

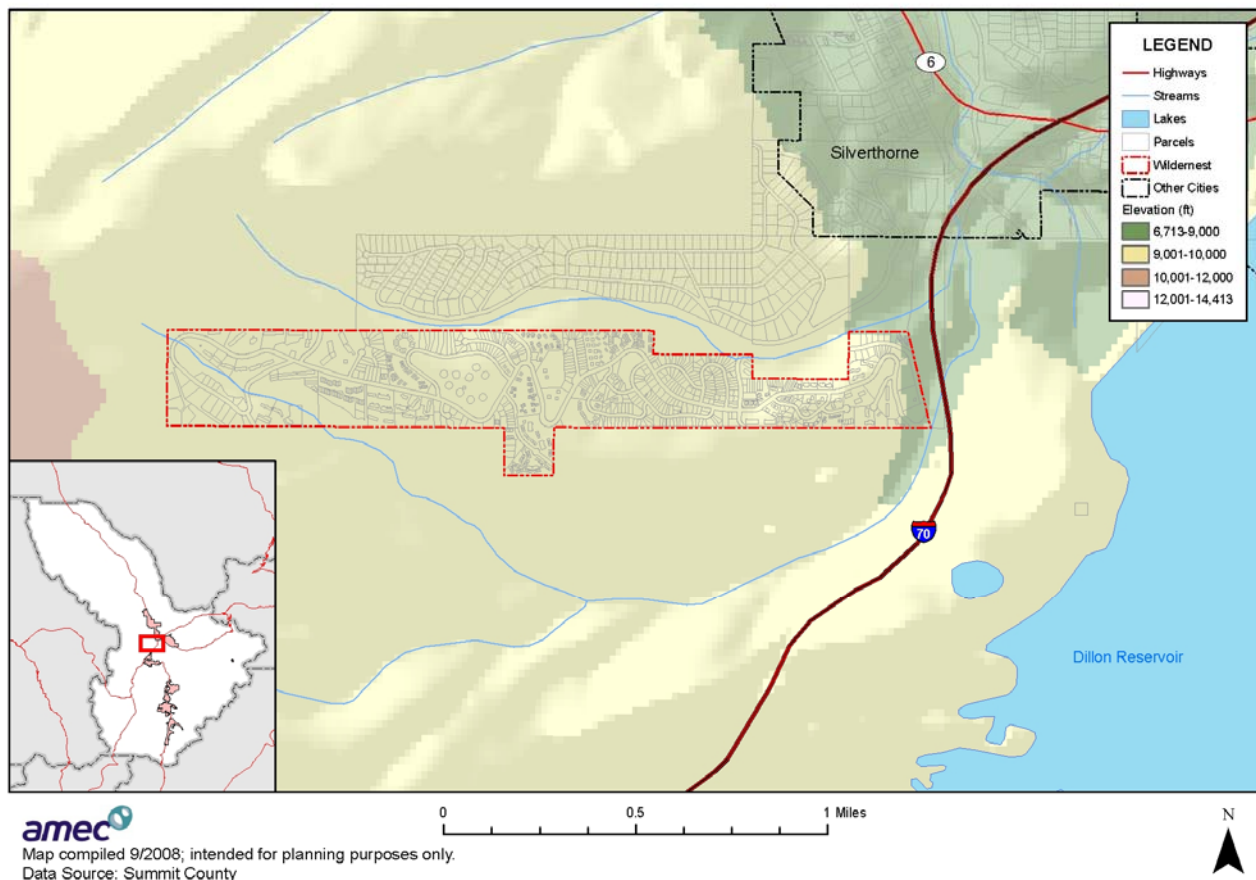
# ANNEX G: BUFFALO MOUNTAIN METROPOLITAN DISTRICT

## G.1 Community Profile

Buffalo Mountain Metropolitan District is a special district in Summit County, which provides services for the Wildernest subdivision located on the southwest side of the Town of Silverthorne. The District provides water and sewer, road maintenance, and snow removal services and also functions as a homeowners' association providing architectural review and covenant enforcement. The District also coordinates with the U.S. Forest Service and Summit County, who own and manage most of the surrounding land.

The District operates under the direction of an elected Board of Directors that sets policy decisions. The District serves approximately 3,000 residential units located on 300 acres.

**Table G.1. Approximate Area Served by the Buffalo Mountain Metropolitan District**



## G.2 Hazard Identification and Profiles

Representatives of the Buffalo Mountain Metropolitan District identified the hazards that affect the District and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the District (see Table G.1). In the context of the countywide planning area, there are no hazards that are unique to the Buffalo Mountain Metropolitan District.

