



BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO: 26-10

A RESOLUTION AMENDING THE GUNNISON COUNTY LAND USE RESOLUTION

WHEREAS, pursuant to the *Gunnison County Land Use Resolution* (“the *Resolution*”), Section 1-113, details a process for initiation, review and Board of County Commissioners action on proposed amendments to the *Resolution*; and

WHEREAS, pursuant to Section 1-113, the Community Development Department and Planning Commission have initiated and completed review of the proposed amendments as required by the *Resolution*; and

WHEREAS, Section 29-20-104(1)(a) of the Local Government Land Use Control Enabling Act grants Gunnison County the authority “to plan for and regulate the use of land by...[r]egulating development and activities in hazardous areas.”; and

WHEREAS, the Planning Commission on December 18, 2025 meeting unanimously recommended adoption of the proposed amendments; and

WHEREAS, the Board of County Commissioners has conducted a duly noticed public hearing on these proposed amendments on March 3, 2026; and pursuant to Section 1-113 of the Resolution evaluated the proposed amendments using the following criteria:

1. Consistency of the proposed amendments with any comprehensive plan that may be adopted by Gunnison County
2. Changed conditions, including the economy of Gunnison County
3. Effect of the proposed amendments on the natural environment
4. Community needs
5. Development pattern
6. Changes in applicable law
7. Public health, safety and welfare
8. Compliance with any applicable intergovernmental agreements adopted by Gunnison County

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the Board hereby adopts the following amendments of the Gunnison County Land Use Resolution as included on the attached “Exhibit A”.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY SHALL NOT BE EFFECTIVE UNLESS AND UNTIL A COPY IS RECORDED IN THE Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Smith, seconded by Commissioner Houck, and adopted on this 3rd day of March, 2026.

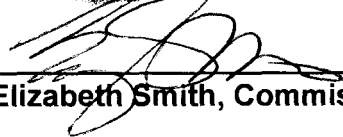
**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO**



Laura Puckett Daniels, Chairperson



Jonathan Houck, Commissioner



Elizabeth Smith, Commissioner

ATTEST:



Deputy County Clerk



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**Exhibit A: SUMMARY OF PROPOSED REVISIONS TO THE GUNNISON COUNTY LAND
USE RESOLUTION TO ALIGN WITH THE ADOPTION OF THE COLORADO WILDFIRE
RESILIENCY CODE**

SECTION 1-112: USE OF MAPS, C.MAPS TO BE USED AS REFERENCES, 1.WILDFIRE HAZARD MAPS.

- 1. WILDFIRE HAZARD MAPS.** ~~Wildfire Hazard Maps prepared by Community Planning Assistance for Wildfire (CPAW) and as they may be amended from time to time~~The Colorado Wildfire Resiliency State Code Map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service and available on the Colorado Wildfire Resiliency Code Board website.

ARTICLE 2:DEFINITIONS

FIRE INTENSITY CLASSIFICATION means the level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value. The Ffire intensity Cclassification for parcels in the WUI can be identified on the Colorado Wildfire Resiliency State Code Map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service and available on the Colorado Wildfire Resiliency Code Board website.

LOW FIRE INTENSITY CLASSIFICATION means areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate slopes, where topography begins to influence the rate of spread. Although flame lengths remain relatively small-typically less than two feet-limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fire through direct attack, particularly on slopes under 30 percent. Mechanized equipment is typically unnecessary.

KEY CHARACTERISTICS INCLUDE:

- **FUELS:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation.
- **FLAME LENGTH:** Less than 2 feet.
- **RATE OF SPEAD:** Low, increasing with slopes over 20 percent.
 - **SPOTTING:** Very short-range spotting is possible under windy conditions.
 - **TERRAIN INFLUENCE:** More active fire behavior on moderate slopes (20 to 30percent)
 - **SUPPRESSION DIFFICULTY:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

MODERATE FIRE INTENSITY CLASSIFICATION means areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fire present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep slopes, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in WUI areas.

