-8197 ext. 104
Preferred Pronouns: He/Him/His



ACTION: The Goal 10 findings in Chapter 7. Statewide Goal Consistency Analysis of the "Justification and Findings" document has been updated to reflect the City's 20-year housing and land needs as request by the Fair Housing Council.

NEW BUSINESS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Records & Elections

Contact Name * James V. Morales

Phone Extension * 5417666832

Meeting Attendee Name * James Morales

Agenda Item Details



Item Title * Revise Ranked Choice Voting Rules

Item Involves *

- Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 15

Board/Committee Involvement *
 Yes
 No

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

Proposed revision of the Ranked Choice Voting (RCV) Rules defines continuing ballots and winning threshold, adds clarity to the manner in which an automatic recount is determined, and allows single-round batch elimination of RCV candidates that are mathematically unable to win the RCV contest.

Options*

1. Move to accept staff recommended revisions to the Ranked Choice Voting Rules for Implementation.
2. Amend and move to accept staff recommended revisions to to the Ranked Choice Voting Rules for Implementation.
3. Take no action on proposed revisions to the current Ranked Choice Voting Rules for Implementation.

Fiscal Impact*

- Yes
- No

Fiscal Impact Description*

Revisions to the current Ranked Choice Voting Rules for Implementation could result in cost savings if adopted. If amended or not adopted, there could be a cost increase in relation to the possible need for software changes and election expense that would eventually result by widening the vote difference threshold, between first and second place RCV contest candidates, requiring an automatic RCV contest hand recount. Amount = Unknown.

2040 Thriving Communities Initiative

Mandated Service? * Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description * If this agenda checklist describes a mandated service or other function, please describe here.
Ranked Choice Voting is a mandated service adopted by a Charter amendment measure passed by Benton County voters.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values * Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections * Elections keep Benton County citizens engaged in the democratic process.

Focus Areas and Vision * Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection * The adoption of Ranked Choice Voting in Benton County, as a first in the State of Oregon, is a testament to the local culture of our community. Additionally, that change in how we elect some local government representative requires a commitment by staff and the electorate to both educate and learn this new and unique way of voting and electing local officials.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations * Staff recommends acceptance of the proposed Revised Ranked Choice Voting Rules.

Meeting Motions * I move to ...
...accept staff recommended revisions to the Ranked Choice Voting Rules for Implementation.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

RCV Rules for Implementation_Proposed2023.docx 21.76KB






Comments (optional) If you have any questions, please call R&E Director, James Morales, at extension 6832 or County Counsel, Vance Croney, at 6661.

Thank you

If you have any questions, please call ext.6800

**Department
Approver**

JAMES MORALES

<p>1.</p> <p><u>Department Approval</u></p> <p>Comments</p> <p>Signature </p>	<p>5.</p> <p><u>BOC Final Approval</u></p> <p>Comments</p> <p>Signature </p>
<p>2.</p> <p><u>Counsel Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>3.</p> <p><u>Finance Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>4.</p> <p><u>County Administrator Approval</u></p> <p>Comments</p> <p>Signature </p>	

Ranked Choice Voting

Rules for Implementation (Proposed Revision 2023)

Benton County, OR

Affected Contests

In order to qualify, as a Ranked Choice Voting (RCV) contest, a County Office must have a minimum of three candidates nominated for the General Election. Currently, only the partisan Benton County Commissioner positions have the potential to meet this qualification. The nonpartisan Benton County Sheriff contest nominates no more than two candidates in the Primary Election for the General Election ballot in accordance with ORS 249.091.

Number of Rankings per Qualified Contest

When a Benton County Commission contest qualifies for RCV, with three or more candidates nominated, the County Clerk shall print the contest on the General Election ballot in a manner that will allow voters to rank their top three candidate choices. Each voter shall have the opportunity to indicate their First, Second and Third choice candidates in the contest. Voters will also be provided an opportunity for one Write-In in the ranked contest.

Definitions for Ranked Choice Voting

Tallied Vote - When the voter selects a candidate that has not been eliminated, without over voting the ranking to be counted, the vote is cast and tallied for that candidate.

Remaining Candidate - A candidate that has NOT been defeated.

Defeated Candidate - A candidate that HAS been eliminated.

Skipped Ranking - When a voter chooses to NOT select a candidate whose name is printed on the ballot or write-in a candidate name in one or more of the available rankings.

Over Vote - When the voter selects more than one candidate as their first choice or any subsequent choice that is to be counted, the vote is nullified and tallied as an over vote.

Under Vote - When voter skips all rankings, with no first, second or third choice candidate or write-in selected, the vote is nullified and tallied as an under vote.

Exhausted Vote - When the first, second and third choice selections made by the voter in the RCV contest have been eliminated, the vote is nullified and tallied as exhausted.

Nullified Vote - Over Votes, Under Votes and Exhausted Votes are considered nullified RCV votes and are not utilized to determine the 50% plus one number of votes needed to win.

Continuing Ballots

These are ballots included in the tally for each round of RCV results equal to the total number of ballots cast minus the number of nullified ballots in the current round of RCV returns.

Round by Round RCV Returns

Round One returns will reflect First Choice rankings on ballots cast. The First Choice rankings will be posted with all Unofficial Election Returns until every ballot has been cast. Subsequent rounds of RCV returns will then be generated to reflect defeated candidates and the transfer of subsequent choice rankings on the defeated candidate ballots that have been redistributed to the remaining candidates. This process repeats until a winner is determined.

Batch Elimination

When it can be determined, that it is mathematically impossible for two or more candidates receiving the lowest number of votes cast to be elected, these candidates may be simultaneously defeated in a subsequent round of RCV returns.

Winning Threshold

The number of votes a candidate must receive to win an RCV contest. This number is equal to 50% the number of Continuing Ballots, plus one.

Tally of Votes for Ranked Choice Voting Contests

Initially, the first choice votes in the ranked choice contest are tallied. If a candidate receives more than half of the first-choice votes cast (50% plus one), that candidate wins. If no candidate receives more than 50% of the votes, the candidate with the fewest first choice votes is defeated. Next, the votes that had been cast for the defeated candidate are then recast for the next choice remaining candidate selected on those ballots; or until the vote is nullified, if no subsequent choice is for a remaining candidate.

This process continues until a candidate has received more than half of the votes cast or only two candidates remain. If two candidates remain, the candidate with the most votes is declared the winner.

Tally of Write-In Votes

As per ORS 254.500, Write-In votes will be tallied together as a single selection. After fully applying the RCV process, individual Write-In votes will only be tallied when the following requirements are met: (1) the Write-In selection receives the highest number of votes cast; or (2) no candidate whose name is printed on the ballot receives 50% plus one or the majority of votes cast.

After all Write-In votes are tallied individually, if a Write-In candidate receives more votes than the top candidate whose name is printed on the ballot, the Write-In candidate may accept the elected position in accordance with ORS 254.548.

If the top Write-In candidate receives less votes than the top candidate, but, more than the other candidate(s) whose names are printed on the ballot, the top candidate whose name is printed on the ballot shall be declared elected.

