



Wildfire Resiliency Land Use Code Amendments

CITY COUNCIL - March 17, 2026

City Staff Representative:

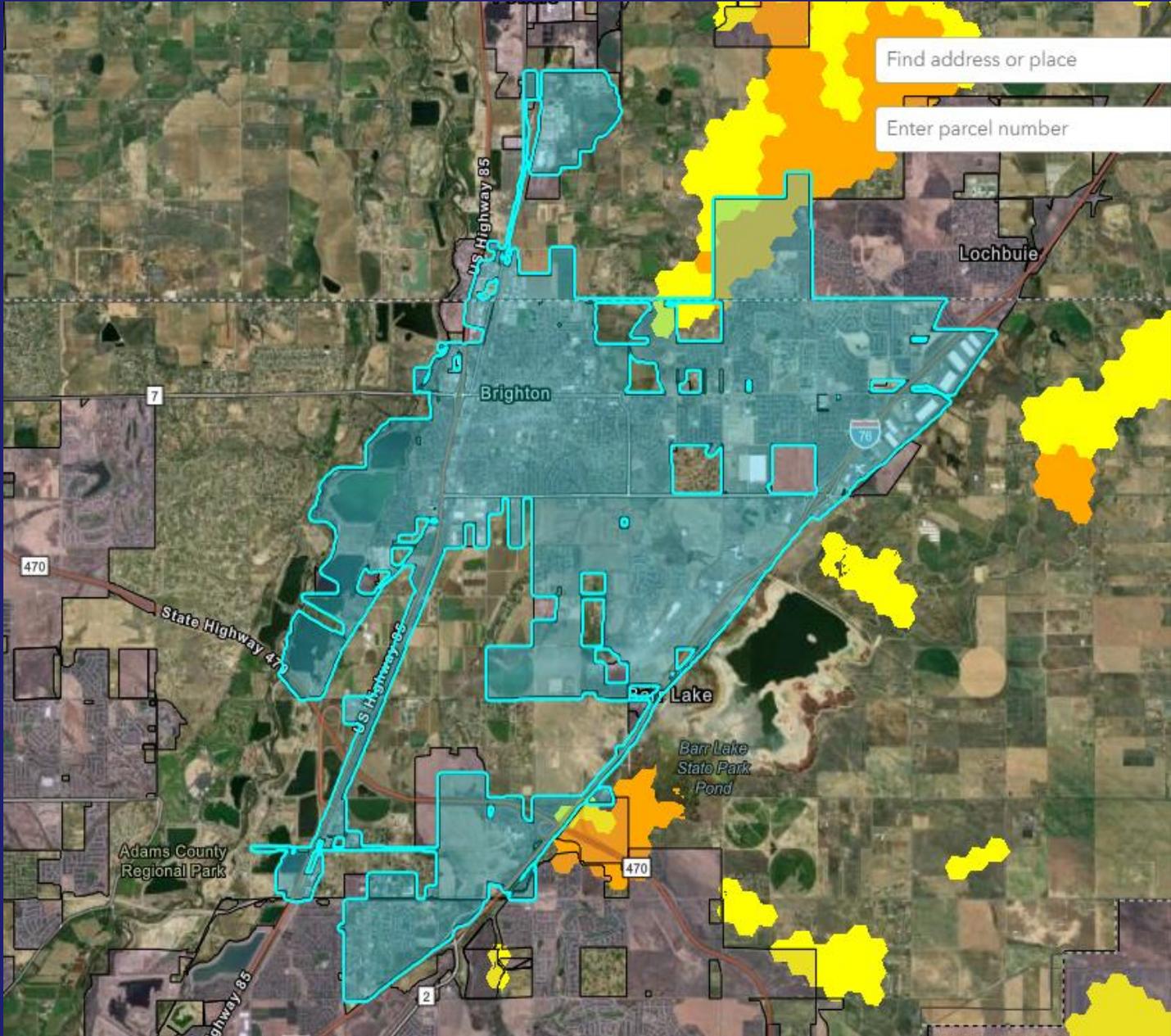
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Background

- In 2023, Senate Bill 23-166 created the Wildfire Resiliency Code Board and directed it to develop a statewide wildfire resiliency code for areas within the Wildland Urban Interface.
- Senate Bill 25-142 requires cities and counties with land in the Wildland Urban Interface to adopt the Colorado Wildfire Resiliency Code, or standards that exceed it, within nine months of the Code's adoption.
- The Wildfire Resiliency Code Board adopted the Colorado Wildfire Resiliency Code on June 1, 2025, along with a map identifying where the Code applies.

