APPENDIX F

WILDFIRE MITIGATION PLAN

MACGREGOR TOWNSITE PUD
WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

(from Valley County Code 10-7-1)

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDAITON:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.

B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.

1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.

2. Format: The plan shall consist of two (2) sections:

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

1. Topographic map. Use blank map format included on the last page.

Refer to Appendix A - Figures and Drawings.

2. Site description including discussion of slope(s), aspect(s), and significant topographic features*.*

MacGregor Townsite PUD is located in Valley County, Idaho, Parcel No. RP16N03E270005 in Section 27, Township 16 North, Range 3 East. The property is currently undeveloped land and lies approximately 1.5 miles south of Donnelly along Loomis Lane and Old State Road and is 158.72 acres. Agricultural land is located to the north and east of the parcel, with single-family residential lots and subdivisions (Fir Grove Estates and Donnelly Estates) to the south and west. See Figure 1, Vicinity Map.

The natural topography is relatively flat, sloping slightly from the east to the west with slopes that do not exceed four (4%) percent.

3. ***Narrative describing existing vegetation and fuel hazards, distribution, and continuity.***

   During a site visit, it was determined that this site has less than twenty (20%) percent of "forested" lands. The majority of existing vegetation is natural grasses and shrubbery used for cattle grazing and farming operations. A small pocket of timber exists in the southeastern portion of the property.

4. ***Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.***

   Available fire history records for this area, and conversations with Jess Ellis, Donnelly Rural Fire Protection District's Fire Marshal, indicate that there has been a low occurrence of human or lightning caused fire ignition in the past.

   Weather patterns in Valley County during the summer months produce thunderstorms that have the potential to ignite wildfires. The average summer temperature (June 20 through September 14) is 70 degrees, and the average for July is 78 degrees. Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters.

5. ***Existing roads and bridges, including a description of widths, grade percentages and weight limits.***

   There is currently no existing roads or bridges located on the project site. Loomis Lane is adjacent to the proposed project site to the north, and Old State Road to the east.

6. ***Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.***

   There is currently no existing structures located on the project site. Proposed density at full build-out for MacGregor Townsite PUD would allow for up to 335 single-family residential lots. A community/open space area is proposed and may include buildings. Final location, type, and size is TBD.

7. ***Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).***

   There is currently no infrastructure or utilities on the parcel that would increase fire risk. There are residences on adjoining parcels to the south and west.

8. ***Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).***

   Fir Grove Estates subdivision is located directly to the west of the proposed development and is connected to North Lake Recreational Sewer and Water District's (NLRSWD) public water system and multiple fire hydrants are located within the subdivision.

   Additionally, dipping and/or drafting from Cascade Reservoir could also be an option for water supply (approximately 1 mile air distance).

9. Current structural and wildland fire jurisdictional agencies.

The MacGregor Townsite PUD is located within the Donnelly Rural Fire Protection District (DRFPD) and wildfire suppression for timbered lands is provided by Southern Idaho Timber Protective Agency (SITPA).

10. Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Wildland fire risk imposed by the development includes individual property owners with potential for human caused fire ignition.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

1. Access - planned ingress and egress routes.

The MacGregor Townsite PUD includes three (3) ingress and egress routes at full build-out. One access point will be connected to Loomis Lane on the north and two other access points to the development will be constructed off of Old State Road. All roadways are anticipated to be built with a paved surface and will be constructed to *Valley County Minimum Standards for Private Road Design and Construction* with the exception of the addition of a rolled curb and gutter, rather than a gravel shoulder. Most internal roadways are proposed to be twenty-four (24') wide with two (2') foot rolled curb and gutter. Main thoroughfares to be a boulevard style and are proposed with twelve (12') foot drive lanes, separated with a vegetated swale or turn lane. Refer to Drawing No. EX-11 and EX-12, Sheets 11 and 12 for further details.

2. Water supply for structural and wildland fire response.

MacGregor Townsite PUD is anticipating being annexed into the NLRSWD's public water system which will be constructed to meet the requirements of DRFPD's fire flow requirements.

3. Estimated response time and distances for jurisdictional fire agencies.

The development is located within District 1 of the DRFPD and the estimated response time is five (5) minutes. SITPA response time for wildland fires is approximately thirty (30) to forty-five (45) minutes. Additional wildfire resources from federal agencies are available upon request.

4. Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

The MacGregor Townsite PUD will be constructed to meet the requirements of DRFPD's fire flow requirements with the use of fire hydrants connected into NLRSWD's public water system.

5. Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

As described above, the development will utilize three (3) ingress/egress routes. Two (2) cul-de-sacs are proposed in the southeast portion of the development. Due to the natural

topography being relatively flat, road grades are not anticipated to exceed four (4%) percent. Appropriate road signage will be installed and should be clearly visible at each intersection and all residences will have their address number posted in accordance with Valley County standards.

Power infrastructure has not been designed, but it is anticipated that it will be installed underground.

It is suggested that builders use building materials that are fire resistant and are recommended by the International Fire Code and Valley County Building Department.

6. Safety zone locations.

It is suggested that defensible space be designed to reduce fuel loads around homes and implemented before construction within the proposed subdivision. There are three zones that successfully create defensible space around homes according to Firewise programs; the immediate zone (0-5 feet), intermediate zone (5-30 feet) and the extended zone (30-100 feet). Below are some suggestions to create a defensible space for each zone.

Immediate Zone (0 to 5 Feet)

- All plant debris should be removed from around the residence.
- Use non-combustible mulch such as stones and rock around the home, instead of mulch or wood chippings.
- Trim branches that overhang the home, porch and deck while pruning the lower branches of larger trees at least six (6') feet from the ground.
- Keep leaf litter and pine needs off of the roof and remove branches within 10 feet of the chimney.
- Use ignition resistant building materials on exterior walls.
- Use non-flammable fencing materials.
- Keep the gutters clean of leaf debris that is collected in gutters (annually).

Intermediate Zone (5 to 30 Feet)

- Keep vegetation clear around propane tanks.
- Keep grasses mowed to four inches.
- Irrigate lawns and trees to prevent them from becoming dry.
- Remove vegetation under trees to prevent fire from reaching tree crowns.
- Trees should have a minimum of ten (10') to eighteen (18') feet between crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.
- Create fuel breaks such as pathways.

Extended Zone (30 to 100 Feet)

- Remove piles of ground litter/debris, dead plants, and tree materials.
- Remove vegetation around out-buildings.
- Remove small conifers growing between mature trees.
- Space all trees to have a minimum of six (6') to ten (10') feet between the crowns, this spacing should increase as slope increases.

- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.

7. Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

Prior to road construction and during site grading, fuel reduction should be followed to remove all woody ground fuels, slash piles and any other hazards. Dead and dying debris should also be removed and existing trees should be limbed where appropriate.

8. Long term maintenance schedule to sustain fuel treatment effectiveness.

McGregor Townsite PUD will develop a Firewise Plan that will address the long-term fire protection maintenance plan and schedule that will be included in the CCRs. Below is a list of some of the potential considerations for the long-term plan:

- Create a buffer around adjacent parcels that are more densely forested.
- Use native and fire-resistant plants for landscaping where appropriate. Promote native species such as Ponderosa pine, Western Larch, and Douglas Fir.
- Create and maintain the three zones of defensible space for homes.
- No open slash/debris fires without a burn permit during the closed burn season (May 10 to October 20).
- Vegetation zones within the 100-foot zone of each structure will be reduced annually.
- Yearly removal of woody debris on the ground throughout the development. This can be done on-site by piling and burning at approval times or the debris can also be taken to the Valley County transfer site on Spink Lane.
    - No open slash/debris fires are allowed during the closed burn season without a burn permit (May 10 through October 20). If a burn pile is performed, accommodations should be taken to prevent the fire from escaping the structure.
- Keep vegetation and tree branches cut back along the roads to allow access for firefighting equipment.
- Meet periodically with DRFPD and SITPA to review trends and projections for future fire risk and fire risk reduction capabilities.

9. Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

The MacGregor Townsite PUD does not present a large wildland fire risk in relation to the existing conditions/vegetation on-site, however development of this project into a community worthy of a *Firewise Communities USA* designation is a an overall goal.

3. Submittal, Implementation and Verification:

a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.

b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.

c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.