

2010

Wildland-Urban-Interface  
*Lessons Learned*



Report to  
Colorado Department of Local Affairs  
From the City of Woodland Park, Colorado  
12/31/2010

## Dedication

This report is respectfully dedicated to those who worked long and exhaustively to suppress the deadly Hayman fire of 2002; to those firefighters who lost their lives in their efforts to assist; to the local families who lost their homes, cherished belongings and their sense of wellbeing and security to the fire; to the countless volunteers who provided comfort and aid to those families during and after the fire; and to the individuals who continue to help to renew and restore the forests. Some of these individuals are our neighbors, and others traveled from around the country to become our friends by offering their time, energy and selfless support.

This is also dedicated to our neighbors and friends who have taken up the cause of safety and prevention by working in their own neighborhoods and subdivisions to make them safe and Firewise®.

And finally, this report is dedicated to Teller County Commissioner Jim Ignatius, our strongest advocate for wildfire mitigation, who continues to provide extraordinarily effective leadership, guidance and inspiration to his grateful constituents and friends. His sustained efforts to draw lessons from the ashes and make this community stronger have been significant to keeping our beloved woodlands healthier and reducing the threat of wildfires in our future.

## Acknowledgements

We appreciatively acknowledge the help and expert support of the following governmental agencies and non-government organizations without whose expertise and input we would not have been able to produce this report.

*Colorado Department of Local Affairs ❖ The City of Woodland Park ❖ Teller County ❖ Coalition for the Upper South Platte ❖ Teller County Community Wildfire Protection Plan Commission ❖ WPHI CWPP Team ❖ Front Range Roundtable ❖ Northeast Teller Fire Protection District ❖ National Fire Protection Association ❖*

**This report is available online at:**

**[www.city-woodlandpark.org](http://www.city-woodlandpark.org)**

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## Section 1. Introduction

### 1.1 Project description

Growth and development in Woodland Park and the surrounding unincorporated area in Teller County is expected to be concentrated largely in the Wildland-Urban-Interface in and around the City. This growth increases the risk of wildfire. The watersheds and water systems are also vulnerable to the impacts of wildfire, as seen after the Hayman Fire. This initiative will help to decrease the risk by evaluating and potentially amending the Land Use Regulations that allow development in high hazard areas without appropriate mitigation measures. The purpose of this project is to document the multi-jurisdictional approach taken to evaluate the local land use regulations, understand the benefits of Firewise® subdivision standards, identify gaps in the building and landscaping codes, and create a lessons learned report for distribution.

### 1.2. Snapshot of the Community

Incorporated in 1891, the history of Woodland Park is built upon the lumber industry in Colorado. In the early years of development the Woodland Park area was home to five saw mills. Timber was harvested to meet the needs of the burgeoning growth in the Pikes Peak region. From Colorado Springs to Cripple Creek, the fruits of the forests around Woodland Park built railroads and mine shafts; homes and grand hotels. The heavy exploitation of this natural resource eventually led to the conservation effort of the Pike National Preserve, one of the nation's first forest preserves and is now known as Pike San Isabel National Forest.



*Pikes Peak City of Woodland Park Photo*

The majestic forests surrounding this Front Range City have long been an enticement for residents and visitors alike. Standing in the center of town, the breathtaking views of Pikes Peak crowned in snow and draped by lush evergreens and aspen will humble even the most cynical passerby. These beautiful woods are vital to the quality of life in this mountain community. But, living with nature's great beauty comes with great responsibility.

The Wildland-Urban-Interface, by its very nature, suggests a delicate balance at best. Wilderness starts to lose some of its "wild" as more and more homes encroach upon its boundaries. We have changed the natural course of healthy forest growth through a century of well meaning fire suppression. Our best intentions have resulted in a fragile and vulnerable forest ecosystem that will bite back.

The forces of nature, whether ignited by a finger of lightning or a human hand may not be easily contained. Fortunately, a growing body of research clarifies our understanding of the consequences of past fire suppression practices, has helped lead us to a wider understanding of management, and to suggest a range of more sustainable and effective mitigation solutions.

Through public education and continued community action, hands-on approaches to alleviating potential risks can be implemented by individuals, neighborhoods and entire communities. These actions can include:

- Removing hazardous fuels and creating defensible spaces around buildings
- Prescribed thinning of overgrown forests
- Long-term planning of fire breaks between development and wildland interface
- Reinforced best building practices that encourage the use of safe and fire resistant materials

These actions not only empower communities by giving them a healthy degree of control over their environment, it helps to protect, invigorate and ensure the vitality of the dramatic landscape that has drawn so many of us to this magnificent place we call home.

The intent of this report is to serve several purposes: it is a chronicle of the efforts of a community recovering from a catastrophic event and their well considered efforts and actions to avert future catastrophe. It is also intended as a guide of “lessons learned” to help similar communities throughout Colorado and the West prepare for what is not a matter of “if” but a matter of “when.”

Today Woodland Park Colorado is a Front Range community on the north slope of Pikes Peak. With sweeping vistas of “America’s Mountain”, it is a gateway to the Central Rockies. More than 7,000 residents live in Woodland Park and it is the largest municipality and business center in Teller County.



Photo courtesy of City of Woodland Park

The City enjoys a respectable median household income of just over \$58,000 putting it comfortably above the national average.

An assorted mix of people call Woodland Park home: Young families enjoy the child-friendly atmosphere full of great year-round activities for kids. There are two elementary schools as well as a middle school and a high school (Woodland Park Re-2 School District) within the City limits. A private religious school campus and a well organized home-school community add to the educational opportunities for families in the town.

Woodland Park attracts retirees from all over the country, finding it not only a wonderful place to live, but also a perfect home-base for travel throughout the West. A growing number of telecommuters reside in the town, enjoying the flexibility of a “work environment” that offers spectacular views and great recreational opportunities just steps away from one’s desk.

The growing “downtown” scene boasts an eclectic mix of art galleries, restaurants and a microbrewery. The distinctive Western architecture of the main street is inviting to cowboys, campers and international visitors alike. Summertime provides plenty of sunshine without too much heat; festivals, a farmers market and evening outdoor concerts keep the town buzzing with activity. In winter, the temperate climate makes outdoor recreation accessible and inviting.

A generous and active citizenry offers a robust volunteer community providing a diverse range of services from arts and cultural events to human service programs, all of which enhance and enrich the quality of life for all in Woodland Park.

### 1.3. Hayman Fire

*“It looks as if all of Colorado is burning today.” Governor Bill Owens, June 16, 2002.*



Photo courtesy of CUSP

Starting on June 8<sup>th</sup>, 2002, the largest and most devastating wild fire in Colorado history burned for 20 days - decimating 138,000 acres, annihilating countless wild creatures, destroying 133 homes, causing more than \$42,000,000 in housing losses, and forcing the evacuation of 5,340 people from their homes.

Five brave fire fighters traveling from Oregon to lend their support to the herculean suppression efforts lost their lives in a traffic accident en route to the fire. A woman living in the initial burn area suffered a fatal asthma attack attributed to smoke inhalation from the fire.

For weeks area residents were glued to their televisions, radios and computers waiting for news and updates. A phone ringing could startle the calmest of individuals wondering if it was a reverse 911 call to evacuate their home. Many evacuees crowded high school gymnasiums. Churches and community centers transformed into emergency relief headquarters. People wandered through these halls; some sleeping on cots, others sorting through piles of donated clothing looking for something clean to wear, having left their homes with little or no time to pack anything but the most essential of items. Maps and notices lined the walls and selfless volunteers provided food, aid and comfort.