KEY CHARACTERISTICS INCLUDE:



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- **FUELS:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels.
- **FLAME LENGTH:** Up to 8 feet.
- **RATE OF SPEAD:** Moderate to high, increasing significantly on slopes over 30 percent.
- **SPOTTING:** Short-range spotting is common.
- **TERRAIN INFLUENCE:** Steep slopes, 30 percent or greater, increases fire spread and intensity.
- **SUPPRESSION DIFFICULTY:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

HIGH FIRE INTENSITY CLASSIFICATION means areas with heavy, continuous fuel loads, such as dense forest canopies, thick understory growth, and heavy dead/downed material. Fires frequently occur on steep slopes, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium- range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

KEY CHARACTERISTICS INCLUDE:

- **FUELS:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions.
- **FLAME LENGTH:** Up to 30 feet or more.
- **RATE OF SPEAD:** Rapid, on slopes over 40 percent.
- **SPOTTING:** Short-range spotting is common; medium range spotting is possible under windy conditions.
- **TERRAIN INFLUENCE:** Slopes over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
- **SUPPRESSION DIFFICULTY:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary. These fire present a significant danger to life, property, and responder safety.

WILDFIRE HAZARD AREA means an area where potential wildfire phenomenon is so adverse to past, current or foreseeable construction or development that it constitutes a significant potential hazard to public health and safety or to property. Wildfire Hazard Areas contain low, moderate, and high Fire Intensity Classifications. Such areas may be shown on maps pursuant to Section 1-112: C: *Maps To Be Used As References* (also see FIRE INTENSITY CLASSIFICATION)

- ~~**LANDSCAPE-LEVEL WILDFIRE HAZARD**~~ This scale represents the likelihood (probability) of a fire occurring and the intensity of the fire at the landscape level based on the inherent landscape characteristics, including broad existing vegetation, biophysical settings, fire regimes, and fire histories. The landscape-level hazard assessment is delineated into the following rankings:

○ ~~MODERATE~~



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- HIGH
- VERY HIGH

The factors influencing these rankings can be used to determine the potential landscape-level exposure that a development will be subject to. The ranking at this scale is difficult to change at the local/parcel level. Mitigation affecting change at this scale is typically done by large-scale disturbances such as insect mortality, fires, or landscape-level mitigation.

- **LOCAL-LEVEL WILDFIRE HAZARD** This scale is based on an extreme event (worst fire days). This does not show the likelihood of a fire occurring but does show where fires are likely to burn at high intensity. For example, a fire that starts in an area where the local hazard is high can spread fast and burn at high intensity creating significant wildfire exposure to any structures in the area. The same rankings used at the landscape scale are used at this local scale:

- MODERATE
- HIGH
- VERY HIGH

WILDLAND URBAN INTERFACE (WUI) means any developed area where conditions affecting the combustibility of both wildland and built fuels allow for the ignition and spread of fire through the combined fuel complex that geographic area where structures and other human development meets or intermingles with wildland or vegetative fuels. The WUI is illustrated in the Colorado Wildfire Resiliency State Code Map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service and available on the Colorado Wildfire Resiliency Code Board website CPAW map titled, "Gunnison County Wildland Urban Interface."

WUI Intermix: Areas with ≥ 1 house per acre and ≥ 50 percent cover of wildland vegetation. These areas have a potential for exposure to radiant and convective heat, as well as airborne embers.

- **WUI Interface:** Areas with ≥ 1 house per acre and ≤ 50 percent cover of vegetation and within 1.5 mi of area with $\geq 75\%$ wildland vegetation.
- **Non-WUI Vegetated** (no housing): Areas with ≥ 50 percent cover of wildland vegetation and no houses (e.g., protected areas, steep slopes, mountain tops).