If the top Write-In candidate receives less votes than the top two candidates whose names are printed on the ballot, all RCV Write-In votes will be recast for the next choice remaining candidate or until the vote is nullified if no subsequent choice is for a remaining candidate.

Applying Automatic Recount to RCV Contest

A full recount shall be conducted, when the difference between the number of votes received by the apparently elected candidate and the closest candidate apparently defeated is not more than one-fifth of one percent of the total first choice vote rankings received by both candidates in the first round.

Applying RCV In the Event of a Tie Vote

If two or more **remaining** candidates, not including the Write-In selection, are tied with the lowest votes received, a tie-breaker tally shall be generated with scenarios where each tied candidate is individually considered as a remaining candidate. The scenarios will be used to determine which of the tied candidates would receive the most votes and which candidate(s) would receive

the least votes when the other tie vote candidate(s) are eliminated and the next available ranking is applied for the tie-breaker tally. No votes will actually be cast during the tie-breaker tally.

After the tie-breaker process is complete, the tie vote candidate in the scenario that generates the most votes received for that candidate shall be retained for the next round of Ranked Choice Voting. The other tie vote candidate(s) shall be deemed defeated and the next available ranking from those ballots shall be applied to the remaining candidates.

If a tie vote remains amongst the originally tied candidates after the tie-breaker process, all tied candidates shall be eliminated and the next available ranking from those ballots shall be applied to the remaining candidates.

In the application of RCV, if two or more candidates are tied with the highest votes received after all other candidates have been eliminated, the elected candidate shall be determined in accordance with ORS 254.575.

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Board of Commissioners

Contact Name * Nick Kurth

Phone Extension * 6076

Meeting Attendee Name * Vance Croney, County Counsel; Nick Kurth, JSIP Manager

Agenda Item Details



Item Title * Justice System Improvement Program (JSIP) Ballot Measure and Explanatory Statement for SEL 801, Notice of Measure Election

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 20 minutes

Board/Committee Involvement * Yes No

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

To place the JSIP bond measure on the May 2023 ballot, the Board of Commissioners must consider for adoption/approval ballot measure language (in the form of SEL 801, Notice of Measure Election) and attached explanatory statement. SEL 801 and explanatory statement, if approved, will be submitted by County Counsel to the County Clerk's Office on or before February 22, 2023.

Options *

- 1) Adopt/approve SEL 801 and the explanatory statement as provided without edits.
- 2) Edit either SEL 801 or the explanatory statement or both and adopt/approve.
- 3) Reject either SEL 801 or the explanatory statement or both and instruct staff to return at a later date for further consideration and adoption/approval.
- 4) Take no action.

Fiscal Impact *

- Yes
 No

Fiscal Impact Description *

The measure authorizes the County to issue general obligation bonds totaling \$110,000,000. The annual bond levy rate is estimated at \$0.55 per \$1,000 of assessed property value, or approximately \$142.00 per year on residential property with median assessed value of \$258,596. Actual levy rate may differ due to changes in interest rates and assessed value.

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description* If this agenda checklist describes a mandated service or other function, please describe here.
Service elements of law enforcement and the Health Department that will operate from facilities proposed for the JSIP bond measure are mandated.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values* Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- NA

Explain Core Values Selections* The Justice System Improvement Program Vision: The residents of Benton County require an effective, efficient, and equitable criminal justice system that maintains public safety and holds people accountable while providing treatment opportunities that address underlying causes of criminal behavior.

Focus Areas and Vision* Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- NA

Explain Focus Areas and Vision Selection* The Justice System Improvement Program Vision: The residents of Benton County require an effective, efficient, and equitable criminal justice system that maintains public safety and holds people accountable while providing treatment opportunities that address underlying causes of criminal behavior.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* Adopt/approve SEL 801 and the explanatory statement as presented (and without edits).

Meeting Motions* I move to ...
...adopt/approve SEL 801 and the explanatory statement as presented.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

SEL801 Notice of Measure Election
and Explanatory Statement.pdf

838 KB

Comments (optional)

If you have any questions, please call ext.6800

**Department
Approver**

JOE KERBY

1.

Department Approval

Comments

Signature

Joe Kenby

4.

County Administrator Approval

Comments

Signature

Manna Kwiatkowski

2.

Counsel Approval

Comments

Signature

Vance H. Croney

5.

BOC Final Approval

Comments

Signature

Amara Makepeace

3.

Finance Approval

Comments

Signature

Rick Crager

Notice of Measure Election

County

SEL 801rev 01/18: ORS 250.035, 250.041,
250.175, 254.103, 254.465**Notice****Date of Notice****Name of County or Counties****Date of Election**

Final Ballot Title The following is the final ballot title of the measure to be submitted to the county's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

Caption 10 words which reasonably identifies the subject of the measure.

Question 20 words which plainly phrases the chief purpose of the measure.

Summary 175 words which concisely and impartially summarizes the measure and its major effect.

Explanatory Statement 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:

→ any measure referred by the county governing body; **or**

→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached?

Yes

No

Authorized County Official Not required to be notarized.

Name**Title****Mailing Address****Contact Phone**

By signing this document:

→ I hereby state that I am authorized by the county to submit this Notice of Measure Election; **and**

→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Signature**Date Signed**

Explanatory Statement

In 2018, Benton County began a comprehensive review of its justice system, including data analysis, forecasting, community engagement, and review of evidence-based practices for improving outcomes. Findings included:

Benton County does not currently have an Emergency Operations Center to coordinate response for major events or disasters. The County currently rents or borrows space when coordinating trainings or exercises or responding to emergencies.

The current County jail was constructed in 1976 as a temporary holding facility and cannot be renovated to meet modern standards. In 2022, the facility was closed 22 times for lack of available beds. There are no dedicated areas for rehabilitative programs that address mental health, substance abuse, or education – services that reduce the percentage of repeat offenders.

The County's Child and Family Program provides treatment from a small, leased space that does not have capacity to accommodate growth of youth mental health services. Expanding into the County's Sunset Building would allow the program to serve more youth with fewer delays.

The Home, Opportunity, Planning, and Equity (HOPE) Advisory Board has recommended creation of a navigation center to address the complex issue of homelessness and create pathways into permanent housing. In partnership with the Corvallis Daytime Drop-in Center, the County would dedicate bond funds towards a homelessness services housing and navigation center, where multiple service organizations would provide individuals access to supports to prevent or transition out of homelessness.

If approved, bond proceeds may include capital investments in facilities that provide:

Community Safety and Emergency Operations

- Consolidation of County safety and justice services at a single campus, one mile north of downtown Corvallis, enhancing access, operational efficiency and emergency response.
- A co-located Sheriff's Office and Emergency Operations Center to improve coordination and ensure first responders have access to communications and resources during major emergencies and natural disasters.
- A new correctional facility with increased capacity (up to 120 beds) and dedicated areas to provide mental health and addiction services.