For days an acrid shroud of smoke and cinders hung over Woodland Park. Time seemed to stand still; the pallid gray of morning no different than the ashen cloak of evening. The dark of night held little relief when tongues of flame would light the horizon with an eerie orange glow. But, when the smoke had cleared, the dangers had not. Rain storms

on scorched earth brought new calamities and tragedies. The effects of massive soil erosion dumped thousands of tons of dirt, ash and debris choking streams and rivers, washing out roads and bridges further endangering the entire Upper South Platte Watershed.

Though the fires were out, the work of recovery, restoration and rehabilitation had just begun. Almost a decade later, the work continues thanks to the efforts of thousands of volunteers under the guidance of local government agencies and nonprofit organizations. The phoenix that rose from the ashes of the Hayman Fire is the indomitable human spirit that moves this community forward as it works to revive the burn area and prevent future devastating wildfires.

## **Section 2. Efforts**

As the domino effects of the Hayman Fire spread, the region felt the heavy weight of over-extended resources, deep-rooted fear, confusion among the populous and the arduous task of juggling multi-agency jurisdictional responsibilities. Government and nonprofits worked diligently but under great strain to ensure that all issues and needs were being addressed, that none were being overlooked and that there was an absolute minimum of replication and duplication that would slow the recovery and assistance process.



Photo courtesy of CUSP

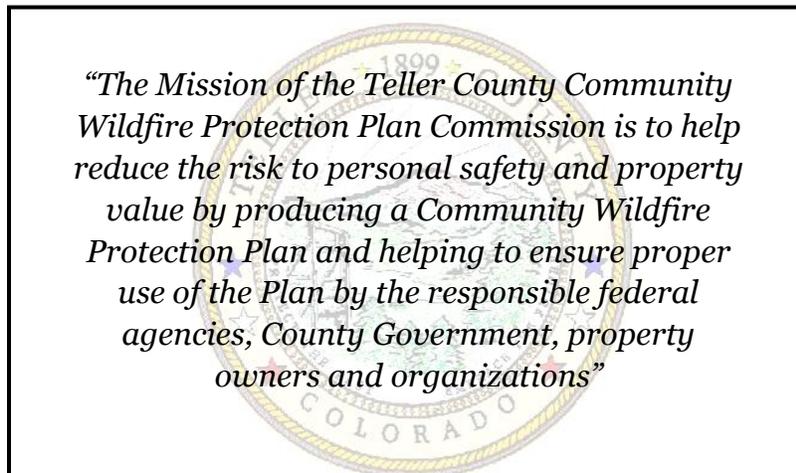
The United States Forest Service, the counties, and other partner agencies called upon the regional watershed protection nonprofit, the Coalition for the Upper South Platte (CUSP) to lead efforts dealing with the aftermath of the fire. CUSP grew quickly in the months following the fire taking over operations of the Hayman Recovery Assistance Center. By October of 2002, staff numbers greatly increased to handle growing demands related to the crisis and CUSP opened an office on Highway 24 in Lake George. Between August and November of 2002, CUSP staff and partners coordinated 23,000 volunteer hours focused on fire recovery. For months after the fire, staff was busy fielding thousands of phone calls from fire victims, public servants, academics, the media, donors, and volunteers seeking information, as well as coordinating distribution of supplies and donations for victims. CUSP continued its catastrophic relief efforts throughout 2003, with funds from a National Forest Foundation (NFF) grant, a Rural Community Assistance Grant and donations from various other sources.

Colorado was not the only Western state to experience catastrophic fire in 2002. Fast burning fires raced through forests in Arizona, California, Montana and Oregon torching millions of acres. The realization of the new nature of fire in overgrown forests plagued by drought, excessive ground fuels, insect infestation and invasive species proliferation brought a new awareness about the immediate need for decisive action. On the Federal

level, at the end of 2003, the government signed the Healthy Forest Restoration Act<sup>1</sup> (HFRA) into law.

In 2004, Teller County residents were surveyed about their perception of fire danger. Wildfire was ranked as the number one hazard to their safety. Growing evidence of Teller County’s continued vulnerability to the threat of wildfires supported by a sustained consensus among fire and forest management agencies, a concerned citizenry and the Teller County Board of Commissioners led to the decision to develop and implement a Countywide fire plan.

## **2.1 Community Wildfire Protection Plan (CWPP), Teller County, Colorado<sup>2</sup>**



Strengthened by the authority of the Federal initiative, in May 2004, the Teller County Board of County Commissioners passed Resolution #05-13-04 (24) to establish *“The Teller County Wildfire Protection Plan Commission in conjunction with the framework of the Federal Healthy Forests Restoration Act... and to prepare and implement the Teller County Wildfire Protection Plan.”* (See APPENDIX A)

The Teller County CWPP laid the ground work for plan development. The County inventoried and mapped the region, identified *high risk, hazard* and *red zones*. Implementing Geographic Information Systems (GIS) technology, the plan sets benchmarks and creates a powerful tool for tracking progress over time.

The plan, adopted in May 2005, was crafted with the goal of developing a “living document”. By encouraging timely review and refinement, providing science-driven enhancements and industry based standards and assessments, additional depth and relevancy will keep this and related community plans current and effective.

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<sup>1</sup> <http://www.fs.fed.us/wildecology/HFRA.pdf>

<sup>2</sup> <http://www.co.teller.co.us/Commissioners/TheCWPP.pdf>

## 2.2 Woodland Park Healthy Forest Initiative (WPHFI) <sup>3</sup>



Photo courtesy of CUSP

Since the Hayman Fire, the region has become a focus for academic, scientific and geographical research and study. From the micro to the macro, environments in and around the burn area provide extensive insight into everything from fuel mitigation to forest restoration and rehabilitation. Vast accumulations of empirical data have informed numerous reports, case studies and theses. The findings, results and recommendations of all of these studies and publications continues to inform and drive both the restorative and mitigation processes that the community embraces in its efforts to pre-empt a devastating repeat of a cataclysmic event from happening in the region.

They also provide rich resources for communities throughout the intermountain West and beyond to learn about and gain an understanding of the threats to our wildlands and urban interface areas alike. A detailed list of these invaluable resources is provided in Section 7 of this report.

The Teller County Community Wildfire Protection Plan provided the impetus and direction for the development of the WPHFI. A bold endeavor spearheaded in large part by Teller County Commissioner Jim Ignatius established a citizen and stakeholder led pilot project to the Front Range Roundtable<sup>4</sup>. This groundbreaking initiative has been successful primarily due to the dedicated participation of a representative coalition of governmental agencies, environmental and conservation organizations, and the academic and scientific communities.

In 2008 the Roundtable selected the Woodland Park Healthy Forest Initiative Demonstration Project, the first of its kind in Colorado, to demonstrate community engagement in fire protection and mitigation. The Coalition for the Upper South Platte acted as the project facilitator, and received approximately \$250,000 in National Forest Foundation and US Forest Service funding. In 2009 the WPHFI helped to secure more than \$1 million in American Recovery and Reinvestment stimulus dollars and infusing the local economy with much needed funds to train and put people to work on fire mitigation, restoration and renewal projects.

