

Recovery and Rebuilding in the National Scenic Area – Summer 2025

- What we've done
- What we've learned
- Changes and clarifications
- Plan Amendment Process
- What staff needs from you today

Outreach and Permitting Coordination

- Attended community meetings
- Attended weekly emergency management and interagency coordination meetings
- Presented at Skamania, Wasco, Klickitat County Board of Commissioners meetings
- Toured Rowena Fire (led by Wasco County and MCEDD)
- Met with more than half of Burdoin Fire landowners
- Coordinated with counties and Forest Service to review concepts to streamline permitting
- Wasco County has been working with DLCD, DEQ, and more

Policy Development

Consulted with:

- Oregon Department of Land Conservation and Development
- Washington Department of Commerce
- Forest Service
- Wasco, Skamania, Klickitat staff

Conducted our own research – permitting coordination, literature, and other jurisdictions' experiences

What we've learned

- The two-year timelines in the Management Plan for applying and building are too short.
- The standards for in-kind replacements need clarity.
- The importance of giving people the option to stay on their land while recovering and rebuilding.

We can meaningfully help Rowena and Burdoin residents and landowners, and persons affected by future disasters.

Lahaina Fires Started August 8, 2023 – 2207 Structures Destroyed

(<https://mauinow.com/2023/08/12/fema-map-shows-2207-structures-damaged-or-destroyed-in-west-maui-wildfire-5-52-billion-price-to-to-rebuild/>)

UPDATED AUGUST 25, 2025

Lahaina Permitting Updates

Data provided by  4LEAF, INC.



339 Being Processed

Building Permits in Process

187 Residential

152 Non-residential

Application for permit has been submitted and is being processed



476 Issued

Building Permits Issued

443 Residential

33 Non-residential

Permit has been issued, but not yet completed.