Mental Health

- Expanded and redesigned spaces for the Children and Family Program, which provides mental health treatment, wraparound services, and rural school-based programs, in a safe setting, for youth and families across Benton County.

Homelessness

- In partnership with Corvallis Daytime Drop-in Center, development of a homelessness services housing and navigation center, where people who are unsheltered can access comprehensive supports from co-located agencies and providers to navigate basic needs, receive wraparound mental and physical health services, and build pathways out of homelessness.

What would the bond cost?

The bond is estimated to cost \$0.55 per \$1,000 of assessed value annually. The typical homeowner would pay \$142 per year, based on the median assessed value in Benton County of \$258,596. Assessed value is typically lower than market value. Actual levy rate may vary due to changes in interest rates and assessed value.

Accountability

The County would establish a Public Bond Oversight Committee to ensure bond funds are used as approved by voters, including audits of bond projects and expenditures.

(Submitted by Benton County)

DEPARTMENTAL REPORTS AND REQUESTS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 02/21/23

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Health Services

Contact Name * Jasper Smith

Phone Extension * 6158

Meeting Attendee Name * Jasper Smith and Suzanne Hoffman

Agenda Item Details



Item Title * Establish Quality Assurance Position in Developmental Diversity Program

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Board/Committee Involvement * Yes No

Name of Board/Committee Position Review Committee

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

The Developmental Diversity Program received \$159,000 from the state for a Quality Assurance Coordinator position that needs to be fully expended by 3/2025. The position is in our budget for 23-25. We would like to fill it early (April) to be able to fully expend funds by the deadline. It was approved by the position review committee, but they could only approve it limited duration. It is budgeted and we would like to fill it as a regular permanent position with BOC approval.

Options *

Approve the creation of a permanent position within the current biennium,

OR

Postpone the creation of the permanent position until the new biennium, and return the additional funding to the state.

Fiscal Impact *

- Yes
- No

Fiscal Impact Description *

The state has given us \$159,000 in support of a position; if those funds are not utilized for that purpose, we have to return the money to the state. Since the addition of a Quality Assurance professional helps other staff to be productive and generate revenue, there are plans to create the permanent position using our own money and budget starting in July with the new biennium. Accepting the state money now allows us to offset some of the projected cost, and start to see the benefits of the new position in advance of our originally planned date.

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Mandated Service Description* If this agenda checklist describes a mandated service or other function, please describe here.
The mandate for the funding is to help administer state programs that received ARPA funding. Much of the money was seed money for on-going programs that will need support. We have grown significantly in services coordinators, but have not grown administrative and supervisory support for services coordination. We need to add positions to adequately support our core work in these areas. This helps us with our long term need to add quality assurance and administrative support. We are hoping to add supervisory support in our July budget. The state funding allows us to meet immediate state needs and puts us ahead of where we hoped to be in terms of both time and budget.

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values* Select all that apply.
 Vibrant, Livable Communities
 Supportive People Resources
 High Quality Environment and Access
 Diverse Economy that Fits
 Community Resilience
 Equity for Everyone
 Health in All Actions
 NA

Explain Core Values Selections* The position furthers the work of the DD Program to fully integrate people with disabilities in the community, provide services and supports, provide jobs at livable wages, promote equity and inclusion, and respond to emergencies and health crises.

Focus Areas and Vision* Select all that apply.
 Community Safety
 Emergency Preparedness
 Outdoor Recreation
 Prosperous Economy
 Environment and Natural Resources
 Mobility and Transportation
 Housing and Growth
 Arts, Entertainment, Culture, and History
 Food and Agriculture
 Lifelong Learning and Education
 NA

**Explain Focus Areas
and Vision
Selection***

The position and funding are to promote health and safety due to the pandemic, implement new rate structures to increase wages and stability of service jobs, and help people access and maintain stable housing with support.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* We recommend approval to accept the funds and hire a Quality Assurance Coordinator as a regular permanent position in April.

Meeting Motions* I move to ...
...approve the creation of a permanent Quality Assurance Coordinator position in the Developmental Diversity program, and begin recruitment for a potential hire date in April 2023.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Comments (optional)

If you have any questions, please call ext.6800

**Department
Approver**

SUZANNE HOFFMAN

1.

Department Approval

Comments

Signature

Suzanne Hoffman

4.

Finance Approval

Comments

Signature

Rick Cramer

2.

Counsel Approval

Comments

Signature

Vance H. Choney

5.

County Administrator Approval

Comments

Signature

Joseph Kerby

3.

HR Approval

Comments

Signature

Tracy Martineau

6.

BOC Final Approval

Comments

Signature

Amarda Makepeace

Good morning. My name is Bill Gellatly, a Corvallis resident, a mechanical engineer retired from the high-tech world - with a management degree from Marylhurst University.

My purpose today is to encourage you to consider three questions regarding the Coffin Butte Landfill. Following reporting in the G-T, speaking with two members of the BCTT committees, and then with a retired soils scientist familiar with the local geology, I feel there are three areas I believe could benefit with at least a better public understanding.

With a new Conditional Use Permit being anticipated in the next year or so, I ask you to consider these three questions. Each is followed with a couple of sub-points.

- **First, has there been a supplier analysis, asking questions with the freshness you would employ if this site were a new startup operation?**
 - Has the supplier been evaluated for competitiveness with, for example Waste Management?
 - How does the supplier stack up with other suppliers in quality, technology, or environmental compliance issues?
- **Second, have you asked Republic to provide any technology roadmaps that would address long-term problems of water treatment or ways to drive recycling issues back to their source?**
 - In particular, how do these suppliers plan to reach the achievements seen in the leading European countries?
 - What are the actions that Republic might employ to push back on food industry packaging?
- **Third, is there an active or evolving plan to assure that the substantial franchise fee increases will assure continuous improvement of operations at Coffin Butte?**
 - For example, might some of the franchise fee increases be tied to the Republic meeting improved rates of recycled plastic materials back into the supply stream?
 - Might there be incentives based on their ability to influence the food packaging industry?

Thank you.

Bill Gellatly
2923 NW 13th Place
Corvallis OR 97330
(503) 867-6514
Bgellatly@msn.com

HP & CHIPS Act Intro

HP CHIPS Act Core Team

8-Feb-23

For External Use



What is the CHIPS Act and how does it relate to HP ?

The **Creating Helpful Incentives to Produce Semiconductors and Science Act of 2022 (CHIPS Act), signed into law on August 9, 2022, is designed to boost US competitiveness, innovation, and national security. The law aims to catalyze investments in domestic semiconductor manufacturing capacity.**

The CHIPS Act allocates over \$52 billion in funding from the federal government to incentivize domestic manufacturing of semiconductors as well as related R&D and workforce development initiatives. [See more here.](#)

The Corvallis site is HP's only semiconductor processing and assembly facility in the US, and we are looking at opportunities to access those funds related to our launch of our new TIJ G5 technology.



