

WILDFIRE HAZARDS MITIGATION PLAN

This report does not address and of the findings required for a Wildland Fire Mitigation Plan and must be revised per LDC Section 6.3.3. Please prepare full report and resubmit.

(2)Wildland Fire and Hazard Mitigation Plan Required. (a)General Plan Standards and Requirements.

When a subject lot, parcel, or tract falls within a wildland fire area, a wildland fire risk and hazard mitigation plan shall be prepared by a qualified professional and shall be tailored to the stage of development application and the stage of subdivision-related construction. A higher level of plan may be submitted at any stage of the process so long as it is implemented at the final stage of development. Plans shall utilize the Colorado State University (CSU) Guidelines and NFPA standards, as applicable. Additional fire precaution measures may be required because of fire hazard in the following areas:

(i)Areas depicted as forested on the Vegetation Map;(ii)Areas rated as fire hazards by the CSFS;(iii)Where slopes in or adjacent to proposed development are in excess of 20%; or(iv)Where the local fire protection agency identifies a specific fire danger.(b)Development of Plan. (i)General Mitigation Plan Requirements. This plan shall include, but not be limited to, the following:

- Access, ingress, egress, and evacuation;
- Fuel modification;
- Water supply;
- Construction, location, and design of structures; and
- Ignition potential.

(ii)Approval of Fire Marshal. The Fire Marshal shall approve the mitigating measures relative to access, defensible space, water supply, and construction based on the relative risk and hazard rating.(3)Wildland Fire Risk and Hazard Severity Analysis Required. (a)Risk Assessment to be Performed. A risk and hazard rating analysis shall be performed to determine the level of the wildland fire threat to life and values at risk prior to building permit authorization in high hazard areas unless completed as part of the wildland fire and hazard mitigation plan.(b)Basis for Mitigation Measures. The risk and hazard ratings shall be the basis for the implementation of mitigation measures relative to vegetation, other combustibles, and construction criteria.(c)Analysis Rating Factors. The following shall be considered in analyzing the risk factors:

- The history of local wind, relative humidity, temperature, and fine fuel moisture content shall be considered in determining defensible space.
- All vegetative fuels and other combustible materials shall be evaluated for their potential to contribute to the intensity and spread of wildland fire.
- Slope and aspect shall be evaluated as to their potential to increase the threat of wildland fire to life or improved lot, parcel, or tract.
- The factors determining required defensible space shall include the history of wildland fire for the area.
- Fire-safe routes for emergency service apparatus and for egress shall be evaluated.
- Other factors that can affect the risk of ignition or the spread of wildland fire on improved lot, parcel, or tract, including the risk of structure fires spreading to vegetation, shall be part of the analysis.

(d)Review of Wildland Fire Risk and Hazard Rating. The rating assignments developed to meet the requirements of this Code shall be reviewed by the Fire Marshal.(4)No Permit or Approval Granted without Compliance. No permit or approval associated with development, construction or occupancy shall be approved or issued until the provisions of this standard are satisfied. Notwithstanding the foregoing, the Fire Marshal shall have the authority to grant administrative variances to the design standards of this Section upon the finding of 2 or more of the following criteria:

- The fire protection district responsible for providing fire protection services to the project has adopted a fire code with a more stringent design standard from that contained herein;
- The application of a design standard will cause undue hardship or practical exceptional difficulties; or
- An alternate design standard will satisfy the intent and meet the goals of these Fire Protection and Wildfire Mitigation Regulations.

(5)Defensible Space Requirements. (a)General. The Defensible Space Requirements in Table 6.8 shall be implemented as minimum requirements in association with development in any Wildland Fire Area.