



MEETING MINUTES
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.

PUBLIC WIFI – Eagle Guest

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
Scott Turnipseed, Allison Kent (via Zoom)

COMMITTEE MEMBERS ABSENT

None

STAFF

Jim White – Interim Town Manager
Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Peyton Heitzman – Planner II
Jessica Lake – Planner I (via Zoom)
Nikki Davis – Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated April 11, 2022

The meeting minutes were approved without change.

DISCUSSION

1. Guest Speaker, Greater Eagle Fire Protection District (GEFPD)

District Chief Doug Cupp and Wildland Coordinator Hugh Fairfield-Smith were guest speakers.

Colorado has experienced the most destructive wildland fires in its history within the last two years. They do not use aircraft operations to battle wildland fires due to high wind conditions prevalent in the region. Their wildfire protection plan examines the three most common way structures burn:

1.) Ember transfers (accounts for nearly 50% or more of home loss)

A. Ways to mitigate ember transfer:

- Upgrade windows to double pane
- Armor the roof
- Screen entry points
- Armor the walls
- Cover deck openings / minimize items stored under decks
- Fence connections & gates / separation barriers

2.) Radiant heat – consider zone of protection/defensible space

- A. Between 5-100' can cause windows to blow out and produce enough heat to melt siding.
- B. Forest aspect is important, trees should be scattered.
- C. Forest mitigation 200' past and beyond.

3.) Direct flame contact. Exterior sprinklers can have an effect on wildfire. Interior sprinkler systems are not as effective with limiting complete loss.

Historically, there has been a dilemma between the homeowner and federal land – who is responsible for forest mitigation?

2. Wildland Urban Interface (WUI) & Wildfire Protection Standards

Currently, the Land Use Code (Code) does not have wildfire protection standards but if a referral agency were to recommend a strategy, that can be implemented. Standards would apply to an overlay zone. Generally, areas within a half mile of a forested/vegetation area are within considered within the WUI.

Wildfire models are used to estimate how far embers will travel based on topography, plant species, size of plant, etc. Studying these models can help determine about 90% of fire destruction outcome.

Examples of wildfire protection standards:

- Design standards for remodel or future development (prohibited materials).
- Creating a noncombustible buffer area around the home.
- All new homes need to be approved by a wildfire specialist before issuing a certificate of occupancy.
- Ensure landscape plan and standards are not too restrictive. Firewise USA has a list of recommended vegetation types for landscaping.
- Education process for those waiting for their building permit

The building inspection aspect can be considered another layer of approval. Wildfire protection standards can also be implemented into the new building code adoption process. Inspections would still be the responsibility of the Fire District, not the Building Official. Some committee members questioned if there are enough qualified professionals to provide inspections and plans review? GEPFD replied that currently, a home inspection process can take a couple hours because agencies are trying to educate homeowners.

Neighborhood design is also a factor (lot size, topography, landscaping). A utility assessment is done in subdivision review, which includes fire hydrants and fire protection though the Code currently doesn't have the same review requirements for Minor Development.

Lines are blurring between building code (construction type) and the land use code, but they need to be aligned.

GEFPD noted there are developers and builders that are designing alternative materials that are still attractive but practical.

There is also the oversight from insurance companies though agencies oftentimes have their own policies. There is no collaboration or industry standards.

East Eagle does not have the same water infrastructure as the rest of town; a new water tank is needed beyond Chambers Avenue. If we are talking about increasing densities, are we assessing fire protection standards as well?

How can we include an evacuation process in education? A simulation can help create a viable evacuation plan. However, one traffic snafu can severely delay road activity.

What are regional standards on fire pits? They are controversial especially when fire bans are implemented. A gas appliance is recommended and is a safer alternative. Decreases margin for human error and overall risk.

There was a suggestion for creating a Wildland Fire Protection / disaster preparedness packet for home and business owners. Education efforts can also focus on community building and creating connections within your neighborhoods.

3. Future agenda items

The next committee meeting is June 6, 2022. There will be a Council and Planning Commission joint work session on June 7, 2022 to discuss Installment 1 Overview.

ADJOURN

Meeting adjourned at 7:21PM.