HP Corvallis: Most Advanced Microfluidics Facility in the World

30 years of Technology Development & Quality at Scale

\$1B+ invested in equipment and infrastructure

Production & R&D
On the same toolset

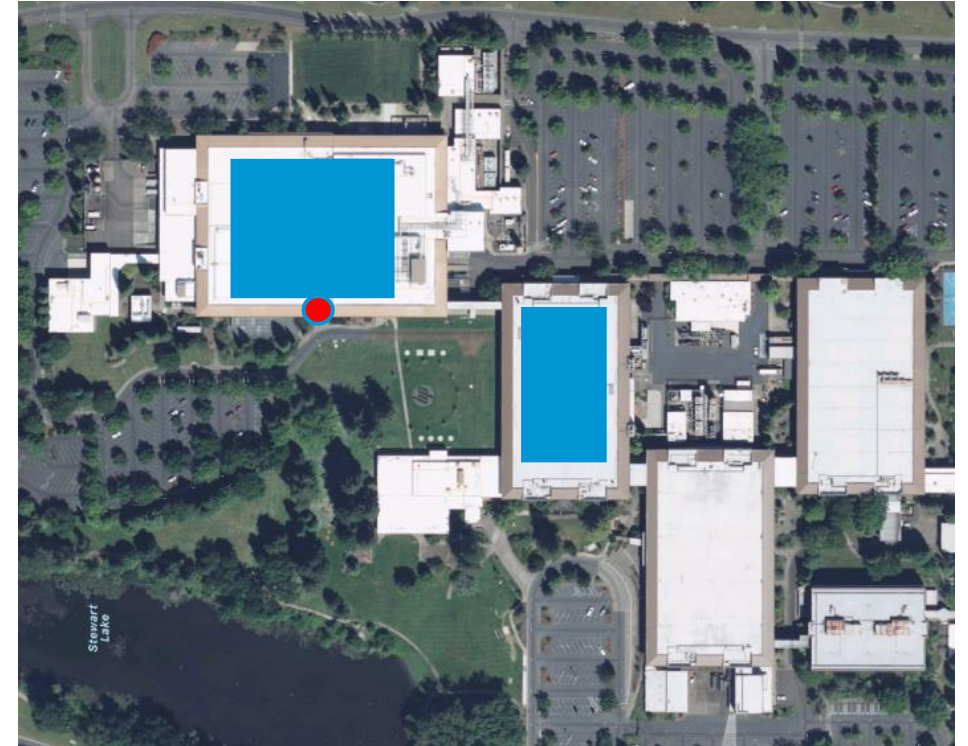
5000+ patents

20M+ printheads per year

\$3B+ revenue per year

150 materials covering the periodic table

Silicon Wafer Fab
120,000 sq ft



Designed for manufacturability, quality at scale, cost & performance

The Ask...

HP is working to develop a proposal to secure CHIPS Act funding to benefit our Corvallis site. The grant requirements will be published by the US Department of Commerce in February and HP is aiming to submit a formal application in May.

To be successful, information is required from HP's business partners including material suppliers, labor contractors, government and academic partners to show:

- Supply Chain risks and mitigation
- Workforce pipeline and training programs
- "Good Job" information including wages, career path, and communities impacted
- DEIA recruitment plans, metrics and programs
- Industry and Academic collaborations

Letters of support and commitment from external ecosystem partners are important for a strong proposal.

Data will be shared internally with the HP CHIPS Act Core Team and our Consultants under CDA to help to prepare the proposal. There will be Executive Sponsor approval before final submittal.

HP is considering a range of proposals for increased manufacturing on the Corvallis site, which may include:

- Additional facilities construction and remodel
- Increased jobs including engineering, technicians, and support functions
- New and/or expanded industry and academic partnerships

What you will want addressed

We plan to submit an Enterprise Zone application, but want to understand any additional unique issues/concerns you would like us to address in our application

- Delta in utility consumption and conservation/reduction efforts
- Other?

HP is working to become the most sustainable and just technology company on the planet by 2030.

Impact every day

2,740 trees planted with 1t.org¹ †

22,968 learners enabled² □

352 tonnes of supplies and hardware recycled³ ▲

\$1,526,029 in spend with diverse suppliers⁴ □



Backup / additional information



BCTT Workplan Feb. - Apr. 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					February 17	18
					Draft Key Findings and Recs (FRs) to SUBs	SUBs Refine FRs
19	20	21	22	23	24	25
SUBs Refine FRs	SUBs Refine FRs	SUBs Refine FRs	SUBs Refine FRs Draft 4 FRs to WG	FRs Crosswalk Doc WG Meeting 8 (3 to 7:30)		
26	27	28	March 1	2	3	4
	SUBS Meet to Refine FRs and Create Draft 5	SUBS Meet to Refine FRs and Create Draft 5	SUBS Meet to Refine FRs and Create Draft 5		Draft 5 FRs Issued	Public Survey Opens
5	6	7	8	9	10	11
Public Survey Open	SUBs Meet for Final Revisions Public Survey Open	SUBs Meet for Final Revisions Public Survey Open	SUBs Meet for Final Revisions	Public Survey Open Open House (5:30 – 7:30 PM)	Public Survey Open	Public Survey Closes at Noon
12	13	14	15	16	17	18
	Final Draft (6) Published with Survey Results	WG Polling Opens at Noon	WG Polling Closes at 5 PM	Final WG Meeting (2 to 7:30 PM)		
19	20	21	22	23	24	25
	SUBs Avail.	SUBs Avail.	SUBs Avail.	SUBs Avail. WG Statements Due @ Noon	Final Report to Board (Word Version)	Send to Publisher
26	27	28	29	30	31	April 1
At Publisher	At Publisher SUBs Prep for 4/18	At Publisher SUBs Prep for 4/18	At Publisher SUBs Prep for 4/18	At Publisher	At Publisher	Final Facilitator Review

BCTT Workplan Feb. - Apr. 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7	8
Final Facilitator Review	To Publisher	“Coffee Table” Version to Board				
9	10	11	12	13	14	15
		WG 4/18 Dry Run				
16	17	18	19	20	21	22
		BCTT Presentation to Board				
23	24	25	26	27	28	29
30						

MAKEPEACE Amanda

From: GROGAN Cory
Sent: Monday, February 20, 2023 8:11 AM
To: KWIATKOWSKI Maura; MAKEPEACE Amanda; MILO Erika
Cc: DELAVEGA Marriah; KERBY Joseph
Subject: HIGH PRIORITY - Important task for BoC meeting

Importance: High

Hi all,

The JSIP video open house video we are playing at the next BoC has been updated and we need to make sure to play the correct version. Here is where you can find the correct version let me know if you have questions:

- YouTube: <https://youtu.be/Z47kO80aizw>
- G:\BOCSTAFF\PIO\Video\Jail Video\ACTUAL - The file name has a 2 at the end of it: "JSIP Open House_final2"



Cory Grogan

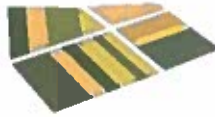
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Law Office of Mike Reeder
Oregon Land Use Law

APPEAL HEARING MEMORANDUM

TO: Benton County Board of Commissioners
FROM: Mike Reeder, Attorney for Applicants Crosby and Jordan
SUBJECT: Relative Farm Help Dwelling | Benton County File No.: LU-22-023
DATE: February 21, 2023

This is an appeal of the Planning Commission's denial of a farm-help dwelling for a relative of the farm operator for a 64-acre farm owned and operated by my clients, Cynthia Crosby and Connie Jordan.