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<sup>3</sup> <http://www.wphfi.org/wp-content/uploads/2010/09/CWPP-WPHFI-signed-8-26-2010final.pdf>

<sup>4</sup> <http://www.frontrangeroundtable.org/>

In the introduction to the Woodland Park CWPP, the WPHFI team set a goal of identifying areas known as *high risk* and *red zones* where City and County boundaries overlapped and neighborhoods and subdivisions deep in the Wildland-Urban-Interface would benefit most from immediate treatments tied to ongoing plans for maintenance and upkeep. The plan encompasses an area of 63,550 acres. There are 127 subdivisions comprising more than 35,000 privately owned acres with the remaining 28,000+ being US Forest Service public lands. Of the total acreage, 43,000 acres (69%) are in high risk or red zones. These areas are densely forested with mixed confers, steep terrains and limited access.



The geographical boundary made it an optimal Wildland-Urban-Interface (WUI) community to serve as a Demonstration Project for the Front Range Roundtable. The purpose of the Demonstration Project is to foster improved local forest management and reduced fire risk through “...contiguous treatments across jurisdictional boundaries paired with local utilization and processing facilities” and to “foster active participation by local residents.”

A clear set of goals established the tone for guidance and implementation of the Demonstration Project. As of the writing of this report, all goals have been met as follows:

- Build a strong network of agencies to more effectively achieve goals and address other community-related needs including preparation for future fires.
- Create a footprint of treated or protected areas on at least 20% of the approximately 43,000-acres in the high risk area by December 2010.
- Engage local citizens in actively participating in the implementation of their CWPPs and empower them to maintain a level of involvement in natural resource management into the future, as we provide a model of community-based collaborative wildfire mitigation implementation.
- Pursue at least three endpoint-market options for biomass for heat, energy, disturbed-lands reclamation, or wood products, as a step for increasing future treatment acres throughout the Front Range by lowering the cost of disposal.
- Create an active outreach program that publicizes the project’s successes and lessons learned so that other communities can benefit from our experiences.
- Monitor the project so as to increase our understanding of the costs and benefits of our work.

### Section 3. Regulations and Codes

According to the US Census Bureau, the population of Teller County in 1960 was 2,495. A generation later, in 1980 the population had increased to 8,034, and by 2000, another generation later, there were 20,555 people in Teller County. The 2009 estimates put the population of Teller County at 22,691 and assumes that 32% (or 7,261) people reside in Woodland Park. While there are still a few remaining multi-generational families (mostly ranchers) in the region, the numbers prove that the majority of residents now originally came from outside the area, drawn to the region for many reasons, not the least of which is the stunning beauty of the area.

Also, the County was the beneficiary of the post-WWII spreading network of super highways crisscrossing the country and opening up rural towns to an influx of new visitors, many of whom claimed their piece of paradise and built vacation homes and cabins throughout Teller County. Over time, a good number of these visitors became full time residents coming to raise families or to retire in the bucolic foothills of Pikes Peak.

#### 3.1 Development Regulations

##### 3.1.a. Teller County Land Use Regulations<sup>5</sup>



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## DEFINITION: LAND USE REGULATIONS

A system of government-enforced protective restrictions of how properties may be developed. Well planned regulations are designed to protect the health, viability and welfare of the community with attention to environmental impacts, historic preservation and long-range growth and expansion plans. Regulations may include zoning ordinances, building codes and fire and safety regulations. Ideally regulations complement each other as well as other regional and municipal codes.

Many of the vacation homes and cabins, built for the milder months of summer where renovated for year-round living and with neither subdivision or zoning regulations in effect until 1972 and 1973, new domiciles being constructed before the early 70's were being built without the control of codes and regulations.

<sup>5</sup> <http://www.co.teller.co.us/cdsd/Planning/LandUseRegs/Regulations11-21-05.pdf>

While this might seem anathema to East or West Coast sensibilities, it was not at all uncommon in the rural West; a land of expansive ranch and public lands not yet challenged by urban and suburban sprawl. After all, in a decade the population of the County had only grown by 857 people and that 26% increase in population over ten years still left enough room for most folk to feel comfortable.

The development of subdivision and zoning regulations often occurred on an “as needed” basis, therefore many regulations were reactive rather than proactive and many existing properties are exempted from new regulations. By the late 1990’s the result of this methodology of creating Land Use Regulations had created a set of land use codes pieced together over time, influenced by reactions, political will and propelled by a need to “catch up” with an explosion of growth.

In 1997 the Regulations Advisory Committee (RAC) was appointed by the County Commissioners to review and make recommendations regarding the Teller County Land Use Regulations (LUR). In 2000, the County Planning Staff was tasked with deeper review, revision and reformatting of the regulations, gathering input from other groups and stakeholders such as the Home Builders Association.<sup>6</sup> A decade after the RAC first convened, the 2008 Teller County Land Use Regulations were adopted in December 2007.



**National Fire Protection Association**  
The authority on fire, electrical, and building safety

However, at the time of the Hayman Fire, there were insufficient fire codes and regulations in place in Teller County<sup>7</sup>.

The review and revision process after 2002 sought to remedy these glaring omissions and included requirements in Section 6.5 of the LUR referring to Teller County Fire Codes and standards of the National Fire Protection Association (NFPA) NFPA 299 Standard for Protection of Life and Property dated August 1991.<sup>8</sup>

But the standards laid forth in that version were revised in 1997<sup>9</sup> and then withdrawn in Annual 2004 to be incorporated into NFPA 1144.<sup>10</sup> These standards have since been updated in 2009 with a newer edition planned for 2012. What is clearly evident is that in revising and reformatting the regulations over such an extended period of time, it is inevitable that keeping current is a Sisyphean task. Furthermore, the regulations are designed to address new development, while older, established neighborhoods remain at risk, an issue we will discuss in Section 7.

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<sup>6</sup> [http://www.co.teller.co.us/CDSD/Planning/ProposedLUR\\_sept%2007.pdf](http://www.co.teller.co.us/CDSD/Planning/ProposedLUR_sept%2007.pdf)

<sup>7</sup> [http://www.fs.fed.us/rm/pubs/rmrs\\_gtr114/rmrs\\_gtr114\\_263\\_292.pdf](http://www.fs.fed.us/rm/pubs/rmrs_gtr114/rmrs_gtr114_263_292.pdf)

<sup>8</sup> <http://www.nfpa.org/aboutthecodes/AboutTheCodes.asp?DocNum=299&EditionID=2998>

<sup>9</sup> <http://www.nfpa.org/aboutthecodes/AboutTheCodes.asp?DocNum=299&EditionID=2596>

<sup>10</sup> <http://www.nfpa.org/aboutthecodes/AboutTheCodes.asp?DocNum=1144&EditionID=993>

# DEFINITION: MUNICIPAL CODE OF ORDINANCES

Laws that are enacted and enforced by a village, town, city or county government.

## 3.1.b . City of Woodland Park Municipal Codes<sup>11</sup>

The City of Woodland Park showed foresight when in 1969, the City adopted their first set of municipal subdivision and zoning regulations. Not subject to the County Land Use Regulations, the Municipal Codes are developed to expand planning directives that ensure a unified set of regulations particular to the sensibilities of the community.

Currently, the City uses Municipal Code Corporation<sup>12</sup> the nation's leading codifier, to manage its on-line code and ordinance library.

While this method is inherently efficient, the content regarding fire related issues are scattered throughout the regulations rather than being consolidated into one or two appropriate sections. And, like the County Land Use Regulations, the codes pertain to new land development and therefore don't address the issues that may exist in long-established neighborhoods.

