

Allenspark Regional Comprehensive Plan – Phase 2
Meeting #2 – January 12, 2012
Topic: Building Materials

Agenda

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| • Review the 747 Community Project Building Materials proposal (Jeff Kolen) | 10 min |
| • Discuss desired outcomes (Everyone) | 30 min |
| • Discuss existing policies in the Building Code (Gary Goodell) | 15 min |
| • Discuss best practices for forestry management (Ryan Ludlow) | 15 min |
| • Wrap-up and next steps (Abby Shannon) | 10 min |
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747 COMMUNITY PROJECT EXTERIOR BUILDING MATERIALS PROPOSAL

REVISED JULY 23, 2011

In the 2010 747 Community Survey the majority of respondents to question 5.1 expressed a desire for Boulder County to allow any and all exterior materials to be used and in instances when more combustible materials were used increased levels of fire mitigation would be put in place.

Preservation of the existing character of the built environment is a concern of area stakeholders. A large portion of the housing stock has wooden exteriors: mostly log, log slab, clapboard and manufactured wood siding. Masonry also appears. This appearance has long had a prominent role in the visual character of the area.

Stakeholders are aware of the combustible nature of the mountain environment and most consider this risk as one of the many trade-offs connected with living in the mountains. Wild-land fires are capricious and fire behavior can be such that current required combustion resistant exteriors and mitigation levels may be rendered useless as recent events have shown. This request would not prohibit or discourage the use of fire resistant exterior materials but would allow more traditional materials to be used if desired regardless of wildfire hazard classification. Other stipulations in the 2010 amendments to the County Building Code such as: structure vents, unenclosed under-floor protection, roofing materials and perimeter graveling would remain in effect. To help offset increased exterior combustibility fire mitigation level increases might include such things as increasing the Zone One (safety zone) dimension from 30 feet to 60 feet as a minimum. The present mix of structure appearances would continue much as it has without regulation-driven use of non-traditional materials.

The Board Of County Commissioners are therefore requested to direct the appropriate county departments and officials to work jointly with community representatives of the Allenspark planning area in developing an amendment to effect the requested change. Such an amendment would then be returned to the community for approval prior to final submission to the Board of County Commissioners for approval. The process as envisioned would not only allow for inclusions of lessons learned from the Four Mile fire but could, if desired, include emergency access and other pertinent issues which could ultimately make for a “win-win” situation for all involved.

List of considerations to determine fire hazard severity
(from the 2009 International Wildland-Urban Interface Code)

Subdivision Design

- Ingress/Egress
 - Two or more primary roads
 - One road
 - One-way road in, one-way road out
- Width of primary road
- Accessibility/grade of primary road
- Secondary Road Terminus
 - Loop roads, cul-de-sacs with large outside turning radius
 - Cul-de-sac turnaround
 - Dead-end roads 200 feet or less in length
 - Dead-end roads greater than 200 feet in length
- Street Signs – do they exist or not

Vegetation

- Fuel Types
- Defensible Space

Topography of the subject property

Roofing Material

Fire Protection – Water Source

- Hydrants
- Location of nearest water source

Siding and Deck Construction Materials

- All noncombustible
- Some combustible, some noncombustible
- All combustible

Utilities – above ground or below ground

Nu	Community Comment	Aligned /Survey	Aligned/ Geo Groups	Incorporat e Y / N	747 Comment
1	<p>In addition to the proposed regulation of exterior structural materials, I would like to see some regulations regarding exterior lighting. Part of the unique character of mountain living is that we can look up and marvel at the starry expanse of the night sky. Town and city dwellers long ago lost the ability to see the stars, pick out constellations, and look for comets. Poorly designed lighting also wastes energy. With the help of the International Darksky Association (IDA) we can protect this unique resource. Below is an excerpt from the International Dark-Sky Association's website:</p> <p>'Once a source of wonder--and one half of the entire planet's natural environment--the star-filled nights of just a few years ago are vanishing in a yellow haze. Human-produced light pollution not only mars our view of the stars; poor lighting threatens astronomy, disrupts ecosystems, affects human circadian rhythms, and wastes energy to the tune of \$2.2 billion per year in the U.S. alone.</p> <p>IDA and the Illuminating Engineering Society (IES) proudly announce public release of the Model Lighting Ordinance (MLO) as a valuable guide for environmentally responsible outdoor lighting in North America. Developed jointly by the IDA and the IES over a period of seven years, the IDA/IES partnership will encourage broad adoption of comprehensive outdoor lighting ordinances without devoting extensive staff time and resources to their development.</p> <p>The MLO outdoor lighting template is designed to help municipalities develop outdoor lighting standards that reduce glare, light trespass, and skyglow. The MLO offers several innovations to outdoor lighting regulation, including the use of five lighting zones to classify land use with appropriate lighting levels for each.'</p> <p>The International Dark-Sky Association can help the Allenspark area landowners develop exterior lighting guidelines or ordinances to protect one of the many resources that make our mountainous area unique and special. Please visit their website at www.darksky.org.</p>	no	no	no	Not a applicable to building material proposition, but might be considered in the next round as far as further revision to current code requirements.
	Agree with proposal.	yes	n/a	n/a	Thank you
	<p>good work- the concept of improved fire mitigation strategies could be a benefit also for new additions regardless of exterior material for exterior materials is this limited to siding only and not to roofing?</p>	yes	yes	yes	Proposition excluded roofing materials since a large choice of materials is currently allowed. A notable exception is that wood shake roofing which is extremely combustible.
	<p>against the 'look' they want.</p> <p>I ask that the wording 'To help offset increased exterior combustibility fire mitigations level increases might include such things as increasing the Aone One (safety zone) dimension from 30 feet to 60 feet as a minimum.' be re-considered.</p> <p>Given the suggestion, a newcomer building for the first time, should have the reasons explained WHY this is an established RECOMMENDATION - but let them (and us old homeowners) decide about fire mitigation, structural materials, and growth around our homes be our choice/our considered decision after hearing the SUGGESTIONS.</p> <p>'The Less Rules the Better'</p>	yes	yes	no	The zone 1 increase is one of perhaps several modifications to current code requirements. This comment will be considered if the proposal is approved to go forward.