**Table G.1. Buffalo Mountain Metropolitan District—Hazard Summary**

Hazard Type	Geographic Extent*	Probability*	Magnitude*	Hazard Rating
Avalanche	Isolated	Unlikely	Negligible	Low
Dam Failure	Isolated	Unlikely	Limited	Low
Drought	Large	Likely	Limited	Moderate
Earthquake	Large	Occasional	Limited	Low
Erosion/Deposition	Small	Likely	Limited	Low
Flood	Isolated	Occasional	Limited	Low
Hazardous Materials Release (Transportation)	Isolated	Unlikely	Limited	Low
Landslide, Mudflow/Debris Flow, Rock Fall	Small	Occasional	Limited	Low
Lightning	Large	Likely	Limited	Low
Mountain Pine Beetle Infestation	Large	Highly Likely	Limited	Moderate
Severe Winter Weather	Large	Highly Likely	Critical	High
Wildfire	Large	Highly Likely	Critical	High
Windstorm	Large	Likely	Limited	Low

\*See Section 3.2 for definitions of these factors

Information on past events for each hazard can be found in Section 3.2 Hazard Profiles of the main plan.

## G.3 Vulnerability Assessment

The intent of this section is to assess the Buffalo Mountain Metropolitan District’s vulnerability separate from that of the planning area as a whole, which has already been assessed in Section 3.3 Vulnerability Assessment in the main plan. For more information about how hazards affect the County as a whole, see Chapter 3 Risk Assessment in the main plan.

### District Asset Inventory

Table G.2 lists critical facilities and other community assets identified by the District as important to protect in the event of a disaster.

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**Table G.2. Buffalo Mountain Metropolitan District—Critical Facilities**

<b>Name of Asset</b>	<b>Replacement Value (\$)</b>	<b>Occupancy/ Capacity #</b>	<b>Hazard Concerns</b>
Water storage and delivery	\$9,200,000	2,000,000 gallons/7 miles	Fire, drought, landslide
Sewage collection	\$3,700,000	7 miles	Landslide
Roads and walkways	\$22,000,000	7 miles/3 miles	Fire and landslide

Source: Buffalo Mountain Metropolitan District

## **Vulnerability by Hazard**

This section analyzes existing and future structures and other assets at risk to hazards ranked of moderate or high significance that vary from the risks facing the entire planning area and estimates potential losses. For the District, this only includes wildfire.

### **Wildfire**

#### ***Existing Development***

Wilderness is a high-density residential subdivision of 2,970 living units on approximately 300 acres. It is heavily forested and surrounded by Summit County open space and national forest, both of which are also heavily forested. The District has identified approximately 2,500 trees within 10 feet of residential structures that create high risk in the event of a wildfire.

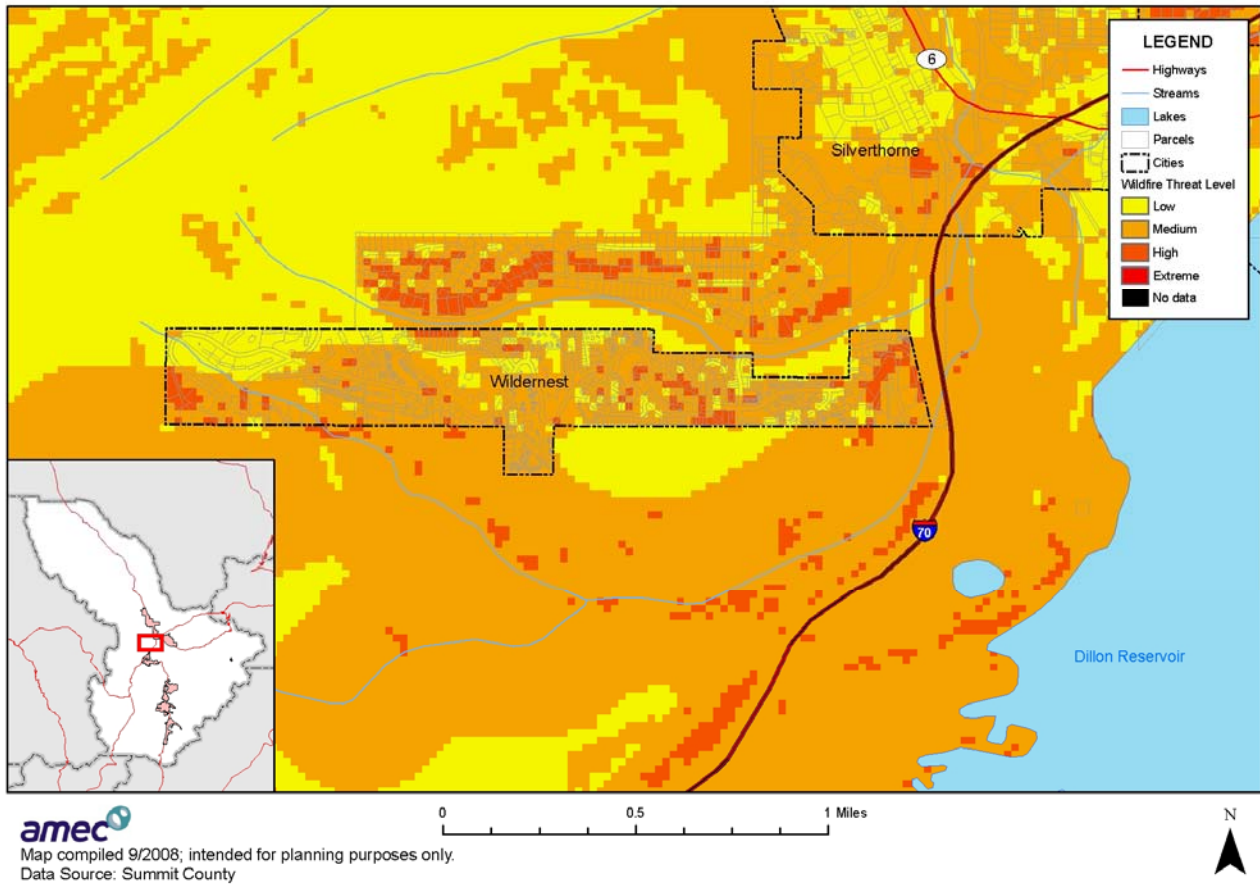
A wildfire threat ranking was developed for the Summit County Community Wildfire Protection Plan by the County, fire protection districts, and U.S. Forest Service. It is based on fuel hazards, risk of wildfire occurrence, essential infrastructure at risk, community values at risk, and local preparedness and firefighting capability and classifies the wildfire threat as low, medium, high, and extreme. Figure G.1 shows a map of the wildfire threat ranking in the Wilderness subdivision served by the Buffalo Mountain Metropolitan District. Figure See Section 3.3 Vulnerability Assessment or Annex I Fire Protection Districts for more information.