## 3.2 Building Codes<sup>13</sup>

Teller County Building Codes, which include the 2003 International Building Codes, were adopted on January 2007 and last amended in July 2010<sup>14</sup>. These codes provide the detail and specifications that direct the safe construction of dwelling units and commercial structures. Building is conducted by a permitting process that follows construction with a sequence of inspections.

Sound building codes address both the big picture and fine details of construction which are inextricably linked to the infrastructure issues addressed in Land Use Regulations and engineering specifications. Adequate access to vital infrastructure resources can make or break a building project.



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While renovation and retrofit projects must meet certain building code standards, these codes, like the County LUR and the City's Municipal Code apply primarily to new development.

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<sup>11</sup> <http://library.municode.com/index.aspx?clientId=13858&stateId=6&stateName=Colorado>

<sup>12</sup> <http://www.municode.com/>

<sup>13</sup> [http://www.co.teller.co.us/CDS/Building/TCBCo8\\_revo80309.pdf](http://www.co.teller.co.us/CDS/Building/TCBCo8_revo80309.pdf)

<sup>14</sup> <http://www.co.teller.co.us/CDS/Building/BldgCodeChangesREV030310.pdf>

### 3.3 Fire Codes

A Fire Code Adoption survey<sup>15</sup> conducted in 2007 by the Colorado State Fire Chiefs' Association (CSFCA) revealed some rather startling statistics about Fire Code adoption throughout the State. Of the jurisdictions surveyed at the time 90.1% had not adopted WUI codes. The reasons most cited were “lack of political will or the governing body did not believe it to be necessary” (27%) or that there was a “lack of resources to administer or enforce the code”(32.6%).



Photo courtesy of CUSP

The State of California has been a national and progressive leader in developing policy, codes and procedures for fire safety. The California Department of Forestry and Fire Protection<sup>16</sup> provides a wealth of usable information, tools and guidelines for all types of communities, from rural to urban and critical Wildland-Urban-Interface areas which the State identifies as Fire Hazard Severity Zones. By providing comprehensive services at the state level, local communities benefit enormously from leading edge services and ever current industry standards that California tracks and follows.

California also leads the nation in most wildfires annually. Even though billions of dollars in damage occur from these fires, people continue to build in severe hazard areas. This provided a catalyst for the adoption of effective minimum codes and standards for new construction.<sup>17</sup> Damage can be minimized by requiring fire resistant building materials and fire suppression systems.

The National Fire Protection Association<sup>18</sup> (NFPA), a nonprofit established in 1896 and headquartered in Quincy, Massachusetts, is an internationally recognized leading advocate of fire prevention and public safety. The NFPA has developed 300 codes and standards designed to minimize the risks and dangers of fire. NFPA also developed the Firewise® Communities® program<sup>19</sup> to train and empower neighborhoods and communities in safe and best practices of property protection providing local solutions to wildfire risk reduction.

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<sup>15</sup> [http://www.colofirechiefs.org/CSFCA%20Documents/2007\\_Fire\\_Code\\_Report.pdf](http://www.colofirechiefs.org/CSFCA%20Documents/2007_Fire_Code_Report.pdf)

<sup>16</sup> <http://www.fire.ca.gov/>

<sup>17</sup> [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.php)

<sup>18</sup> <http://www.nfpa.org/categoryList.asp?categoryID=143&URL=About%20NFPA>

<sup>19</sup> <http://www.firewise.org/>

The International Code Council (ICC) is the other leading internationally recognized source dedicated to building safety and fire prevention. “ICC develops the codes and standards used to construct residential and commercial buildings including homes and schools.”<sup>20</sup>

Many communities adopt a blending of the codes and standards developed by both the NFPA and the ICC. As excellent as these resources are, they are only as effective as the extent to which the regulatory agencies that reference their codes and standards actually employ and enforce the most current and updated versions of those codes and standards.



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### **3.4 Gaps Analysis**

As previously noted in this report, the greatest area of deficit throughout regional plans and ordinances related to Wildfire-Urban Interface issues are effective regulations and best practices for existing development. Even the regulations for new building and development tend to reflect older versions of nationally recognized codes.

More homeowners are turning to renovation as an affordable option to

new building or “buying up” the real estate ladder. It is essential that regulatory tools applicable to renovations guarantee affordable fire mitigation practices respectful of the homeowner and surrounding community.

While the population of Teller County grew by more than 60% between 1990 and 2000, in the last decade growth (and related new building) has slowed dramatically to less than 10%. This declining growth is certainly an outcome of the national subprime mortgage and financial crises as well as other factors leading up to the economic downturn.

This means that new growth and development in the region will most likely be slow as the signs of recovery still remain uncertain. Even the most strident efforts to modernize regulations for new development will have little effect if there is little or no new building. This also means that bridging the gap between present regulations and new standards for existing properties will require innovative planning that engages all stakeholders in the community and engages, and empowers the citizenry through education and voluntary action rather than dictate potentially costly rules and regulations.

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<sup>20</sup> <http://www.iccsafe.org/AboutICC/Pages/default.aspx>

## **Section 4. Joint Planning Commissions Meeting**

While preparing information for this report, the focus turned to the importance of the involvement of local Planning Commissions as well as the Planning Departments they advise and serve. Interestingly enough, it was discovered that a joint session of the Woodland Park and the Teller County Planning Commissions had not occurred in the past to discuss common planning issues. It was unanimously agreed that especially for the purpose of this report, it was time to break new ground and bring both Commissions together. The meeting notes, those who attended and the directives and outcomes of this historic meeting are located in Appendix B.

The purview of the Teller County Planning Commission is to consider requests for conditional use permits and variances, and make recommendations to the Board of County Commissioners concerning subdivisions, rezoning requests, mining requests, and regulation amendments. The Planning Commission has seven members and two alternates, and meets twice a month.

The Woodland Park Planning Commission is a nine member advisory board established to assist the City Council in providing for orderly development within the City of Woodland Park. The Planning Commission conducts public hearings related to new subdivisions, zoning changes, conditional use permits, flood hazard development permits, and changes to the Subdivision or Zoning Regulations. The Planning Commission is also charged with preparation and amendments to the City's Master Plan.

### **4.1 Attendees**

The following representatives from the City of Woodland Park were in attendance: Sally Riley, Planning Director and the following City of Woodland Park Planning Commission members:

Tom Rollinger	Mark Stackhouse
Carrol Harvey (Chair)	Paula Mattingly
Charles Olson	John Schenk
Charles Schroeder	Catherine Everett

Teller County was represented by Lor Pellegrino, Senior Long Range Planner, Al Chamberlain, County Building Official and Board of County Commissioner Jim Ignatius and the following Teller County Planning Commissioners:

Mike Haase	Wendy Dillenschneider (Chair)
Mary Gonzales	Dick Hammond
Jere Joiner	

Other participants included Fire Chief Tyler Lambert, North East Teller County Fire Protection District; Marti Propes, Insurance Agent, State Farm Insurance; Norma Engelberg, Staff Writer, Pikes Peak Courier View; Jonathan Bruno, Operations Director, Coalition for the Upper South Platte and Helen Dyer, Development and Outreach Director, Coalition for the Upper South Platte.



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## **Section 5. Developing Significant Policy (See APPENDIX C)**

Perhaps the greatest challenge in developing new and meaningful policy is finding an acceptable balance between governmental regulation and community driven action. In a political environment where citizens are demanding “less government” even the most well intended regulatory amendments can be negatively perceived by frustrated

homeowners.