51 Completed

Building Permits Completed

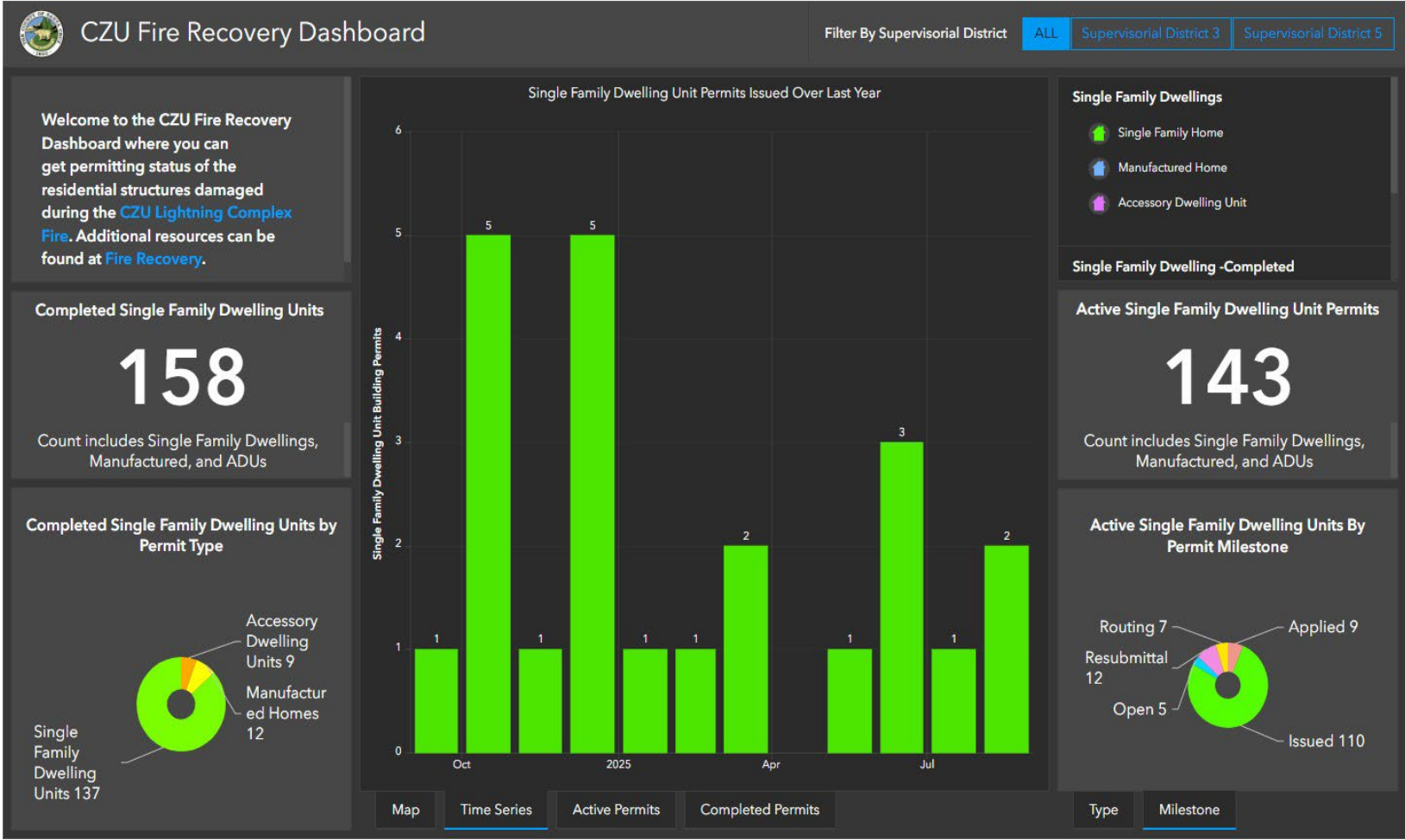
51 Residential

0 Non-residential

Permit has been completed, with home having passed final inspection and ready for habitation.

<https://www.mauirecovers.org/recoverydashboard>(visited September 2, 2025)

