

APPENDIX K

TOWN OF LYONS (CENTRAL) DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: High

Houses: approximately 350

Description: The town of Lyons was divided into the historic central section north and south of Main Street, and the newer developments on the outskirts of town. The reason is the difference in Firewise construction methods and the associated wildfire risk. Even though the center of town is urban, the proximity within ½ mile of wildland defines this part of town as part of the Wildland Urban Interface. There is a risk of a wildfire spreading by embers from the surrounding open space the center of town. This part of the community includes the historic town, which consists of many older, small houses on small lots, and a few mobile home parks. The south side of town is along the St Vrain River, with heavy deciduous vegetation. The north side above High Street is drier. Individual houses were not surveyed; predominant conditions were evaluated. Also, only residences were considered (not businesses).

Average Lot Size: less than ¼ acre.

Access Ingress/Egress, Response Time: Less than 5 minutes from Station 1. Two accesses to most houses on paved town roads. Many homes do not have addresses visible from the road, some are accessed from alleys, and inconsistent numbering sequences may slow response.

Predominant Fuel Model: Heavy deciduous (fuel model 10), with foundation plantings around houses.

Terrain/Topography: Mostly flat.

Home Construction: Mostly older wood homes with wood siding. These homes were not built to modern fire codes. There are a few wood shake roofs, mostly on accessory structures, and several mobile homes.

Defensible Space: Virtually nonexistent. Heavy vegetation around closely spaced houses increases the risk of a fire spreading to adjacent structures.

Water Supply: Excellent, on town hydrant system. Hydrants require testing and some hose fittings are blocked by plantings or backfill.

Special Hazards: Close exposures of adjacent wood houses and structures.

Issues:

Lack of defensible space.

Missing address signs and inconsistent house numbering scheme.

Recommendations:

Town of Lyons conduct required annual hydrant testing.

Homeowners ensure hydrants are kept clear.