Throughout the course of research and investigation related to this report, it is exceedingly evident that whatever policies are adopted, they need to be ever current and updated and they must be enforceable. The issue of enforceability is clearly demonstrated in the CSFCA Fire Code Adoption Survey. Certainly none of the communities that have not adopted the WUI fire codes are ignorant of the importance of protective wildfire policy, but rather understand that it is meaningless and fiscally irresponsible to put policies in place that ultimately might in fact burden the over stressed agencies charged with enforcing them.

As previously noted, more homeowners are turning to renovation as a more affordable option to new building or “buying up” the real estate ladder. It is essential that regulatory tools applicable to renovations guarantee affordable fire mitigation practices respectful of the homeowner and surrounding community.

The ideal Firewise® or WUI policy most likely would be defined differently by different user groups. A building and planning department might envision a fully comprehensive policy that assures builders and homeowners will use the highest quality, most fire resistant building materials and employ the best architectural and building practices; all of which have minimal impact on existing resources and infrastructure.

Builders and homeowners might prefer a less formal process of permitting and fee structures and the ability to locate a residence in what the homeowner deems the most esthetically pleasing spot on their property without consideration of Firewise® principals.

Fire departments and districts might want policies to address fire sprinklers, a greater use of fire resistant and retardant building materials, extensive defensible space and easy access to buildings and water in the event of a fire.

Probably the most effective and enforceable policy will be that which effectively incorporates all of the above with an education-based approach. And education is most effective when provided on the community, neighborhood and individual level, understanding that “one size” does not fit all.



Photo courtesy of Teller County

**Section 5 5.1 Suggested Policy**

To craft an appropriate WUI policy, planners and citizens must begin their research by reviewing the County’s and the City existing pertinent plans as guiding documents. The Teller County Strategic Plan 2011-2021<sup>21</sup>, adopted in June 2010 states (on page 6) the following objective:

- B. Objective: continue to reduce the County-wide high fire hazard.*
  - 1. Recurring: continue to promote forest health and citizen safety through phased fuels mitigation efforts with Coalition for Upper South Platte (CUSP), private land owners, Federal and State land managers, CSU Extension, and the Community Wildfire Mitigation Committee (BOCC/Administration).*
  - 2. Recurring: continue to clear Teller County Right of Way (ROW) during other mitigation activity and work with local Housing and Property Owner Associations to clear road ROW of trees and other hazards to enhance both fire safety and overall safety of the roadways (Public Works).*
  - 3. Recurring: continue to perform fire mitigation activities at the Catamount Resource Protection Area, setting the example for management of open space (Public Works).*
  - 4. Recurring: continue to provide input and youth/adult monitoring groups to support the Woodland Park Healthy Forest initiative (CSU Extension).*
  - 5. Recurring: continue to use the Wildfire Hazard Plan and Land Use Regulations in evaluating new development as part of the effort to reduce the wildfire hazard (Community Development Services Division (CDSD) – Planning).*

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<sup>21</sup> <http://www.co.teller.co.us/TC%20Strategic%20Plan%202011%20adopted.pdf>



Photo courtesy of the City of Woodland Park

And the City of Woodland Park Comprehensive Plan<sup>22</sup> adopted in July mentions wildfire protection several times.

*The City is working with the Woodland Park Healthy Forest Initiative, Coalition for the Upper South Platte, Colorado State Forest Service and the U.S. Forest Service with a grant from the Colorado Department of Local Affairs to devise urban interface wildfire protection guidelines within the Municipal Code to help reduce the risks of intense wildfires. (pg 27)*

*Work with the Healthy Forest Initiative Coalition to implement the Community Wildfire Protection Plan. (pg 28)*

*Community Character and Design Action 1.5.2: Evaluate and maintain the tree and/or woodlot ordinance(s) to preserve and protect the naturally forested areas while integrating the urban interface wildfire protection code. Ref: Land Use and Growth 1.2.1 (pg 32)*

*Sustainable Environment Action 2.1.4: Encourage neighborhoods to thin, trim and plant trees in concert with healthy forest principles and wildfire mitigation practices. (pg 59).*

Therefore, the efforts of this report and process is to, in a simplified and uniform manner, suggest policy that is easy and affordable to implement; coincides when possible with existing processes producing a minimal economic impact on homeowners, builders and governmental agencies while still providing meaningful methods for reducing the threats of living in the wildland urban interface. It also allows for compliance in regional plans that cite the importance of WUI policy and practices. At the very least, it provides homeowners an education and awareness opportunity that in the best of circumstances would be, when advised, implemented to the safety and benefit of the homeowner and surrounding properties.

Ideally a defensible space assessment requirement could easily be integrated into new development plans and building permits as this is a prime opportunity to take advantage of the site disturbance that would naturally occur in the site local and excavation process. See APPENDIX C for examples.

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<sup>22</sup> <http://www.city-woodlandpark.org/departments/planningdepartment/CompPlan07292010.pdf>

## **Section 6. Building an Effective Community Plan**

Communities in and around the Hayman Fire were shocked into the realities of the dangers in the Wildland-Urban-Interface, compelling many individual homeowners, neighborhoods and communities to review the process for creating and implementing community wildfire protection plans (CWPP).

As recently as September of 2010, a weeklong fire episode in Four Mile Canyon in Boulder County Colorado burned just approximately 6,500 acres but, even though it burned less than 5% of the land area lost to the Hayman Fire, more than 170 buildings and homes were lost at a cost of more than \$217 million, (far exceeding the \$42 million paid out in insurance as a result of the Hayman) and making it the most destructive in terms of homes lost. Fortunately, and perhaps amazingly, there was no loss of human life in the Four Mile Canyon Wildfire. However, it does dramatically underscore the incalculable importance of community preparedness.



Photo courtesy of Nasa.gov

Human response and reaction to these catastrophic events can vary wildly. Some people directly impacted by the loss of property may simply leave the area, unable to imagine rebuilding in a place that holds bad or sad memories. Many people react immediately, gathering all the information and resources they can in order to start protecting against the next potential threat. Still others calculate the odds of something like what just happened happening again and may unwittingly relax in the safety of their own delusions assuming the threat has passed and nothing like it will happen again in their life time.

As the understanding of the nature of wildfires, the changing nature of wildlands and the systematic collection of empirical data needed to develop informed, science driven plans increases and mounts, so then do the resources available to whole communities for devising and implement best practices-based wildfire protection plans.

Section 7 of this report provides a range of local and national resources available to communities of all sizes, demographic composition and location. Each of the resources is meant to help communities expedite the process of plan development avoiding duplication of effort or “reinventing the wheel”. But, before accessing the resources there are simple questions each community can ask and a little research will provide the answers.

## **6.1 WPHFI Neighborhood Ambassador Program**

In December of 2004, a pilot program was started by the Firewise® Council of South West Colorado called the Neighborhood Ambassador Program. Built on research principals presented through studies conducted by Fort Lewis College called People and Fire in the West, it was learned that one of the most trusted sources of information about wildfire prevention is from neighbors and friends – everyday people who are trusted and known. In July 2010, CUSP and partners finished the Woodland Park Healthy Forest Initiative (WPHFI) CWPP. Within the CWPP are several recommendations aimed at raising awareness within the community of wildfire risks. Recognized as very important by the team is the creation of a Neighborhood Ambassador Program. The WPHFI Neighborhood Ambassador Program will follow closely to the program created by the Firewise® Council of South West Colorado.