SECTION 5-104: ADMINISTRATIVE REVIEW PROJECT APPLICATION, E. ADDITIONAL SUBMITTALS BASED UPON INFORMATION AVAILABLE ON MAPS USED BY THE COUNTY, 3. LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA:

3. **LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a wildfire hazard area as identified on the Colorado Wildfire Resiliency Code map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service, pursuant to Section 11-105: *Development in Areas Subject to Wildfire Hazards.*

SECTION 6-104: MINOR IMPACT APPLICATION, F. ADDITIONAL SUBMITTALS BASED UPON INFORMATION AVAILABLE ON MAPS USED BY THE COUNTY, 3. LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA:

3. **LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a wildfire hazard area as identified on the Colorado Wildfire Resiliency State Code map prepared and maintained by the Colorado



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Division of Fire Prevention and Control and the Colorado State Forest Service, pursuant to Section 11-105: *Development in Areas Subject to Wildfire Hazards*.

SECTION 7-201: SKETCH PLAN APPLICATION FOR MAJOR IMPACT PROJECTS, I. MAPS AND SITE PLAN SHEETS, 2. NATURAL FEATURES, d. WILDFIRE HAZARD MAPS:

- d. WILDFIRE HAZARD MAPS.** Map of the area wildfire hazards and identification of the fire intensity classification(s) as identified on the ~~Wildfire Area Hazard Maps~~ Colorado Wildfire Resiliency State Code Map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service and available on the Colorado Wildfire Resiliency Code Board website prepared by by Community Planning Assistance for Wildfire (CPAW).

SECTION 7-301: PRELIMINARY PLAN APPLICATION FOR MAJOR IMPACT PROJECTS, J. GEOLOGIC HAZARD AREAS, 3. WILDFIRE HAZARD AND FIRE PROTECTION:

- 3. WILDFIRE HAZARD AND FIRE PROTECTION.** When a land use change is proposed on a parcel located in a Wildfire Hazard Area as identified on the Colorado Wildfire Resiliency State Code map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service ~~The narrative, map and layout design of the Preliminary Plan shall address and comply with the requirements of Section 11-105: *Development in Areas Subject to Wildfire Hazard* and Section 12-107: *Fire Protection*, and include measures to minimize the potential that the proposed uses will generate or increase wildfire~~

SECTION 11-104: DEVELOPMENT SUBJECT TO GEOLOGIC HAZARDS, G. STANDARDS APPLICABLE TO DEVELOPMENT IN PARTICULAR GEOLOGIC HAZARD AREAS, 6. DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT, e. DEVELOPMENT PROHIBITED:

- e. DEVELOPMENT PROHIBITED.** Development shall be prohibited on any slope in excess of 30 percent that is also located in an area that is determined to be a very high-wildfire hazard area with a High Fire Intensity Classification, pursuant to Section 11-104: C: *Applicability*.

SECTION 11-105: DEVELOPMENT IN AREAS SUBJECT TO WILDFIRE HAZARDS, C. MAPS INCORPORATED:

- C. MAPS INCORPORATED.** The Colorado Wildfire Resiliency State Code Map prepared and maintained by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service and available on the Colorado Wildfire Resiliency Code Board website ~~The Gunnison County Wildfire Hazard Maps, prepared by the Community Planning Assistance for Wildfire, and Gunnison County GIS, shall be used as references for determining when parcels are located within wildfire hazard areas, pursuant to Section 1-112: *Use of Maps*. Where areas have not been mapped, review and analysis by the Colorado Forest Service shall determine the status of wildfire hazards. Copies of the maps are available on www.gunnisoncounty.org.~~

SECTION 11-105: DEVELOPMENT IN AREAS SUBJECT TO WILDFIRE HAZARDS, F. STANDARDS, 2. PROHIBITED LOCATIONS FOR DEVELOPMENT & 3. DEMONSTRATION OF COMPLIANCE:

- 2. PROHIBITED LOCATIONS FOR DEVELOPMENT.** Development shall not be located in any area designated as having very High Fire Intensity Classification wildfire hazard that also has



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slopes greater than 30 percent. Development shall also not be located in a fire chimney, as identified by the Colorado State Forest Service.