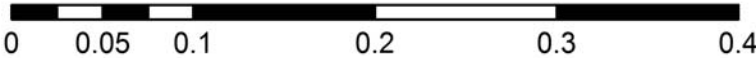
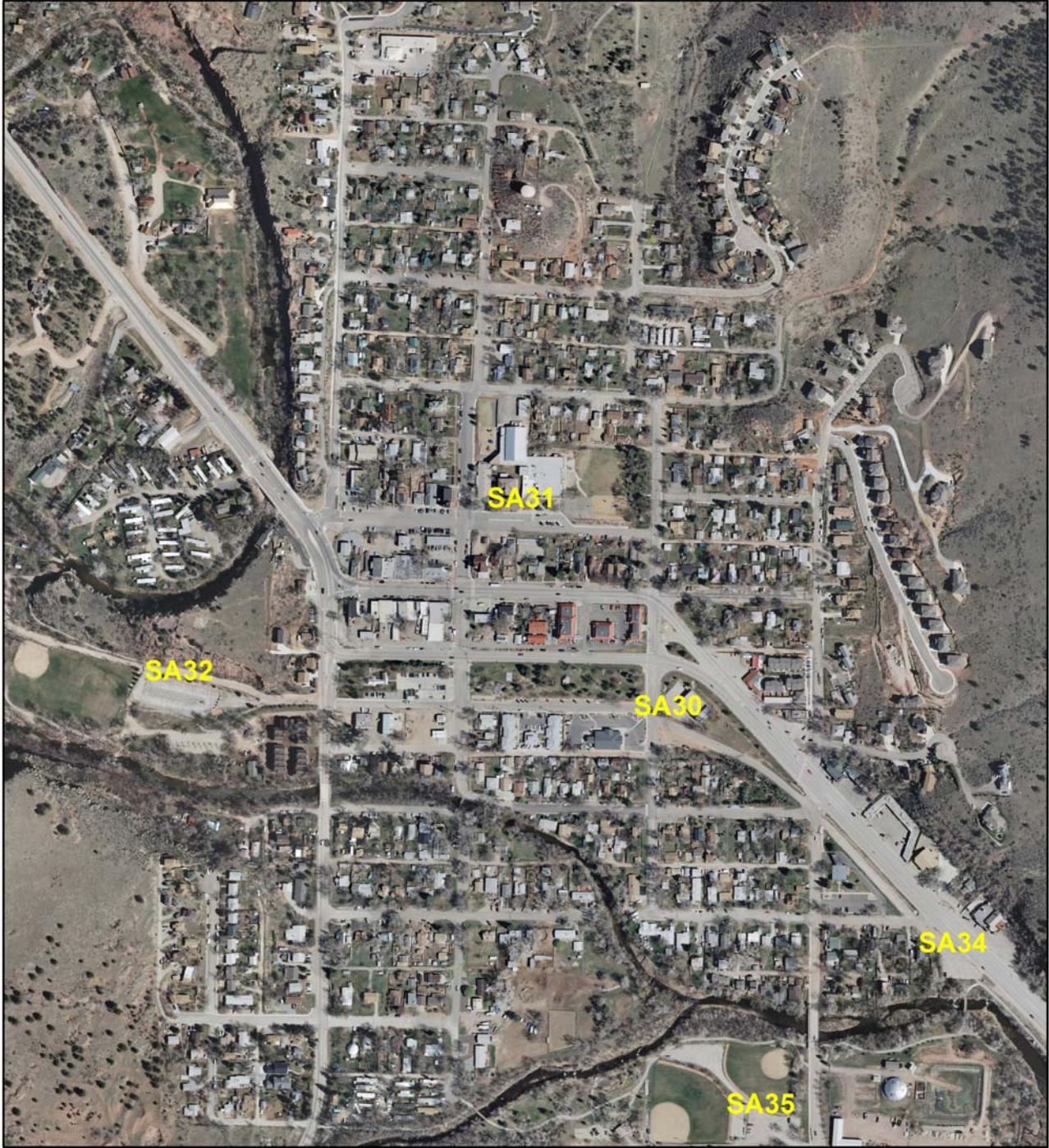
Homeowners improve defensible space and Firewise maintenance. Avoid plants adjacent to foundation.

Adopt standard addressing scheme.

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: Town of Lyons (Central)		
Neighborhood Rating: High		
Number of Houses:		
Means of Access to Neighborhood		
Fire Department Response Time	Less than 5 minutes	1
Ingress and Egress	2 accesses	0
Road Width	Most > 24 Feet	0
Road Condition	Paved, Town maintained, flat	0
Fire Service Access	No issues	0
Street Signs	No problems noted	0
Vegetation Along Access Route	Fuel model 10	12
Other Access Hazards	Electric Wires ?	
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Heavy deciduous - fuel model 10	Heavy deciduous	20
Defensible Space Mitigation		
Zone 1: within 30 ft	Virtually non-existent	15
Zone 2: 30 – 100 ft	Minimal	7
Zone 3: beyond 100 ft	N/A due to small lot sizes	0
Topography		
Slope	Mostly Flat	1
Building Setback	N/A	0
Hazardous Topography	N/A	0
Firefighter Access		
Address Visible	Most Non-reflective but otherwise visible	1.5
Driveway Length	Most < 100 feet	0
Turnaround for Engine	Most OK or N/A	0
Driveway Clearance for Engine	Most OK or N/A	0
Building Construction		
Roofing Material	Predominantly Asphalt, a few wood shakes	2
Siding	Predominantly Wood	8
Decks	Many wood deck, some composite, mostly open	5
Combustibles within 30 feet	Major problem areas	5
Firefighting Water Availability		
Hydrants	All houses served by town hydrant system	0
Utility Hazards		
Aboveground Gas or Propane	Mostly underground gas	0
Aboveground Electric Wires	Common	2
Neighborhood Total		79.5

CWPP Community: Town of Lyons Central

Wildfire Risk: High



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