I. Clear and Objective Standards Only – ORS 197.307(4)

A relative farm-help dwelling is an application for the development of “housing” and is therefore subject to state law, ORS 197.307(4) (the “Clear & Objective Statute”).¹ The Clear & Objective Statute states:

“Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing.”

LUBA and the Oregon courts have specifically held that counties must adopt and apply only clear and objective standards for housing development. Any standard that is not clear and objective cannot be applied to the relative farm help dwelling application (the “Application”).

II. The Planning Commission Denied the Application on Only Two Grounds, Both of which are Standards that are Not Clear and Objective and Therefore, Must be Waived.

Neither the Planning Commission nor staff address the statutory requirements of Clear & Objective Statute in a direct manner. This is in error.

The Benton County Development Code (“BCDC”) permits a “farm-help dwelling for a relative of the farm operator” pursuant to BCDC 55.120(1). This code provision includes a

¹ See *Warren v. Washington County*, 78 Or LUBA 375 (2018) (where LUBA stated: “In conclusion, we construe ORS 197.307(4) (2017) as prohibiting the county from applying standards, conditions and procedures that are not clear and objective...without regard to whether intervenor’s property is ‘buildable land’ within the meaning of ORS 197.295(1).”). See also, *Community Participation Organization 4M v. Washington County*, ___Or LUBA___ (LUBA No. 2020-110, Sept. 29, 2021), slip op 16-17.

number of clear and objective defined standards and criteria that do not run afoul of the Clear & Objective Statute:

1. Lawfully established parcel or lot
2. Subject to administrative review
3. Dwelling will be located on property used for farm use
4. Dwelling will be located on the same lot or parcel as the dwelling of the farm operator
5. The "relative" to occupy the farm-help dwelling
6. The landowner covenant
7. Foreclosure is defined
8. Exception for growing of marijuana

Each of the above-listed standards and conditions are clear and objective either on their face or are clear and objective because they are clearly defined in the code. In contrast, two standards that were used to justify denial of the application are not clear and objective and may not be applied.

The two standards are not clear and objective:

- (1) When does a farming operation "rise to the level"² of a "**commercial farming operation**"?
- (2) When is the relative's assistance with the management and farm use of the existing commercial farming operation "**required**"?

To be exceptionally clear - even if the BCC finds that the Applicants' farming operation does not "rise to the level" of a "commercial farming operation" and/or the relative's assistance is not "required" **the BCC may not apply these two standards and must therefore approve the Application.**

III. Analysis of "Commercial Farming Operation"

In the most recent staff memo, dated February 8, 2023 (the "Staff Memo"), staff attempts to interpret what constitutes a "commercial farming operation". This latest attempt is inconsistent with prior interpretations during the PC hearing and is inconsistent with staff communications and reasoning related to prior farm-help dwelling applications. Staff begins by citing the statutes for "farm use" found at ORS 215.203(2) and ORS 308A.056. Staff correctly recites the definition of "farm use" as "the current employment of land for the primary purpose of obtaining a profit in money." That is fine as it goes, but the definition of "farm use" is not a substitute for determining when a farm use "rises to the level" of a "commercial farming operation."

² See quote from February 8, 2023 Staff Memo, page 10-11/304 of record (second page of the Staff Memo).

Staff then states:

“The applicants only identify two farming operations that create a profit: breeding Dexter cattle and raising hay. Other farming activities on the property include horse boarding for personal use, an apple orchard, and a vegetable garden. The applicants do not utilize the land primarily to obtain a profit, nor do they rely on this farm for their income. They live on the property to enjoy its beauty, enjoy a rural lifestyle and the opportunity.”

Let's break down this staff statement piece by piece:

First, staff got the number of discrete “farm uses” wrong. Staff incorrectly determined that the apple orchard was not a farm use, when ORS 308A.056(1)(g) specifically defines farm use to include “preparing, storing or disposing of, by marketing, donation to a local food bank or school or otherwise, the products or byproducts raised for human or animal use on land described in this section.” BCDC 51.020(15)(a) allows “any other agricultural or horticultural use” as a farm use. Here, the Applicants donated their orchard produce gleaned from 2 acres of fruit trees and included this donation as a deduction on the IRS Schedule F.

In addition, staff ignored the fact that the Applicants also use the property for a fourth “farm use” – the “on-site construction and maintenance of equipment and facilities used for the activities described in this subsection.” BCDC 51.020(15)(a). Much of the capital investment in this farm has been used in upgrading and purchasing new equipment, laying irrigation, and building facilities.

Second, in addition to the fact that staff got the number of distinct farm uses incorrect (there are 4, not 2) the definition of “farm use” does not include a requirement for a specific number of farm uses, so staff's complaint that there are “only” two farming operations is not only incorrect, but irrelevant and, perhaps more importantly, shows the need to interpret the statute. The need to interpret the statute means that the code provision violates the Clear & Objective Statute.

Third, staff states that the Applicants do not use the land “primarily” to obtain a profit. Again, staff is incorrect. The evidence in the record, such as a business and marketing plan, is overwhelming that the primary use of the property is for commercial farming operations. But, again, the fact that staff is inserting “primarily” into the analysis and such a determination is inherently subjective, meaning that this provision cannot be applied to the Application. The Applicants have repeatedly testified that they are motivated by a desire to obtain a profit. It is not necessary that the Applicants actually have obtained a profit. Anyone that farms knows that:

“Land can be suitable for economically successful and sustainable farm use and yet the landowner, because of tax and accounting concepts such as accelerated depreciation and loss carry-forwards, legitimately may show a net operating loss from such use.”
Weherell v Douglas County, 342 Or LUBA 682 (2005).

Fourth, staff suggests that the Applicants do not “rely upon this farm for their income.” Reliance on the income from the farm is nowhere found in the code. Staff is inserting a provision into the code that is not there in violation of ORS 174.010.³ Again, perhaps more importantly, staff is attempting to use interpretive methods (i.e. incorrectly) to support an interpretation of “commercial farming operations”. As such, staff is doing precisely what the Clear & Objective Statute commands local governments not to do.

Lastly, staff’s characterization of the motivations for the Applicants’ farm use is not only woefully incomplete, by totally irrelevant and not supported by the evidence in the record. Without citation to the record to support such a statement, staff suggests:

“They [the Applicants] live on the property to enjoy its beauty, enjoy a rural lifestyle and the opportunity to remain active in retirement, part of which is learning farming techniques and applying them to the property...but the applicants’ activities do not rise to the level of a farm operator who gains the majority, if not all, of their income from managing a farm use and who intends to concentrate their activities on the land to create that income.”