3. **DEMONSTRATE COMPLIANCE WITH THE COLORADO WILDFIRE RESILIENCY CODE**~~INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC)~~, AS ADOPTED AND AMENDED BY GUNNISON COUNTY. All land use change applications shall comply with the standards set forth in the County-adopted version of the *International Wildland Urban Interface Code*~~Colorado Wildfire Resiliency Code~~.

SECTION 11-105: DEVELOPMENT IN AREAS SUBJECT TO WILDFIRE HAZARDS, F. STANDARDS, 5. WILDFIRE PREVENTION STANDARDS TO BE ADDRESSED IN PROTECTIVE COVENANTS:

5. **WILDFIRE PREVENTION STANDARDS TO BE ADDRESSED IN PROTECTIVE COVENANTS.** Development shall comply with the following standards. Assurances as to compliance with these standards shall be addressed in a recorded, permanent protective covenant enforceable by the County.
- a. **FUEL MODIFICATIONS.** If the proposed development includes areas that are within a wildfire hazard area containing low, moderate or high Fire Intensity Classifications as mapped on the Colorado Wildfire Resiliency State Code Map~~Gunnison County Wildfire Hazard Maps~~, that can be reduced to lower hazard ratings through thinning, clumping, reduction of "ladder" fuels (vegetation that may allow a fire to burn from ground level to lower tree branches), removal of hanging limbs near chimneys, creation of defensible space around structures, or other such modifications, then such modifications shall be accomplished and maintained by the applicant and or applicable homeowner's association.
- b. **FUEL BREAKS.** Practical fuel break systems shall be installed as needed in locations that are approved by the Colorado State Forest Service.
- c. **IGNITION**~~IGNITION~~ **RESISTANT CONSTRUCTION MATERIALS.** If the proposed development includes areas that are within a wildfire hazard area containing low, moderate or high Fire Intensity Classifications as mapped on the Colorado Wildfire Resiliency State Code Map~~Gunnison County Wildfire Hazard Maps~~, construction materials that are ignition resistant shall be allowed and encouraged within the protective covenants.

SECTION 12-105: WATER SUPPLY, D. CALCULATION OF ADEQUACY OF SUPPLY, 6. ADEQUATE AND RELIABLE WATER SUPPLY:

Delete reference to the IWUIC

SECTION 12-107: FIRE PROTECTION, C. SIGNAGE AND ADDRESSING & D. FIRE SUPPRESSION:

- C. **SIGNAGE AND ADDRESSING.** All sites for proposed land use changes shall be signed and marked with address markers in accordance with the standards of the ~~IWUIC~~County's adoption of the Colorado Wildfire Resiliency Code and the International Building Code.
- D. **FIRE SUPPRESSION.** All development shall comply with the standards of the ~~International Wildland Urban Interface Code~~ including NFPA 1141 and 1142.

SECTION 13-111: LANDSCAPING AND BUFFERING, E. LANDSCAPING PLAN & I. LANDSCAPE ADJACENT TO BUILDINGS:

- E. **LANDSCAPING PLAN.** Applicants for a land use change shall prepare a landscaping plan if the land use change is a residential development that is classified as a Major Impact Project, or any



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multiple-family residential development, mobile home community or recreational vehicle park, or commercial, industrial or other non-residential use that is classified as either a Minor or Major Impact Project, pursuant to Section 3-111: *Classification of Impact*. Information is available from the Colorado State Forest Service to assist in designing a landscaping plan that minimizes the potential for wildfire hazard. The landscaping plan shall comply with the standards of the Gunnison County adopted ~~International Wildland-Urban Interface Code~~ Colorado Wildfire Resiliency Code. The plan shall indicate the type and location of vegetation to be included on the site. The plan shall also contain a planting schedule and a plan for maintenance of all landscaping to be installed.

- I. **LANDSCAPE ADJACENT TO BUILDINGS.** Landscape elements may be located adjacent to buildings except that when sites that are designated as wildfire hazard areas, landscaping must be designed considering the need for defensible space as recommended by the Colorado Forest Service and in compliance with the County's adoption of the Colorado Wildfire Resiliency Code.

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