The estimated replacement cost of all residential property in Wilderness is in excess of \$500 million and is located in a high wildfire threat area. Many Wilderness residents do not have access to private transportation in the event of an emergency, so evacuation is a concern for wildfire and other emergency events.

#### ***Future Development***

The Wilderness subdivision has reached 95 percent buildout, so future development will be limited and subject to wildfire mitigation policies of Summit County.

**Figure G.1. Wildernest Wildfire Threat**



## **Growth and Development Trends**

As previously stated, the Wildernest subdivision is a high density residential neighborhood that has reached 95 percent buildout, so future development will be limited and subject to codes and ordinances of Summit County, as well as the subdivision covenant.

## **G.4 Capability Assessment**

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. The capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, and mitigation outreach and partnerships.

### **Regulatory Mitigation Capabilities**

Regulatory mitigation capabilities include the planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities. The District is governed under the policies and programs of Summit County, including its building codes and land use

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planning. There are architectural guidelines that are part of the site plan review requirements in the Wilderrest subdivision. The District also has a service plan, which includes information on the services the District has the authority to provide, and a long range financial plan.

## **Administrative/Technical Mitigation Capabilities**

The District works with Summit County departments of engineering, emergency management, and GIS on activities related to hazard mitigation and loss prevention within the District. Lake Dillon Fire Protection District provides wildfire protection within the Buffalo Mountain Metropolitan Service District. The District has one full-time employee, the district manager. Other services are contracted through a separate business

## **Fiscal Mitigation Capabilities**

The District receives revenue from rates, fees, property taxes, and interest on investments. Fiscal mitigation capabilities are financial tools or resources that the Buffalo Mountain Metropolitan District could or already does use to help fund mitigation activities. These include the following:

- Capital improvements project funding
- Taxes for specific purposes
- Fees for water, sewer, and other services
- Impact fees for new development
- General obligation bonds

## **Mitigation Outreach and Partnerships**

Other mitigation related activities include the following:

- Since 2004, the District's summer newsletter has included outdoor watering guidelines to promote water conservation.
- Since 2007, quarterly newsletters include fire safety, wildfire mitigation, and emergency preparedness information.
- The District has worked with property owners since 2005 to provide assistance with the removal of beetle-infested and dead trees to improve forest health and reduce wildfire risk. Over 4,000 trees have been removed.

## **G.5 Mitigation Goals and Objectives**

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The Buffalo Mountain Metropolitan District adopts the hazard mitigation goals and objectives developed by the Hazard Mitigation Planning Committee and described in Chapter 4 Mitigation Strategy.

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## G.6 Mitigation Actions

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The Buffalo Mountain Metropolitan District identified and prioritized the following mitigation actions based on the risk assessment. Background information on how each action will be implemented and administered, such as ideas for implementation, responsible agency, potential funding, estimated cost, and timeline also are included.