This statement is a half-truth designed to camouflage the criteria by which this application is to be judged. To be clear, neither of the Applicants have employment outside the farm. The Applicants use the property as a commercial farming operation to obtain a profit in money and as probably all farmers and ranchers do, they enjoy (or attempt to enjoy) the beauty of the property and its environs. Such a common and unremarkable fact has nothing to do with the criteria. Staff seems unable or unwilling to acknowledge the fact that two things can be simultaneously true – that the Applicants “retired” from their professions and then entered a new profession (farming/ranching) later in life and they are commercial farmers attempting to earn a profit. The Applicants use retirement funds as capital to start, maintain and expand the existing commercial farming operation. It is disingenuous and somewhat offensive to suggest that two women cannot engage in the business of farming later in life. Staff here again attempt to slip in a requirement that is found nowhere in the text of the code: that the farm operator must gain the majority of, if not all, of their income from the farm use. However, the evidence from tax records shows that the Applicants do not have other employment and the farm is their sole source of income. Establishing a requirement that the Applicants must gain the majority of their income from farm use is an interpretation and an incorrect one at that. Code provisions that require interpretation are not permitted for applications for the development of housing.

The County has yet to legislatively adopt clear and objective standards that would permit an applicant to know precisely what must be done in order to obtain a permit for a relative farm help dwelling. The County cannot, through a quasi-judicial land use permit application process, impose purported “clear and objective” standards through interpretation.

LUBA did not establish a clear and objective track (or an “alternative approval

³ When interpreting statutes, courts can neither insert what the legislature omitted, nor omit what the legislature inserted. See *Portland Gen. Elec. Co. v. BOLI*, 317 Or 606, 610 (1993).

process”) pursuant to ORS 197.304(6) when it established its three “safe harbors”.⁴ In the Staff Memo, staff appears to misunderstand the commands of the Clear & Objective Statute. Regarding the determination of whether a farm use is a “commercial farming operation” staff asserts (at Rec. 11/304) that since LUBA has established three “safe harbors” to determine if a farm is a “commercial farming operation” LUBA has, in essence, created a “clear and objective” track for determining whether a farming operation is a commercial farming operation. The three safe harbors articulated by LUBA appear to have clear and objective criteria. However, creating clear and objective safe harbors is not the same as creating a clear and objective standard.⁵ Even if the Applicants cannot meet the clear and objective standards of the three LUBA-created safe harbors, an applicant can still show that the farming operation is a commercial farming operation.

Staff attempts to skirt this issue by suggesting, at Rec. 11/304, that if the Applicant cannot meet the clear and objective standards of the LUBA-created safe harbors, that it can:

“look at the fourth part of the criteria, the definition of a ‘commercial agricultural enterprise,’ a term used by LUBA as equivalent to a commercial farming operation. A ‘commercial agricultural enterprise’ must: contribute in a substantial way to the area’s existing agricultural economy; and help maintain agricultural processors and established farm markets. Staff concludes that the farm operation did not substantially contribute to Benton County’s agricultural economy or maintain agricultural processors or established farm markets. It contributes slightly to the cattle market and the hay market but the farm’s contributions have not risen to a point that its elimination would create an impact on any farm market or the local economy.” (Emphasis added).

We know that this fourth “path” is also not clear and objective because staff does not identify how it came to determine what is a “substantial” and what is a “slight” contribution. Also, staff implicitly interpreted “established farm markets” to which the farming operation contributes to “Benton County’s agricultural economy.” Staff failed to provide an explanation for why it interpreted “established farm markets” to include the entirety of Benton County. In any case, such a determination was an exercise of policy, which means that the fourth “path” is not clear and objective.

In the *Richards* case LUBA exhaustively described the “safe harbor” processes:

⁴ Even if LUBA had purported to create an alternative track, it does not have the authority to do so – such must be adopted by a local government. See ORS 197.304(6) (“...a local government may adopt and apply an alternative approval process...”). (Emphasis added).

⁵ In his October 24, 2022 memo (Rec. 43/304), County counsel, Vance Croney, stated: “While it is true that phrase [“commercial farming operation”] has not been defined, LUBA has provided clear guidance on how to interpret, and apply that phrase.” Mr. Croney is wrong for two reasons. First, if LUBA has to give guidance on how to interpret the statute and/or code, the statute and/or code provision is not clear and objective. Second, LUBA’s guidance was not clear and objective. It still requires a tremendous amount of discretion and judgement to determine when a farming operation “rises to the level” of a “commercial farming operation.”

"We here describe the two approaches discussed in Richards I and Harland as 'safe harbors,' because they are based on specific and facially more rigorous rule standards that apply to somewhat analogous determinations and uses governed by OAR chapter 660, division 033. The two approaches are based on (1) the OAR 660-033-0020 standards for determining what minimum parcel size is consistent with continuing the 'commercial agricultural enterprise' within a local area, and (2) the OAR 660-033-0135 standards for approving a dwelling in conjunction with farm use. The rationale is that if a farm operation meets or exceeds the local thresholds for a 'commercial agricultural enterprise,' or the farm operation is productive enough to qualify for a primary farm dwelling, then a county could safely conclude, without more analysis, that the farm operation is also a 'commercial farming operation' for purposes of approving a 'relative farm help dwelling' under OAR 660-033-0130(9).

To those two identified 'safe harbors,' we can add a third. OAR 660-033-0130(24)(b) sets out standards for when a farm operation with a primary farm dwelling qualifies for an accessory farm dwelling, occupied by a non-relative. Because a relative farm help dwelling is similar in function to an 'accessory farm dwelling' allowed under OAR 660-033-0130(24), if the farm operation supporting the primary farm dwelling is sufficient to qualify the property for an accessory farm under the standards at OAR 660-033-0130(24)(b), we think a county could safely conclude, without more, that the farm operation qualifies as a 'commercial farming operation' for purposes of OAR 660-033-0130(9). Of course, the reverse is not true: if the farming operation supporting a proposed relative farm help dwelling did not meet or exceed the relevant standards under any of these three 'safe harbors,' it would not necessarily mean that the county must conclude that the farming operation at issue is not a 'commercial farming operation' for purposes of OAR 660-033-0130(9). It means only that the county must grapple with that issue directly and do the hard work of articulating the thresholds it will apply in determining whether the farm operation at issue qualifies as a 'commercial farming operation.'" Richards v. Clackamas County, 79 Or LUBA 171, 177, Fn 4 (2019) (Emphasis added).

Doing "hard work to articulate the thresholds it will apply" does not describe a County process applying clear and objective standards.

Finally, staff have shifted the analysis of this term for this Application as time has passed. In the Richards case, LUBA grappled with the definition for "commercial farming operation". LUBA determined that where the scale and intensity of the farm is of such magnitude that it may be determined to be considered a "commercial farming operation" when "a reasonable farmer would devote the majority of his or her working hours to operating the farm." At first staff had acknowledged the "scale and intensity" factor in their analysis.