A portion of the City of Brighton is located within the Wildfire Resiliency Code map area

- Class 1
Low Intensity
- Class 2
Moderate Intensity



2025 Colorado Wildfire Resiliency Code Map

Impact of Colorado Wildfire Resiliency Code on the Land Use & Development Code

- Applies to new construction, significant alterations, and additions of buildings.
- Requires use of noncombustible, fire-retardant-treated, or ignition-resistant building materials.
- Establishes three ignition zones around structures (0-5 ft, 5-30 ft, 30-100 ft) with specific vegetation management requirements to reduce fire risk.
- Requires use of noncombustible or ignition-resistant materials for hardscapes, plantings, retaining walls, and fencing near structures.

Article 5 – Neighborhood Design Standards

New alternative design exceptions for CWRC Map Areas

Applies to Lot Open Space (5.03) and Building Design (5.04)

- Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code (CWRC) Map shall comply with the standards of the CWRC, as either may be amended. Where compliance with the CWRC results in a conflict with, or cannot be reasonably achieved due to the standards of this Code, the Director may approve alternative design standards under this Code, provided the design meets the intent of this section.

Article 6 – Non-Residential Design Standards

New alternative design exceptions for CWRC Map Areas

Applies to Site-Specific Open Space Design (6.03), Frontage Design (6.04), and Non-Residential Building Design (6.05)

- Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code (CWRC) Map shall comply with the standards of the CWRC, as either may be amended. In instances where building design or materials conflict with these standards, alternative design standards may be approved by the Director, provided the design meets the intent of this section.

Article 8 – Landscape & Site Design Standards

New Exceptions for Properties within the CWRC Map Area

Planting requirements, species types, and fencing

- Table 8-1: Plant Species

Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code (CWRC) Map shall comply with the standards of the CWRC, as either may be amended. Where tree planting is prohibited, substitutions shall be provided at the rates specified in the Site Constraints row. All plantings and ground cover shall comply with an approved species list issued by the Colorado State Forest Service.

- 8.04 Plant Species

For properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code Map area, plantings shall comply with an approved species list issued by the Colorado State Forest Service.

- Fences and Walls Provision

Properties located within a fire intensity classification on the Colorado Wildfire Resiliency Code (CWRC) Map area shall comply with the fencing and retaining wall standards of the 2025 CWRC, as either may be amended.

Staff Analysis - Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Sec. 2.10 B.):

1. *The amendment furthers the purposes of these regulations in Section 1.01.C.*
2. *The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range effects as well as immediate impacts.*

Staff Analysis – Comprehensive Plan:

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 7.1 - Continually Update the Citywide Design Guidelines To Ensure They Reflect Core Community Values*
 - 2. Along with high levels of efficiency and cost effectiveness, ensure that high quality aesthetic design is a strong factor in the construction of new facilities. Consider ways in which the design of new structures by all public agencies can enhance the visual landscape and help to define the image of the community.
 - 5. Encourage innovative and sustainable design as a means to address aesthetics and solve environmental, transportation, recreation, and other potential challenges, while ensuring the design fits the character of existing development.

Staff Analysis – *Land Use & Development Code Cont'd*

3. *The amendment promotes the public safety, health and general welfare of the community in the City of Brighton.*
4. *The amendment improves the effectiveness and efficiency of administering the Land Development Code.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On February 9th
 - ✓ Notice was published on the City's Website.
- Planning staff has not received any formal comments in advance of this hearing.

Summary of Findings

- ✓ The Development Review Committee has reviewed the code amendments and recommends approval.
- ✓ The Planning Commission heard the request on February 26, 2026, and unanimously recommended approval.
- ✓ Staff finds the code amendments are in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the *Land Use & Development Code* amendments.

Options for City Council

- ❑ Approve the code amendments as presented via ordinance as drafted;
- ❑ Approve the code amendments with changes to the drafted ordinance;
- ❑ Deny the code amendments with specific findings to justify the denial, or;
- ❑ Continue the item to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the Land Use & Development Code.