



**Land Use and Development Code Update Committee
Monday, May 9, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

This agenda and the meetings can be viewed at www.Townofeagle.org.

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MEETING ACCESS INFORMATION

This will be an in-person meeting with Zoom access.

Meeting access can be found here: <https://us06web.zoom.us/j/87465439228> | Meeting ID: 874 6543 9228

6:00 PM - MEETING CALLED TO ORDER

APPROVAL OF MINUTES

Minutes dated April 11, 2022

DISCUSSION

1. Guest Speaker: Hugh Fairfield-Smith, Wildland Coordinator - Greater Eagle Fire Protection District
2. Wildlife Urban Interface & Wildfire Protection Standards
3. Future Agenda Items

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

Nikki Davis

Nikki Davis

Administrative Technician II



MEETING MINUTES
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MEETING ACCESS INFORMATION

This was an in-person meeting with access for the public to attend via Zoom.

6:00 PM MEETING CALLED TO ORDER

Chair Hoiland called the meeting to order at 6:00 PM.

COMMITTEE MEMBERS PRESENT

Kyle Hoiland, Rick Pylman, Scott Schlosser,
Dawn Koenig, Jack Albertson
Allison Kent

COMMITTEE MEMBERS ABSENT

Scott Turnipseed

STAFF

Chad Phillips – Community Development Director
Peyton Heitzman – Planner II
Nikki Davis – Administrative Tech II (via Zoom)
Elizabeth Garvin – Clarion Associates (via Zoom)
Don Elliott – Clarion Associates (via Zoom)

APPROVAL OF MINUTES

1. Minutes dated March 14, 2022

The March 14, 2022 meeting minutes were approved without change.

DISCUSSION

Clarion provided a schedule update. The next meeting will be on May 9th and will cover sustainability, hazards, and landscaping. Hoiland volunteered to schedule a guest speaker from the Greater Eagle Fire Protection District. Next, we are aiming for June 7th to review Installment 1 with Town Council and the June 6th committee meeting will include an overview of the document.

1. Parking

- The East Eagle Sub Area Plan (EESAP) speaks to consolidating parking lots. Legally, it is difficult to require this from property owners but there are ways to incentivize and negotiate.
- Parking Regulations
 - Where in the code is the most appropriate location for parking standards and how do we format the information. Typically, there is a specific Parking chapter while Parking Landscaping falls within the Landscaping chapter.
 - Concern about EESAP policy 8.1 directing parking to be located at the rear of a building. Group discussed location and in East Eagle agreed location of parking should be between access road and the building. Discussion on aesthetic from I-70 vs. other roads passing along East Eagle (Hwy 6/future access road).
- 2017 Walker Parking Study
 - Agreement to not require studies with shared parking/change in use. Simplify requirements with a chart.
 - Disagreement with bullet #2 “Changes to off-street parking requirements”. Existing requirements (parking counts) too onerous.
 - Concern that reducing the number of off-street parking downtown will make the Parking Fee In-Lieu program less effective. Less parking spaces = less fee in-lieu collected by Town.
 - Concern the parking count for a residential development is too much. Discussed that garage space is counted towards the parking requirements but is often used as storage instead.
 - Assess parking standards of peer communities to determine effective minimum standards.
- Parking Survey / Comparison to Peer Communities
 - Some were in favor of administration reductions in parking (for list of reasons like bike discount, land hardship, etc.). Tradeoff for parking, not simply giving it away.
 - Reduction for affordable housing. Parking is a huge cost factor and can be an incentive to developers. The group was generally not in favor of reduced parking for affordable housing so that tenants and property owners have adequate parking space. Nogal Road – parking problem as result of not having enough spaces or overcrowding in individual units?
 - Parking congestion on Broadway likely to occur between 5-8 pm when residents are coming home, and people are coming downtown to eat. Also concern with snow plowing/snow storage.
 - Steamboat Springs’ parking regulations have been designed with the intent of changing residents’ behavior and encouraging people to walk/take public transportation into town.
 - In favor of on-street credit to include in overall count.
 - In favor of requiring bike racks for new development.
 - Have parking spaces be roughed in for future Electric Vehicle (EV) station installment.

- Allow tandem parking to help with affordable housing.
- Yes to reduced parking in mixed-use/pedestrian oriented areas.

2. Lighting

- Dark sky continues to be a priority. The standards should consider bounce back (ex. School District). Require Dark Sky compliant fixtures.
- Importance of striking a balance between safety and dark sky compliance.
- Energy efficiency is another factor; outdoor lighting is a big consumer of energy. The group discussed the energy effects of color lighting.
- Consider standards that are easy to enforce and use. Consider area we live in which has significant grade changes (it can be difficult not to see light source aka bulb).

3. Future agenda items

Staff and Clarion are aiming for June to schedule public outreach events. At the next meeting, we can discuss ideas of how to connect with the community. Albertson suggested prioritizing outreach to the Downtown residents and committees such as the EVC and DDA.

We will increase efforts to make project materials (future flyers and the website) bilingual.

ADJOURN

Meeting adjourned at 7:50 PM.



To: Land Use and Development Code (LUDC) Committee

From: Community Development

Date: May 9, 2022

Agenda Item: Wildlife Urban Interface

INTRODUCTION:

The May LUDC Update Committee meeting will be focused on resilience, and more specifically, the Wildlife Urban Interface (WUI). Hugh Fairfield-Smith, Wildland Coordinator with the Greater Eagle Fire Protection District (GEFPD), has agreed to come speak to the Committee about this topic. Other representatives of the GEFPD may also participate in Monday night's meeting.

Due to a scheduling conflict, Clarion cannot attend the Committee meeting. The topics of sustainability, resilience, hazards and landscaping will be taken before the Committee in another meeting.