“Therefore, the decision for this application hinges upon if the operation is one that is of sufficient scale and intensity that would induce and require a reasonable farmer to devote the majority of his or her working hours to operating a farm on the subject property.” Rec. 34/304.

However, since then Staff has abandoned this “scale and intensity” analysis and have not addressed it before the Board. No explanation for this shift has been offered and the Applicants are left to assume it is because the Applicants have provided evidence in the record to prove that the use of the subject property is of the scale and intensity that it would meet the “commercial farming operation” standard of *Richards*.

IV. Analysis of the Term “Required”

On page 11/304 staff attempts to argue that “required” in this context is “easy to understand without the need to resort to a dictionary.” If the term “required” was defined by the code or the statute, then perhaps staff would be correct. However, it is undefined and therefore, Oregon courts require that words of common usage be interpreted with their “plain, natural and ordinary” meanings as defined by a dictionary. *PGE supra*, 611.⁶ The fact that staff attempted to define “required” as “absolutely necessary” by relying on the *Lonks* case and by utilizing two dictionaries destroys staff’s argument that “required” in this context is “easy to understand”. If it was easy to understand and not ambiguous, there would be no need to create a new definition as staff attempted to do. Furthermore, County counsel stated, on page 8 of his October 24, 2022 memo to planning staff as follows: ‘Staff interpreted the word ‘required’ by looking to both the Merriam-Webster and Cambridge Dictionaries for the definition.’ (Emphasis added). It is unclear to me why the County would argue that the term “required” is unambiguous, but then feel the need to turn to two different dictionaries to assist in coming up with an interpretation. County counsel admitted that staff “interpreted” the term “required”. Staff cannot now claim that no interpretation is necessary.

In addition, the minutes of the December 6, 2022 Planning Commission hearing also reflect the fact that the County deems the “required” criterion as a discretionary, ambiguous term that requires interpretation: “The State has left it to each county to use local discretion to interpret the term ‘necessary’...” Rec. 25/304.⁷

Furthermore, as I noted previously, the County failed to consult *Webster’s Third New International Dictionary* (which is the preferred dictionary of Oregon courts).⁸ *Webster’s Third New International Dictionary*, page 1929, defines “require” as follows: “**1** *obs* : to ask, request, or desire (a person to do something...) and **3 a** : to call for as suitable or appropriate in a particular case.” These two definitions are much more expansive and not as restrictive as is suggested by County staff.

⁶ See also *Potter v. Schlessor Co.*, 335 Or 209, 213 (2003) (consulting *Webster’s Third New International Dictionary* in absence of statutory definition).

⁷ This statement shows the confusion that staff caused by equating the term “required” with the term “necessary”.

⁸ See *Dearborn v. Real Estate Agency*, 334 Or 493, 502 n 6 (2002), *overruled in part*, 337 Or 309 (2004).

In any case, the fact is that the term is ambiguous and is therefore not to be used in denying the Application because such application of an ambiguous term is the imposition of a standard that is not clear and objective.

Next, staff suggests that since the farm help “live within a 15-minute” drive of the subject property that the relative farm-help dwelling is not absolutely necessary is wholly unsupported by code, statute, caselaw, logic, and does not even address the standard.

Under staff’s interpretation no relative farm-help dwelling would be required because theoretically every relative could find another place to live off-site. Relatedly, how far away would be too far in order for the relative farm-help dwelling be “required”? Forty-five minutes? An hour? Two Hours? Such a determination is inherently subjective and therefore violates the Clear & Objective Statute.

But perhaps more importantly, the standard is whether the farm operator “requires” the help, not whether the farm help requires a dwelling to live. Therefore, the staff argument regarding how long it takes the farm-help relative to travel to the subject property is totally irrelevant and illustrates staff’s lack of understanding the intent and meaning of the code.

There is also the issue of a shifting definition of this term. In Benton County file number LU-21-065, the definition of “required” was found by Benton County to be “need for a particular purpose.” Rec. 244/304 This definition is in alignment with the similarly less restrictive definition provided in my September 14, 2022 letter as taken from *Webster’s Third New International Dictionary*: “to call for as suitable or appropriate in a particular case.”

On page 12/304 staff states: “While the appellants and their attorneys do not agree with staff’s assessment, appellants may not simply substitute their own definition of a commercial farm operation on appeal.” This is a non sequitur and is disingenuous at best. As discussed above, it is staff that is interpreting the code when the Clear & Objective Statute does not permit interpretation for this Application. The Applicants and their attorneys are not “simply substitut[ing] their own definition” as is asserted by staff. The Applicants and their attorneys are asserting that it is staff that is “simply substitut[ing] their own definition” of “commercial farming operations” in violation of state law. Staff may not simply ignore the legal argument made by Applicants, nor may they ignore the evidence in the record. Nor may staff ignore precedent provided in the record by the Applicant.

V. Analysis of Roberts Case

In his October 24, 2022 memo, County counsel, Vance Croney agreed with the Applicants that the Clear & Objective Statute applies to the Application, but also argued that the standards are both “clear and objective”. Rec. 43/304. Mr. Croney cited to the *Roberts* case wherein the Court of Appeals held that potentially ambiguous terms do not violate the Clear & Objective Statute when the purported ambiguity arise “without reference to their context and the purpose of the ordinance.” *Roberts v. City of Cannon Beach*, 316 Or App 305, 317 (2021). However, the *Roberts* case supports the Applicant, and contradicts the position taken by Mr. Croney. The term “requires” does not mean “absolutely necessary” when viewed in context

and by looking to the purposes of the relative farm help dwelling stature and code provision.

An example of when something is “absolutely necessary” or “required” as interpreted by the County is that oxygen is required for humans to survive. An applicant is required in the absolute sense to have the County review a land use application. Without payment, the County will not process an application. There are endless examples of when something is “required” in the absolute sense. However, the *Webster's Third New International Dictionary* supplies us with two reasonable and correct meanings of the term “required” in the context of a relative farm help dwelling: “**1** *obs* : to ask, request, or desire (a person to do something...), and **3 a** : to call for as suitable or appropriate in a particular case.” *Webster's Third New International Dictionary*, page 1929. These two definitions, when viewed in context and when viewed with the purposes of the relative farm help dwelling laws in mind, are the correct definitions.

Importantly, recently Benton County itself has used another dictionary definition to justify not using the “absolutely necessary” standard that it is attempting to use in this Application: “*One dictionary definition of required [fn 6] for this purpose is ‘need for a particular purpose.’*”⁹

Lastly, the Oregon Supreme Court has provided direction for how to appropriately interpret ambiguous land use laws – in favor of the property owner. See *Lane County v. R.A. Heintz Const. Co.*, 228 Or 152 (1961). In the *R.A. Heintz* case, the Court held that interpreting the language of the ordinance to determine the extent of the restriction upon the use of property, the language must be interpreted, where doubt exists as to the intention of the legislative body, in favor of the property owner, and against any implied extension of the restriction.” *Lane County, supra* at 159 (Emphasis added). In addition to the Clear & Objective Statute, the Supreme Court in *Lane County, supra* also held that it is “particularly essential that statutes should be clear and explicit where the abrogation of a rule of common law is involved, as here.” (citing *Jarvis v. Town of Claremont*, 83 N.H. 176, 139 A. 747, 749 (1927)).