<p>I am all for the option to allow for the use of the historical exterior building materials. The character depends as much on log slab, log siding and clapboard as much as anything else.</p> <p>Regarding fires- it is very clear given the recent two year's worth of Boulder County fires, that the culprit for the majority of large scale fire events is unattended fires set by people. Building materials do not seem to have an effect on the wild fires. For over 100 years, structures have existed through fire events with little regard to materials.</p> <p>Since Boulder County is considering a future requirement for residential fire sprinklers, the future for this fire topic could include the conditions about mountain living that make a sprinkler system not viable. Few of these areas have a municipal water system or back-up supply of water and power to support a discharge duration beneficial to the saving a structure in our area.</p> <p>Also, if Boulder County and BLM were to provide more ranger attention to the risk points for unattended fires, the cost savings from having to fight fires could off set the labor for more vigilance.</p> <p>These items could be stuff an Advisory Committee could work on-</p>	yes	yes	no	Thank you
<p>I believe log homes and log siding should be allowed because of their traditional nature.</p>	yes	yes	n/a	Thank you
<p>I strongly support this proposal. The County needs to realize that, as a practical matter, forced use of non-traditional, more flame-resistant (not not flame-proof) materials does not make a material difference as to whether a structure will catch fire or not. The intensity and proximity of the fire is overriding. A sound case has never been made (at least to me) that use of these materials can be the differential between a structure catching fire versus not catching fire. Nor has a sound case been made that, in the event of a fire sourced internal to the structure, that use of these materials will prevent spread of the fire beyond the structure. The real risk is to the structure from the forest, not to the forest from the structure; the overwhelming majority of forest fires are of natural origin, not sourced from a structure. In either case, defensible space is the single best mitigator to the spread of fire in either direction. Forced use of these materials adds an undue cost burden to the owner, and takes away from the natural and traditional look of the community in its setting.</p>	yes	yes	n/a	Thank you
<p>I studied Research Methods at the graduate level. This is not a valid research tool.</p>	n/a	n/a	n/a	Thank you
<p>I support this approach.</p>	yes	yes	n/a	Thank you
<p>Liked the spirit - live and let live, fires will take us regardless of materials - have some problem with stucco or concrete block but that is my problem...</p>	yes	yes	n/a	Thank you
<p>Seems like a very reasonable approach to me and would provide some flexibility as well as preserve the area's character.</p>	yes	yes	n/a	Thank you
<p>There should be an exemption for property owners who have had land/buildings for many years from having to fulfill all MODERN requirements for fire prevention, materials, etc. Many, many cabins were built without these strictures, and many owners do not have the financial means to bring their summer residences or seasonal cabins up to year 2011 code. It is insensitive and ridiculous to force such people to try to meet code that is appropriate for new construction.</p>	yes	yes	n/a	This comment will be considered if the proposal goes forward

<p>This broadened statement about building materials recognizes the practicality of using non-combustible materials with the rights of property owners to use more traditional materials. Each of us choosing this community does so with the knowledge that there are risks and responsibilities that come along with that choice. The use of traditional materials also can be achieved safely by incorporating other fire mitigation techniques. It should be a decision left to the property owner who has everything on the line, safety of family's lives, financial investment.</p> <p>The built material proposal doesn't discourage the use of non-combustibles in any way, it returns the right of choice to the individuals who have made significant decisions about their location and the style of lives they wish to pursue.</p>	yes	yes	no	Thank you
<p>We have reviewed this proposal and endorse it with enthusiasm.</p>	yes	yes	n/a	Thank you

Work Plan for Allenspark Area Planning Initiate Phase 2
January 12, 2012

PROPOSED Work Plan/Timeline

General agenda for each meeting:

1. Review the concepts established in the 747 Community Project proposal for Topic 1
2. Discuss how the concepts in Topic 1 do or do not fit with the Land Use Code, the Boulder County Comprehensive Plan, or other county policy documents
3. Discuss how Topic 1 can be implemented

We will continue the meeting schedule established by the 747 Community Project – although perhaps not as consistently – on the 2nd and/or 4th Thursdays of each month. We will meet in the Allenspark Firehouse from 6:30-8:00. The meetings listed below will be led by county staff. We encourage the 747 Community Project participants and other community members to discuss previous meetings, prepare unified responses to staff proposals, and to otherwise utilize these “open” Thursdays as you deem necessary.

As issues or questions arise, staff will email the entire list (422 email address as of 1/12/12) to request input. We will use a combination of emails and meetings to work toward solutions to meet our goals.

Date	Topic
11/10/11	Business Zoning discussion
1/12/12	Building Materials discussion
1/26/12	Open
2/3/12	Abby to email staff’s draft proposal for Business Zoning and Building Materials
2/9/12	Open
Early Feb, TBD	747 Community Project leaders to take county staff on a field trip to review the Built Environment proposal, points system
2/23/12	Built Environment discussion
3/8/12	Open
3/22/12	Interface committee discussion
4/12/12	Comprehensive Plan discussion
4/26/12	Open
May	Staff to draft/prepare final documents for the community to consider/provide input
June/July	Presentation and Adoption to Planning Commission and Board of County Commissioners (Land Use Code/Building Code/Boulder County Comprehensive Plan)