### Mitigation Action: Buffalo Mountain Metropolitan District—1 Defensible Space

<b>Jurisdiction:</b>	Buffalo Mountain Metropolitan District
<b>Action Title:</b>	Reduce the risk of wildfire in the Wilderrest subdivision by assisting property owners with the creation of defensible spaces around residential buildings.
<b>Priority:</b>	High
<b>Issue/Background:</b>	Wilderrest is a high-density residential subdivision of 2,970 living units on approximately 300 acres. It is heavily forested and surrounded by Summit County open space and national forest, both of which are also heavily forested. The District has identified approximately 2,500 trees within 10 feet of residential structures, putting these structures at high risk in the event of a forest fire.
<b>Ideas for Implementation:</b>	For the past three years, the District has provided assistance to property owners by chipping logs and branches removed from private property in addition to removing trees from rights-of-way within the subdivision. The District could provide greater assistance in creating defensible spaces if additional funding were available.
<b>Responsible Agency:</b>	Buffalo Mountain Metropolitan District
<b>Partners:</b>	Summit County
<b>Potential Funding:</b>	District revenue from rates, fees, property taxes, and interest on investments Summit County Wildfire Mitigation Grant Program FEMA Hazard Mitigation Grant Program and Pre-Disaster Mitigation Program
<b>Cost Estimate:</b>	\$250,000 to remove the estimated 2,500 trees from within 10 feet of residential structures.
<b>Benefits: (Losses Avoided)</b>	<ul style="list-style-type: none"><li>• Reduced risk of property damage and loss from wildfire. (Estimated replacement cost of all residential property in excess of \$500 million).</li><li>• Protection of public health and safety.</li></ul>
<b>Timeline:</b>	Create defensible spaces around residential structures within five years.

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## Mitigation Action: Buffalo Mountain Metropolitan District—2 Digital Data and Maps

<b>Jurisdiction:</b>	Buffalo Mountain Metropolitan District
<b>Action Title:</b>	Enhance the ability to ensure continuity of water and sewer service during emergencies by converting paper as-built infrastructure drawings to digital format.
<b>Priority:</b>	Medium
<b>Issue/Background:</b>	As-built drawings for the approximately 14 miles of water and sewer mains in Wildernest exist only on 30-year old paper sheets. They are difficult to update, subject to loss or deterioration, and may not provide an appropriate level of detail during an emergency.
<b>Ideas for Implementation:</b>	Participate with other Summit County entities to obtain up-to-date aerial imagery, convert paper as-built drawings to digital format, field verify locations of water and sewer infrastructure components, and annotate digital drawings with critical infrastructure data.
<b>Responsible Agency:</b>	Buffalo Mountain Metropolitan District
<b>Partners:</b>	Other Summit County jurisdictions
<b>Potential Funding:</b>	District revenue from rates, fees, property taxes, and interest on investments,
<b>Cost Estimate:</b>	\$25,000 (\$2,000 for aerial imagery, \$16,000 for data conversion and field verification, \$7,000 for computer hardware and software).
<b>Benefits: (Losses Avoided)</b>	<ul style="list-style-type: none"><li>• Improve access to critical infrastructure data at all times, but especially during emergencies.</li><li>• Protect public health and safety.</li></ul>
<b>Timeline:</b>	Aerial imagery, data conversion, field verification, and annotation to be completed by 2010.

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## **Mitigation Action: Buffalo Mountain Metropolitan District—3 Backup Power for Critical Facilities**

<b>Jurisdiction:</b>	Buffalo Mountain Metropolitan District
<b>Action Title:</b>	Obtain backup power for water pumping stations
<b>Priority:</b>	Low
<b>Issue/Background:</b>	The District provides water drawn from the Blue River alluvial to the Wilderrest subdivision by pumping to a series of underground storage tanks, the uppermost of which is approximately 1,200 feet higher in elevation than the treatment plant. There are five pumping stations, none of which have backup power. Providing backup power would improve continuity of services during emergencies requiring large volumes of water, such as forest fires, which may disrupt normal power supplies.
<b>Ideas for Implementation:</b>	Develop specification, identify suppliers, and purchase backup generators as funding allows.
<b>Responsible Agency:</b>	Buffalo Mountain Metropolitan District
<b>Partners:</b>	
<b>Potential Funding:</b>	District revenue from rates, fees, property taxes, and interest on investments. FEMA Hazard Mitigation Grant Program
<b>Cost Estimate:</b>	\$250,000 (five pumping stations at \$50,000 each)
<b>Benefits: (Losses Avoided)</b>	<ul style="list-style-type: none"><li>• Improve continuity of services during emergencies</li><li>• Reduce wildfire risk</li><li>• Protect public health and safety</li></ul>
<b>Timeline:</b>	Complete installation of five backup generators by 2015, subject to funding availability.