V. Response to Staff's “Analysis of New Appeal”

Staff, on page 11/304, acknowledge that the Applicant provided to the record prior Benton County decisions for relative farm-help dwellings, but attempt to downplay the significance of each: “Staff interpretations of the code, however, are based on the unique circumstances and evidence presented in each application.” This is an admission by staff that the code requires an exercise in judgment and policy and is not clear and objective. Additionally, staff does not attempt to draw any distinction between the cases provided and the present case.

A review of prior farm-help dwelling application materials, which is included as Attachment 3 and beginning at Rec. 203, illustrated the following:

⁹ *Bricker Application*, LU-21-065 Staff Report, Rec. 244/304.

- Benton County approved a hazelnut farm that had zero income. *Fortier Application*, LU-19-027 Staff Report, Rec. 231, 236/304. The property subject to the *Fortier* application was 46 acres in size. Rec. 231/304.
- Benton County has stated that the income level required is subjective and showing less than \$80,000 income, may be adequate, but that the income must be enough to “distinguish between a ‘hobby or recreational farm’ and a ‘commercial farm.’” See *Bricker Application*, LU-21-065 Staff Report, Rec. 245/304 wherein staff states:
 - *“The closest definition of a commercial farming operation is from the Oregon Administrative Rules [fn 7] [definition of “commercial agricultural enterprise” omitted]. This is a nonspecific definition that has been further developed by a decision in a 2019 Land Use Board of Appeals (LUBA) case, Richards v. Jackson County, 79 Or [LUBA] 171 [fn 8], which outlines various methods that can be used to determine if a farm operation constitutes a commercial farming operation. The scale and intensity of this applicant’s farming operation indicates that it can be considered a commercial operation.” (Emphasis added, footnotes omitted).*
- Benton County told applicants that through conversations with DLCD that the County can take into account investment for farming practices that are long term, such as cattle and fruit trees and that such a determination is “subjective”. *Email from Inga Williams to Paul Spies*, dated April 14, 2022, Rec. 251/304.
- Benton County approved applications based only on a statement from the applicant that help is required. *Fortier Application*, LU-19-027 Staff Report, Rec. 238/304; *Bricker Application*, LU-21-065 Staff Report, Rec. 244/304.
- Benton County defined “requires” as “need for a particular purpose” and not absolutely necessary. *Bricker Application*, LU-21-065 Staff Report, Rec. 244/304 wherein staff states:
 - *“The applicant indicates that the dwelling will be used by his son, whose assistance is required to help operate the farm. One dictionary definition of required [fn 6] for this purpose is ‘need for a particular purpose.’ The applicant verbally indicated that his son is required more as he is aging and has stated how his son assists him on the farm...”*

In Footnote 6 (Rec. 244/304) staff distinguishes the term “necessary” as used in *Louks v. Jackson County*, 28 Or LUBA 501 (1995) from the term “required” as used in the Benton County code to justify approval of the relative farm help dwelling. Staff, without adequate explanation, have turned from its very recent (and correct) interpretation of the code.

It is unclear why the County has changed its position for this particular Application. Staff has not provided any explanation. Staff cannot hide behind the weak argument that every application is different when the above-cited positions are legal positions – not positions or determinations based on facts. See in particular the factual situation of the *Fortier* “hazelnut farm” application described at Rec. 233/304. It is difficult to conceive of a factual situation much more aligned with the current application than this one.

VII. Evidence in the Record Not Adequately Analyzed by Staff

Staff has not addressed the additional information and evidence presented to the record in any meaningful manner. Below is a summary of the facts in the record.

Neither of the Applicants have employment outside the farming operation. The Applicants have a history of farming but they are now in their early/mid 70s. They purchased the farm in 2015 and the purchase of the farm included 27 head of Dexter cattle and a bull. When purchased, the farm was in disrepair and needed updating. At that time the cattle ran on 50 acres, there were 2 acres of orchard, and acres of hay.

The Dexter cattle are bred for meat, and they are registered and individually identified. Dexters are smaller than most cattle, thrive on being grass fed and finished and take longer to mature. This means that it takes longer to manage costs over the course of a Dexter's life. Most of the cattle are harvested after four years of age. This also means the cuts, like an 8 oz. steak, are going to be smaller and thicker, which most "grillers" and chefs want. The outer sides can be seared but the inside of the steak can still be rare or medium rare and results in more depth of flavors. Dexters have a unique "spider" marbling that is lean, but with just enough fat to get a rich, fat taste as well.

The Applicants are sophisticated farmers who do the bulk of the work themselves, including: fixing/maintaining fencing, baling and moving hay, managing invasive species by hand, birthing cows, and managing the bull for breeding. As the farm was needing major updating and repair when purchased, the Applicants have expended around \$700K of capital investing on farm uses not related to the horses. This includes purchasing farming equipment, buildings, installing irrigation, cross fencing, etc. The Applicants continue to increase their yields on the hay that it grows for farm use and sale.

This 64-acre farm is bounded by 15 lots with the majority developed with single residential homes. The median lot size of the surrounding lots is 2 acres.

As the farmers have started aging the need for help as they ramp up productivity as increased. The operator's daughter and her family with two young kids intend to live in a house on the farm so they can help and learn the trade, and possibly pass down the property in the future. They are also concerned that if one of them is injured in the near future, even if for a short period of time, they would not be able to meet the day-to-day operational needs of the farm. The operator's daughter does not have other paid employment. The Applicants have to either hire help or ask for assistance from relatives particularly for tasks that require strength and heaving lifting. A neighbor testified that the Applicants are seen farming the property all the time. The supporting documents have included the following:

- Schedule F Tax Documents
- Two letters of professional support, including one from OSU Extension that states that in May of 2021 the author of the letter "discussed opportunities for

direct marketing their meat.” during a site visit. A second letter from the OSU Crop Science Department states:

○ *“we have been able to increase their [hay] yields by a factor of five. This was on 20% of their land and became a large burden for them to handle, requiring assistance from others. As this farm continues to expand and increase their yields on a much larger portion of their property, they will need additional help to maximize their yields.please accept this letter as a professional recommendation that Chintimini Ranch be allowed to bring on permanent, additional help. This help is necessary for the running of the day-to-day operations of this commercial farm and will enable them to utilize the land for the intended purpose as a farm.”*

- Updated cattle operation overview of activities by month.
- Updated yearly cattle and hay operations with approximated dedicated hours per month and per year.
- Yearly orchard operation with approximated dedicated hours per month.
- Proof of soil and hay testing.
- Proof and information about classes and memberships of farming programs such as Oregon Pasture Network and Grassfed Marketing.

VIII. Conclusion

The Planning Commission decision to deny the Application should be reversed and the Application should be approved for the reasons explained above and as explained in the Applicants' previous written and oral testimony.