



Dear Alan,

This is a response to the notice for comment on the Tailwaters at Stagecoach project.

After reviewing the project, the Oak Creek Fire Protection District (though not opposed) does have some concerns that need to be met before the fire district could give approval for this development. The areas of concern are:

- Water Capacity
- Access Road Network
- Fire Hydrant Layout
- Wildland Interface Plan
- Fire Resistant Building Plan
- Fire Districts Ability to Respond
- Personnel Recruitment and Retention

The fire district has reached out several times to have meetings with the development group. Unfortunately, this has not happened. This will be necessary in order for the district's concerns to be dealt with and prior to the district making any approvals.

Water Capacity

The addition of over 200 residential units plus commercial space will mean added water storage capacity. The exact amount of capacity can be determined once the fire district has a better understanding of the type and size of the residential and commercial buildings that are to be built. The fire district will work with Morrison Creek Water District to compute the final storage capacity that the development will need to install.

Access Road Network

The developer will need to follow OCFPD's road standards. The complete road network will need to be installed prior to any fire district approvals. If this development is going to be done in phases, then the developer will need to have a thorough plan showing how multiple points of egress will be maintained and/or how the fire district's road standards will be met. The fire district does have concerns about the higher volume of traffic that this development will create at specific intersections (as it pertains to increased risk of collisions).

Protecting life, property, and the environment in a highly trained, professional manner.



Fire Hydrant Layout

The developer will need to produce a complete plan that pertains to the locations of fire hydrants. This plan will need to consider the type and construction of the buildings the fire hydrant serves as well as the wildland interface plan.

Wildland Interface Plan

The developer will need to develop a Wildland Interface Plan (WUI). The WUI map that the developer submitted is not correct. According to the developer's WUI map it depicted the development area to be in a low danger area. This is not true. The new county CWPP (due out in August/September) shows the development area to be in a medium to high risk for wildland fires. A WUI plan will need to be developed which will incorporate building construction, home landscaping, evacuation routing, water source (including water storage), and green zones surrounding the development.

Fire Resistant Building

The developer (working with the fire district and County Building Department) will need to develop a plan for the materials it will use to build with. For example, roofs should be constructed using Class 1 materials. This should also be included in the developer's WUI plan.

Fire District's Ability to Respond

There are multiple items that affect the fire district's ability to respond to an incident. These include the fire station, apparatus. Until recently OCFPD was a volunteer fire district. It relied on community members volunteering their time to respond to incidents. The type of fire station needed for a volunteer force is much different than a fire station that uses permanently employed firefighters. A fire station that houses full time firefighters must be built to not only store all of the equipment that is needed for the job of firefighting but is also a place that is comfortable and safe for firefighters to live while they are on duty. OCFPD currently does not have a fire station that provides this. The current fire station at Stagecoach does not meet the needs nor was it designed to be a fully staffed station. The current deficiencies of the Stagecoach station include not enough room for required fire apparatus, not enough storage space for equipment, no vehicle exhaust ventilation system, out of date air compressor system for firefighter's SCBAs, inadequate building heating, inadequate water heating, no office space, no training/meeting room, and no gym. All of this is required to run an effective fire district.

Currently, the fire district is using vehicles that need to be replaced due to their age. All the apparatus are 10 plus years old. They are not state-of-the-art. Adding new developments will put increased pressure on these vehicles, making them less reliable. This is especially true when it comes to the fire district's ambulances. The addition of this development will force the department to acquire new equipment due to added demand.



OCFPD's call volume has been increasing by over 9% in a year. The district is just barely able to provide proper service with the current fire station and apparatus. It is anticipated that just this development would increase our call volume by 25%. Without fixing the issues with the current fire station and apparatus OCFPD would not be able to provide adequate service to both the existing population and the new development.

Personnel Recruitment and Retention

At present date that ability of OCFPD to attract and retain new firefighters is difficult at best. The two main reason is salary levels and housing. This new development will require the fire district to hire new firefighters for added capacity.

It is anticipated that the increased revenue from the development's property taxes will allow the district to add new hires as well as increase salary levels for fire personnel. However, the number one reason for people not wanting to work in our fire district is the lack of available housing. For the fire district to properly serve this new development some type of employee or affordable housing needs to be created. It is the fire district's belief that by working together with the developer this can be achieved. Without this type of program, the fire district will not have enough personnel to provide adequate service.

The items listed for the primary areas of concern for the fire district with this or any new housing development. The fire district fully supports the growth and development of the community within our fire district. However, it must be done in such a way as to insure all people living within our district get the best possible service from the fire district. We hope that the developer will take the time and meet with us to achieve this.

Sincerely,

Brady Glauthier
Fire Chief
Oak Creek Fire Protection District