



COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Standard Condition for Fire Protection Services

Issue: The Community Development Department has not established standard language for routine conditions of approval. A standard condition for fire protection services is necessary to identify the applicability of Truckee Fire Protection District requirements on Town-approved projects and the public official responsible for verifying compliance with the condition.

Reference:

Policy/Procedure: To ensure adequate provisions for emergency vehicle access and fire protection, the review authority must make a finding of such before the review authority may approve a zoning clearance, development permit, or use permit. The finding focuses on the installation of physical infrastructure, facilities, and improvements on or adjacent to the property and the payment of development fees for the construction of facilities and purchase of equipment to address cumulative impacts on fire services. Because the land use permit is approved by the Town, a Town official should be responsible for verifying compliance with this finding in coordination with the District Fire Marshal.

The following condition of approval shall be applied to the approval of all zoning clearances, development permits, and use permits:

“As determined by the Community Development Director in coordination with the District Fire Marshal, the project shall comply with all applicable Truckee Fire Protection District ordinances and requirements related to the construction or installation of physical infrastructure, facilities, and improvements and the payment of mitigation fees for the construction of facilities and the purchase of equipment. These ordinances and requirements may include, but not be limited to, installation of fire hydrants, minimum fire flow, automatic sprinkler systems for buildings, driveway and turnaround specifications, and fuel clearance. The physical infrastructure, facilities, and improvements shall be installed at the time of development and completed prior to occupancy of buildings and the land, and the mitigation fees shall be paid in accordance with adopted Council rules for administration of the mitigation fee program.”

Effective Date: April 20, 2009

Approved by: _____
John McLaughlin, Director

Date: _____