Clarion has provided a sample of wildfire protection standards for the Committee's consideration. The sample regulations were NOT drafted for Eagle but are intended to provide ideas for the group discussion.

ATTACHMENTS:

- Sample Wildfire Protection Standards

7.1.101 WP-O: Wildfire Protection Overlay

A. General

1. Applicability

The following wildfire risk reduction standards shall be required for all new building construction or reconstruction in the WP-O after the Effective Date of this Section X, regardless of Development Plan approval date or initial construction plan approval.

2. Wildfire Risk Mitigation Techniques to be Applied

Within the WP-O, required wildfire risk reduction techniques shall include measures such as monitored smoke alarm systems, sprinkler systems, fire resistant roofing materials that are class A (excluding solid wood roofing products) for all residential occupancies, a minimum class B on all other occupancies, fire resistive construction materials, and fuels management measures. Within the WP-O, fuels management measures shall be used within the safety zone of applicable new building construction. Fuels management requirements protect structures from wildfire and reduce fire from spreading within the Wildland Urban Interface. The safety zone is defined as the area within 30 feet of the main structure or significant accessory structures, not to extend beyond the property line.

3. Wildland Urban Interface

Notwithstanding any different standards in this Code for each zone district, properties located in the WP-O, shall comply with the standards of this Section X. The requirements of this Section X shall be applied in conjunction with the design guidelines contained in the _____ Manual maintained by the Fire Department. The map and design manual shall be kept on file with the Planning Department and on the City's website at <insert URL>.

4. Disclosure Statement

All development plans, site plans, subdivision plats, and lot grading plans within the Wildland Urban Interface shall contain the following disclosure statement:

“Residing in or near Wildland Urban Interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities. All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in this Section **Error! Reference source not found.** and Title 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.”

B. Fuels Management Requirements

1. Fuels Management

After the Effective Date of this Section X, all lots with homes constructed or reconstructed within the WP-O, regardless of the date of approval for any development plan, site plan, or lot grading plan related to the lot, shall be subject to the following fuels management requirements:

a. Safety zone

Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least 10 feet or more of noncombustible materials and/or grass mowed to not more than four inches in height. The safety zone is defined as the area within 30 feet of the main structure or significant accessory structures, not to extend beyond the property line.

b. Clearance to main structure

- (1) No hazardous brush or trees (i.e. junipers and conifers) shall be allowed within 15 feet of the main structure or significant accessory structure. Conifers or other similarly combustible plants shall not be planted under soffit vents.
- (2) As an exception to Subsection b(1) above, when approved by the fire code official, small brush patches or trees, not exceeding 100 square feet in size and no more than 15 linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in compliance with all adopted City fire, landscaping, and other regulations. Plants with fire resistant characteristics found on the _____ State Forest Service list of Firewise Plants are allowed within 15 feet of the main structure or significant accessory structure.

c. Pruning of dead limbs

Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to 10 feet above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved.

2. Clearance of tree branches to structures or appurtenances

Tree branches shall not extend over or under the roof or eaves, and shall not be within 15 feet of a deck or similar combustible projection, wood burning appliance or chimney.

C. Fire Resistant Roof Coverings

After the Effective Date of this Section X, A class A roof covering (excluding solid wood roofing products) shall be installed on all Residential Occupancies and a minimum class B roof covering shall be installed on all remaining occupancies (unless a Class A roof covering is already required by the Building Code) at the time a permitted roofing or reroofing application is approved, unless specifically approved by the fire code official.

D. Hardened Structure

The following requirements shall be enforced for all homes constructed or reconstructed within the WP-O after the Effective Date of this Section X for ignition-resistant construction and fuels management:

1. Exterior cladding, eaves and soffits shall be constructed of Ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. As an exception to this requirement, natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters, and decorative vents material are allowed when painted or as approved.
2. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those allowed in item two above. As an exception to this requirement, heavy timber or dimensional log construction is allowed.
3. Exterior doors shall be noncombustible or solid core not less than 1 3/4-inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels. As an exception to this requirement, decorative single pane glazing in front entry doors is allowed.
4. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.
5. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the fire code official. Soffit vents are allowed. Gable vents may be allowed but only as approved by the fire code official.
6. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed, but must have a non-combustible landing area below the roof line, that is a minimum 5-foot distance from the side of the structure or foundation. Gutter

caps are highly encouraged as a homeowner maintenance item to prevent combustible debris from collecting in the trough.

7. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railings.
8. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire-resistant foam or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.
9. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap.

E. Alternative Materials

Alternative materials or construction methods not specifically addressed in Subsection D above may be approved on a case-by-case basis if found to have comparable ignition-resistant properties and as approved by the fire code official.

F. Fire Protection Systems

1. After the Effective Date of this Ordinance, homes on lots within the WP-O district that are located beyond 1,000 feet along a cul-de-sac or road with a single point of access, or that are accessed by primary access roadways with grades in excess of 10 percent, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot
2. Development plans and site plans that contain streets or lots that meet this criteria shall contain the following disclosure statement:

“A monitored fire alarm system or a fire sprinkler system is required for residences built upon the following lot(s): The fire code official shall review all building plans, determine system requirements, and Issue appropriate permits. A visual piping inspection must be secured through the fire code official prior to requesting the framing inspection. Final inspection and approval of the system must be secured through the fire code official prior to final inspection by the Building Department and/or occupancy of the residence.”

G. Review Requirements

Compliance with all requirements of this Section X shall be reviewed and approved by the fire code official prior to permit issuance and prior to final inspection. As part of the permit review process, the City will attach an assessment of wildfire hazard potential for the project as well as specific recommended wildfire mitigation measures. A final fire department inspection to verify compliance will be required prior to issuance of the Certificate of Occupancy.