### **What is the WPHFI Neighborhood Ambassador Program?**

The Neighborhood Ambassador Program recruits, trains and utilizes volunteers who serve as Ambassadors, raising awareness about forest health, fuels reduction and wildfire protection and prevention.

### **Ambassadors' Roles and Projects related to Public Education/Mitigation**

- Plan the occasional informational event for your subdivision inviting an expert speaker on wildfire and/or emergency preparedness.
- Inform residents/neighbors about the <http://www.wphfi.org/> web site.
- Be an example of a home site where defensible space has been created.
- Provide the residents in your subdivision, through whatever means possible, the wildfire mitigation companies' contractor list kept by the Colorado State Forest Service. (This list is found at the above Website under the "prevention" tab.)
- Attend the bi-monthly Firewise® Council meetings and/or educational events taking information back to your neighborhood, homeowners association, etc.
- Assist your neighborhood with understanding, supporting and participating in the WPHFI projects underway in Teller County.
- Plan neighborhood mitigation day(s), in partnership with community and CUSP to dispose of slash, and/or treat demonstration properties.

## **6.2 Pre-Wildfire Planning with Your Local Fire Department, District, City, County and/or other appropriate agencies.**

- Plan for red zone hazard assessments within your subdivision. This will include partnering with local Fire Department's to train volunteers to better utilize available red zone systems.
- Update the community on project progress.
- Consider the role of the Ambassadors and potential grant applications for special outreach events, demonstration projects, information dissemination and operational assistance.
- Update important information about your subdivision including a map of the following:
  - Locations of homes and other structures
  - Road layout

- Possible water supplies such as ponds, creeks and cisterns, including ownership (i.e., private or public)
- Location(s) of heavy fuel loads (thick forest, lumber piles, stump piles, etc.)
- Location of hazardous materials (paint, oil for roads, gasoline storage, etc.)
- Location(s) of above- and/or below-ground propane tanks
- Location(s) of power lines and power poles and the name of the electric company
- Location(s) of gas lines and name of gas company
- Location of homes with pets and livestock
- Location of homes with out-of-state owners
- Location of homes with residents who have special needs (disabled, elderly, etc.)
- List of homeowners who do not have a land line with their cell phone number
- Make a list of all possible locations for distribution of wildfire information in the event of a wildfire (e.g. bulletin boards, public gathering places, etc.)

### **Communication – General**

- Work with local residents to ensure their addresses and street signs are visible.
- Establish an email tree through which residents in your subdivision can receive information.
- Assemble contact information for homeowners with addresses, phone numbers (work, home, cell, emails).
- UPDATE ALL INFORMATION ANNUALLY.

### **During a Wildfire Event**

- CALL 911 IF YOU WITNESS A WILDFIRE -Provide information the 911 operator may request.
- If you are evacuated, please go to the official evacuation center and be a contact person for local fire fighters/entities when and if asked.

Your role during a wildfire event is to ensure your own personal safety and to evacuate if necessary. Remember, the best time to make contact with your fire department is before an event happens!

Some Fire Departments/Districts may ask you to sign a separate form clarifying your role in a wildfire event.

**NOTE:** Ambassadors agree to any number of things on this list and do not have to accomplish the entire list to be an Ambassador.

### **6.3 Next Steps: Implementing Appropriate Wildland-Urban-Interface Standards and Policies**

1. Review this report with the Woodland Park Healthy Forest Initiative Leadership Committee and obtain their feedback.
2. Review this report with the Woodland Park and Teller County Planning Commissions to obtain their feedback and guidance to establish a future direction towards implementing WUI standards and/or policies.
3. Establish a work plan; goals, objectives, priorities and timeline to develop and implement amendments to the land use regulation and building codes.
4. Work with the Woodland Park Community Wildfire Protection Plan Committee to develop an education program and implementation of the Neighborhood Ambassador Program.
5. Discuss the potential to highlight work already completed by nominating communities for Firewise® designation.

### **6.4 Conclusion**

A wealth of excellent resource materials is available online as well as through long-established organizations such as the National Fire Protection Association (NFPA) and the International Code Council (ICC). The lessons learned to develop a wildfire mitigation approach through a collaborative process are summarized by a few key points:

- First, it takes a strong commitment by the community's elected officials, public servants, forestry professionals, firefighters, citizens and landowners to work together toward a common goal. Effective leadership and strategic partnerships are necessary to balance between additional governmental regulations and the interests of developers, builders and homeowners.
- Second, adequate resources are necessary to develop and implement the policies and educational aspects of a successful Wildland-Urban-Interface program to reduce the risk of wildfires. The level of funding needed to staff and equip the program will be determined by the scope and services prioritized by the various jurisdictions, public and private agencies, and community as a whole.
- Finally, the adoption and enforcement of new regulations within the Wildland-Urban-Interface requires a paradigm shift that defines a healthy and safe forested landscape with fewer trees per acre of various sizes and types of species. We have learned that citizens are motivated to learn about wildfire mitigation methods and take preventative steps to reduce the probability of the occurrences of deviating wildfires after they have experienced a wildfire in Colorado.

## **Section 7 Helpful resources**

<http://www.wphfi.org/>

<http://www.fs.fed.us/projects/hfi/field-guide/web/page15.php>

<http://www.wildfirelessons.net/Home.aspx>

[http://www.nwecg.gov/teams/wuiwt/plan/StratPlanSum\\_2005-2009.pdf](http://www.nwecg.gov/teams/wuiwt/plan/StratPlanSum_2005-2009.pdf)

<http://www.firewise.org/>

<http://www.iccsafe.org/Pages/default.aspx>

<http://osfm.fire.ca.gov/>

## **Section 8. Appendices**

**APPENDIX A** – Teller County Wildfire Protection Plan Committee

**APPENDIX B** – Meeting notes from the Joint Planning Commission Meeting

**APPENDIX C** – Examples of building permits

**APPENDIX D** – Woodland Park's First Firewise® Community Application

**APPENDIX A**

**Teller County Wildfire Protection Plan Committee**

<b>MEMBER</b>	<b>REPRESENTING</b>
Marti Campbell	Coalition for the Upper South Platte
Garry Cote	Teller County Alliance of Property Owners Associations
John Gomes	City of Woodland Park, Police Department
Curt Grina	Citizen Representative (Commission Chair)
Greg Griswold	Teller County Office of Emergency Management
Jim Heenan	North East Teller Fire District
Nick Lauria	Cripple Creek Emergency Services
Dave Root	Colorado State Forest Service
Greg Winkler	Teller County Administrator

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## APPENDIX B

### WOODLAND PARK AND TELLER COUNTY PLANNING COMMISSIONS JOINT WORK SESSION

#### WOODLAND PARK CITY COUNCIL CHAMBERS

7:00 PM, Wednesday, September 29, 2010

Submitted by Lor Pellegrino, Teller County Senior Long range Planner

- I. **WELCOME AND INTRODUCTIONS PC CHAIRS: WP, Carroll Harvey; TC, Wendy Dillenschnieder**

The meeting was opened at 7:05 p.m. The Chairs of the Woodland Park and Teller County Planning Commissions were introduced. All others in attendance were self-introduced. See attached sign-in sheet for a list of all participants.
  - II. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.
  - III. **PURPOSE OF MEETING: SALLY RILEY**

Sally Riley mentioned that the Wildland Urban Interface and wildfire in general is a regional issue with regional complications, considerations and implications. The purpose of this meeting is to analyze existing actions and regulations regarding mitigating wildfire risks, to report on gaps and “lessons learned,” and to produce general non-binding recommendations for future possible actions by the public and private sectors, all in response to a \$6,000 Department of Local Affairs grant.
  - IV. **PERSPECTIVES : Sally Riley**

Four key speakers presented their unique insights on the subject of mitigating wildfire risk based on their diverse perspectives in order to provide a foundation and framework for the round-table discussion planned for the second hour.