Recovery Permit Center Dashboard

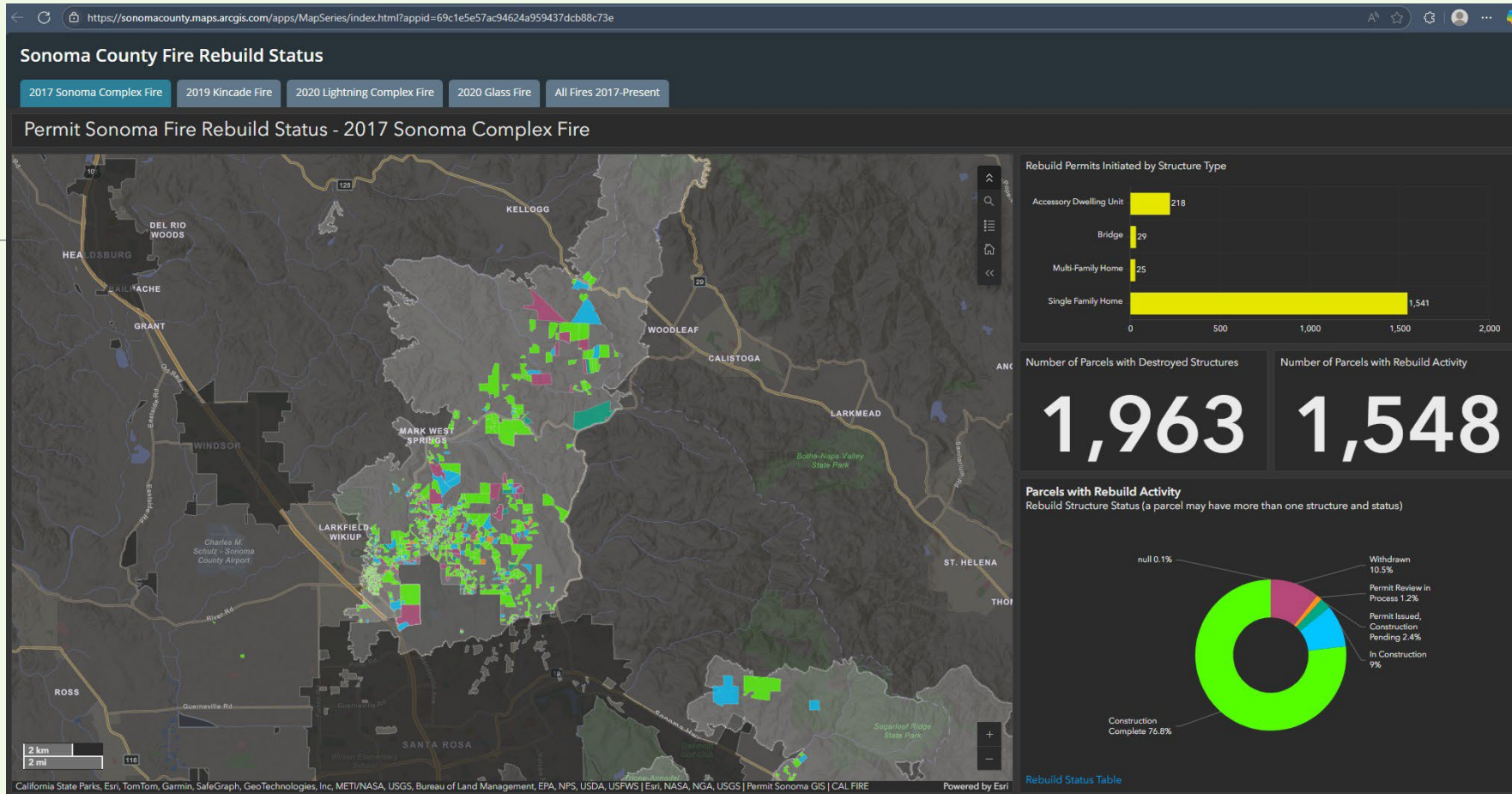


Santa Cruz Fire

Started August 16, 2020
697 Dwellings Destroyed

<https://www.santacruzcountyca.gov/Portals/0/County/Grand Jury/GJ2024 final/2024-6 CZU Report.pdf>

<https://www.santacruzcountyca.gov/FireRecovery/RecoveryPermitCenter/RecoveryPermitCenterDashboard.aspx>
(visited September 2, 2025)



<https://sonomacounty.maps.arcgis.com/apps/MapSeries/index.html?appid=69c1e5e57ac94624a959437dcb88c73e>
(visited September 2, 2025)

Management Plan Existing Uses and Discontinued Uses, GMA/SMA Guideline 3

- B. The replacement structure shall be in the same location as the original structure. An exception may be granted and the replacement structure may be sited in a different location if all the following conditions exist:
 - (1) [an engineer demonstrates] the disaster made the original building site physically unsuitable for reconstruction.
- C. The replacement structure shall be the same size and height as the original structure, provided:
 - (1) The footprint of the replacement structure may be up to 10 percent larger than the footprint of the original structure. * * *
 - (2) The walls of the replacement structure shall be the same height as the walls of the original structure unless a minor increase is required to comply with standards in the current jurisdictional building code. Height is generally defined as the greatest vertical distance between the lowest finished grade adjoining any exterior wall and the highest point of the roof.
- D. The replacement structure shall only be subject to the following scenic resources standards:

ORS 197.493 Placement and occupancy of recreational vehicle

(1) A state agency or local government may not prohibit the placement or occupancy of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle as a residential dwelling, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

* * * * *

(c) On a lot or parcel with a manufactured dwelling or single-family dwelling that is uninhabitable due to damages from a natural disaster, including wildfires, earthquakes, flooding or storms, until no later than the date:

(A) The dwelling has been repaired or replaced and an occupancy permit has been issued;

(B) The local government makes a determination that the owner of the dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or

(C) Five years after the date the dwelling first became uninhabitable.*

* Or Laws 2023, ch 327, § 2 extended this deadline to December 30, 2030.

Plan Amendment Goals:

- Remove barriers to recovery and rebuilding
- Streamline and clarify the permitting process
- Make replacement provisions more useable.

We can help landowners, and we can help counties advise and assist landowners to rebuild.

Three Plan Amendment Topics:

- Process
- Clarifying Standards
- Temporary Structures and Uses

Process:

- Lengthening Timelines to Apply and Build
- Clarifying Whether In-Kind Replacements are Reviewed as Expedited Uses

Clarifying Standards:

- Applicable standards
- “same location”
- “same size and height”
- Infrastructure
- Engineering opinion that a site is unsuitable

Temporary Structures and Land Uses:

- Temporary residences (RV's, yurts, manufactured homes, etc.)
- Temporary structures for storage and land management equipment

Plan Amendment Process:

- Criteria for a Plan Amendment
 - how conditions in the National Scenic Area have significantly changed;
 - consistent with the standards and purposes of the National Scenic Area Act; and
 - practicable alternatives

- Text of proposed plan amendment

Plan Amendment Process (continued):

- 30-day public comment period
- Finalize staff report after the comment period
- Commission holds a public hearing

Steps	Fastest Possible Timeline	If the Commission wants to workshop the proposed Plan Amendment text prior to Public Comment
Hearing on Proposed Plan Amendment	Nov. 12, 2025	Jan. 13, 2026
Finalize Staff Report Based on Public Comment	Nov. 4, 2025	Jan. 5, 2026
End of Comment Period on Staff Report	Oct. 21, 2025	Dec. 17, 2025
Send Staff Report and Proposed Text for 30-Day Comment Period	Sept. 18, 2025	Nov. 17, 2025
Commission Workshop on Proposed Plan Amendment Text		Nov. 12, 2025
Send Staff Report and Proposed Text for Public Comment		Between mid-Sept. and mid-Oct.
Gorge Commission Meeting on Plan Amendment Concepts	Sept. 9, 2025	Sept. 9, 2025

Next Steps Today:

- Listen to Rowena and Burdoin residents tell their experiences
- Give direction on the concepts
- Decide whether you want to workshop proposed text before public comment