    - A. **Teller County: Jim Ignatius, Teller County Commissioner**

Commissioner Ignatius spoke about the Woodland Park Healthy Forest Initiative and how it emanated from previously approved federal Acts allowing local government some input over public lands. The Wildfire Protection Committee, a citizen-led effort, involved local fire departments, local government representatives, HOAs and many members of the general public. In their first year, this committee produced the ground-breaking and highly regarded Teller County Community Wildfire Protection Plan, the first of its kind in Colorado. The TC CWPP was instrumental in diverting millions of federal, state and local funds to Teller County for numerous projects related to mitigating wildfire risk. One current effort explores the possibility of exporting the surplus biomass from thinning and deadwood removal to Colorado Springs Utilities. Cmmr. Ignatius concluded that further and future funds and grants may depend on regulation revisions at the building and construction level rather than at the development level to further reduce the risk of wildfire. In response to questions asked, Cmmr. Ignatius stated that biomass removal is highly planned and managed with clear cutting not an option; the goal is to bring the forest back to historical health levels as determined by scientific methods (roughly 50-100 trees per acre); there will be no obligation to provide biomass to CSU; that while landowners can be required to maintain defensible space, Teller County does not have the staff or funds to enforce maintenance; education can help individual landowners take responsibility for reducing wildfire; and the Woodland Park Healthy Forest Initiative morphed from a County-wide issue to a more narrowly defined area around the greater Woodland Park area; funds
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are dispersed based on the approved grants but CUSP is a key stakeholder and player for the community-based initiative; currently, roughly 24 thinning projects are underway in areas all over the Teller County; and finally, that fire cleansing will reduce the intensity but not eliminate the risk of fire. Cmmr. Ignatius further stated that he is available to present defensible space strategies to HOAs upon request.

**B. CUSP: Jonathan Bruno, Operations Director: CWPP\_WPHFI Report and Findings**

Mr. Bruno generally discussed the astronomical cost of fire in Colorado. The Woodland Park Community Wildfire Protection Plan, a CUSP-led effort, was produced to protect houses from forest fire and to protect forests from house fires. It resulted in non-binding recommendations for consideration including but not limited to drafting and implementing wildfire building regulations similar to those in place for sewage disposal, electrical work and water supply; the establishment of a neighborhood-led Ambassador program to work within communities; the need for updated data for hazard assessments; and the critical area of private land hazard assessments. Mr. Bruno concluded that in order to effectively reduce wildfire risk, citizens and governments need to be proactive.

**C. NETFPD: Tyler Lambert, Acting Chief**

The NETFPD was heavily involved in the development of the WP CWPP. He stressed that events surrounding the Hayman fire prompted the NETFPD to better train their fire fighters. NETFPD, with updated hazard assessment software, is available for hazard assessments on private properties but requires more trained volunteers are needed to assist. He mentioned that the challenge is in getting permission to go onto private property to conduct the assessments. These assessments will be focused on extreme risk areas such as hillsides and heavily forested areas.

**D. Insurance Industry, Marti Propes, State Farm Insurance**

Marti has worked with State Farm Insurance for over 25 years, specifically in the Teller County area. She suggested that the NETFPD partner with State Farm to conduct assessments for insured properties. However, she cautioned that assessments need to be consistent and properly trained assessors are critical. Further, assessments are per area rather than per individual lot which may make it less appealing to certain property owners. She mentioned that the criteria used for assessments include ingress/egress to/from a subdivision, road width and grade, secondary access, street signs, type of region, provision of defensible space, surrounding debris, construction materials, water source, and other criteria. Since the Hayman Fire, and currently on-going, trained independent inspectors have been re-assessing areas within Teller County. Insurance may be denied or will be more difficult to purchase if assessments aren't done and if maintenance isn't conducted. Also of note, Flood insurance doesn't cover damage due to flooding that usually hits harder in a burn area.

**V. JOINT WORK SESSION**

**VI.**

**A. Review existing codes, regulations & ordinances - CUSP: Helen Dyer, WP Planning: Sally Riley**

In her "gaps analysis," Helen Dyer has been researching numerous codes across the region and the country. She states that Teller County is in great shape; it has great existing plans and regulations that are shamelessly copied in other jurisdictions. Helen briefly reviewed the existing codes in the Teller County Land Use Regulations, specifically Chapter 6.5 Wildfire Hazard Areas. These regulations, however, are only

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implemented with new land development (new subdivisions or development applications). Sally provided a brief overview of the City of Woodland Park regulations. These are not consolidated into one section, rather they are dispersed throughout various sections of the Woodland Park code and, like the Teller County code, only applicable to new land development. The codes do allow for submission of a Fire Prevention Plan with a new development proposal and multi-family developments may be required to have a 30-foot defensible space.

**B. Review 2009 ICC Updates and Firewise® - CUSP: Helen Dyer, TC Building: Al Chamberlin**

Helen mentioned that her research has revealed some obvious gaps such as the lack of regulations in the building codes and the reliance on old, outdated codes. She further mentioned that the local community is not taking advantage of “Firewise®” resources and that this is another glaring gap. Further, she stressed that HOA covenants are a really good but under-utilized tool that needs to be further explored. Finally, she stressed that it is not necessary for government to be heavy-handed with regulations if insurance companies provide more financial incentives and more citizens become directly involved and accountable for their own properties. Al mentioned that water supply may be one of the biggest problems in Teller County given its density and character of development and that ponds need to be a possible source (although this may be difficult with current water laws). The single biggest challenge is retro-fitting existing subdivisions with defensible space and fire-retardant building materials.

**C. What do you think?**

Planning Commissioners and other participants made the following suggestions for consideration:

1. While necessary, it may be very challenging to retro-fit existing areas given the opposition to past attempts at regulation and intervention.
  2. Planning departments should craft regulations changes for consideration by the Planning Commission.
  3. It is very important to support CUSP and all their efforts. Private individuals may react better to regulation revisions if they are better educated. They need to buy into the program. The neighborhood Ambassador’s program should be heavily supported by all interested stakeholders. Government intervention should be kept to a minimum.
  4. Education must be an on-going effort. Also, more research into what works and trying to implement that rather than re-inventing the wheel.
  5. Home remodels and renovations may be a good time to affect wildfire upgrades to the property and the house.
  6. Insurance companies should be less punitive, with more of an approach geared toward providing incentives for mitigating risk.
  7. Local government buy-in and endorsement is critical for continued success.
  8. Adequate address signs should be an insurance requirement/
  9. Insurance companies should step up. They should play a greater role in educating their customers and the general public.
  10. Consider County-wide property tax rebates for those properties that have mitigated wildfire risk.
  11. Efforts need to be proactive. It’s not enough to sit around and wait for insurance companies or government action. Citizens need to be involved.
  12. Citizen education efforts are critical.
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13. Consider improving code enforcement. Enforcing existing codes may go a long way.
14. Woodland Park should consolidate the wildfire regulations into one cohesive section, similar to Teller County regulations.
15. Communities should apply for "Firewise®" rating.
16. Fire departments assist with the educational component.
17. People don't know where to go to for information or how to do tree thinning or where to dump the slash. The education needs to be comprehensive and coordinated. Perhaps CUSP could do demonstration projects in highly visible areas.
18. Insurance companies should provide incentives for "Firewise®" status.
19. Portions of the money received for the sale of biomass should be earmarked for programs that encourage and provide mitigation on private property
20. "Disaster Strikes Home" is a wonderful brochure that will be valuable to residents of Teller County. It is free and is being widely distributed throughout the County.

**D. Next steps**

The DOLA grant product will be a report which will include the discussion and recommendations emanating from this meeting. Copies of the final report will be distributed to all Planning Commission members in late December 2010 or early January 2011.

**E. ADJOURN**

The meeting adjourned at 9:25 p.m.

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**APPENDIX C**

COUNTY BUILDING DEPARTMENT  
APPLICATION FOR **RE-ROOFING PERMIT**

PHONE NUMBER: (ABC) 555-5555 FAX NUMBER: (ABC) 555-5555

APPLICATION MUST INCLUDE ALL OF THE FOLLOWING  
INFORMATION & A MAP TO THE PROPERTY:

\$50.00 – per structure \$100.00 – per structure \$100.00 – per structure

**\$50.00-Defensible Space Assessment**

CIRCLE ONE: OVERLAY or TEAR-OFF or ROOF REPAIRS

TYPE OF STRUCTURE:

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PLEASE NOTE: MANUFACTURED & MOBILE HOMES MAY REQUIRE  
ENGINEERING

Manufactured Home & Mobile Homes Tear-Off (same to same type of roofing) No  
Engineering required

Manufactured Home & Mobile Homes Overlay – Engineering required

- **DEFENSIBLE SPACE ASSESSMENT CONDUCTED BY STATE FOREST SERVICE. LOCAL FIRE DISTRICT OR QUALIFIED SUB-CONTRACTOR REPRESENTING EITHER A FOREMENTION AGENCIES.\***

o ALL HEATED STRUCTURES REQUIRE AN ICE&WATER SHIELD INSPECTION.

o MULTIPLE STRUCTURES ON A PROPERTY REQUIRE SEPARATE PERMITS FOR EACH STRUCTURE.

o DURING APPLICATION OF RE-ROOF IF IT IS DISCOVERED THAT SHEATHING REPLACEMENT IS

REQUIRED STOP PROJECT AND CONTACT THE BUILDING DEPARTMENT PROPERTY LOCATED IN (circle one): COUNTY or CITY LIMITS

\*PROJECTS WITHIN CITY LIMITS MUST HAVE A COPY OF CITY PROJECT APPROVAL

**\*NOTE: ISSUANCE OF A PERMIT IS NOT DEPENDENT UPON THE HOMEOWNER COMPLYING WITH RECOMENDATIONS OF THE DEFENSIBLE SPACE ASSESSMENT; HOWEVER, IF THE HOMEOWNER DOES COMPLY WITH THE ASSESSMENT RECOMMENDATIONS, THE \$50.00 ASSESMENT FEE WILL BE REFUNDED.**

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## MINIMUM SUBMITTAL CHECKLIST FOR **RESIDENTIAL ADDITIONS**

Submitted date: \_\_\_\_\_ Staff

initials: \_\_\_\_\_

In order to better serve applicants and expedite the plan review process, the information listed below is the minimum information required at submittal for residential additions. Failure to provide any of the following material that is deemed to be applicable to your project will be cause to refuse the submittal at this time. **Contact the State Department of Public Health and Environment for instructions prior to any demolition / renovation. A written response from CDPHE shall be required to be submitted prior to issuance of permit.**

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Applicant **Incomplete submittals will not be taken in for review.** Staff use only  
Provided/ NA Accepted Y/N

- **1. Two plot/site plans** meeting the requirements of separate site plan as outlined in the planning department site plan review packet. **DEFENSIBLE SPACE ASSESSMENT CONDUCTED BY STATE FOREST SERVICE, LOCAL FIRE DISTRICT OR QUALIFIED SUB-CONTRACTOR REPRESENTING EITHER AFOREMENTION AGENCIES.\***
- 2. Driveway Information.** Provide a copy of the driveway permit, a driveway permit application, or indicate if the project is within the City limits.
- 3. Septic Information.** Provide a copy of the septic permit, a septic permit application, or a copy of sewer tap receipt.
- 4. City limits.** City approval is required for properties located in the City . Two complete sets of legible building plans are required. **CLEARLY LABEL ALL NEW AND EXISTING CONSTRUCTION ON EACH APPLICABLE PLAN SHEET.** These drawings shall be dimensioned and drawn to scale. All drawings shall show conformance to all applicable local and state building codes. Ensure that plans bear the wet stamp of an architect or engineer when required.
- 5. Additional bedrooms** require verification that the septic system is sized correctly.
- 6. Two sets of site specific soils reports** dated within the last 12 months. One must be an original. A stamped original open hole report must be received prior to concrete placement if required by the soils engineer.
- 7. Foundation plan.** All foundations require engineering. Clearly show dimensions, indicate required anchor bolt dimensions and spacing, any hold-downs, expanded footings, connection details, vent size and locations, location of crawl space access, and transition from one foundation dimension to another if different dimensions are proposed. Include cross sections of all footings, stem walls, basement walls, and piers clearly showing all reinforcement specifications.
- 8. Elevation views.** Provide elevations for all sides of building. Exterior elevations must reflect the actual grade.

**Etc...**

**\*NOTE: ISSUANCE OF A PERMIT IS NOT DEPENDENT UPON THE HOMEOWNER COMPLYING WITH RECOMENDATIONS OF THE DEFENSIBLE SPACE ASSESSMENT; HOWEVER, IF THE HOMEOWNER DOES COMPLY WITH THE ASSESSMENT RECOMMENDATIONS, THE \$50.00 ASSESMENT FEE WILL BE REFUNDED.**

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## **APPENCIX D**

### **6.4 Woodland Park's First Firewise® Community Application:**

Ridgewood subdivision is located in a Wildland Urban Interface (WUI) community eight miles north of Woodland Park in the northeast corner of Teller County. It is surrounded by the Manitou Experimental Forest, which is part of the Pike National Forest. The subdivision is very densely forested in mixed conifer, primarily Ponderosa pine and Douglas fir. There are mixed patches of aspen as well as Engelmann spruce. There are a series of small ponds along White Spruce Creek in Ridgewood, which feeds the Trout Creek watershed and the South Platte. It is a typical mountain community with permanent home sites scattered throughout the area. Individual sites vary in size from 2 acres to 40 acres; total subdivision acreage is about 825 acres. To highlight a community which is exemplary in its efforts to protect its residents from the next wildfire, Ridgewood is seeking a designation as a Firewise® community, one of the first such designations in the Woodland Park area. Ridgewood, with an active community leadership team, has taken leaps and bounds toward the goal of protecting all properties within the subdivision; not an easy task considering the large number of absentee property owners, diverse levels of understanding of the forest health issues in the area, and a challenging topography for the area. With Firewise® designation Ridgewood will act as an example of what can be achieved with hard work, and City and community led efforts. Additional Firewise® nominations will be a priority for the community in the future. Several of the Ridgewood homeowners are actively participating in the recently enacted Neighborhood Ambassador program, ensuring that their lessons learned will be provided to other residents as they begin to embark upon similar journeys.

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[www.city-woodlandpark.org](http://www.city-woodlandpark.org)



[www.uppERSOUTHplatte.org](http://www.uppERSOUTHplatte.org)

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