



Hidden Springs Town Association, Inc.

Association Policy No. 700

Date: 4/10/10

For the purpose of providing standardized guidelines for reducing wildland fire hazard within Hidden Springs

1.0 Purpose for these Guidelines

The Hidden Springs Residential Design Guidelines provide information for home design and landscaping but is lacking in specific recommendations for firewise plant material, design and maintenance. The purpose of this policy is to clarify Hidden Springs Wildfire Prevention strategy while meeting the goals of conserving the natural, scenic and habitat values of the community open space. It is meant to supplement existing policies and the Residential Design Guidelines.

2.0 Background

The Hidden Springs Planned Community Ordinance outlines seven strategies for wildfire prevention.

8-21A-9-27 Hidden Springs Wildfire Prevention Strategy:

The Hidden Springs Planned Community Ordinance's wildfire prevention strategy includes guidance about:

1. Available water
2. Proximity of fire services
3. Emergency Vehicle Access
4. Site Planning
5. Non-combustible construction materials
6. Landscaping and fuel modification
7. Maintenance and management

3.0 The Building Envelope and Creating "Defensible Space"

Some homes within Hidden Springs have a designated building envelope. (See 10.1.6 of Hidden Springs CC&R's and 2.2 of Hidden Springs Residential Design Guidelines) It is the part of the homeowner's lot that contains a house, structures and is meant to be landscaped. The International Wildland-Urban Interface Code (IWUIC) for fire protection devised defensible space size criteria for varying types of terrain and surrounding plant communities.

3.1 For the type of terrain and plants that characterize Hidden Springs, the IWUIC recommends 30 feet of defensible space surrounding each individual home. For most homes in Hidden Springs that space will include the "building envelope" as defined in the Hidden Springs CC&R's and Residential Design Guidelines.

3.2 Within that 30' space, plants should be limited to firewise choices to the extent possible. (See "Characteristics of Firewise Plants" below)

3.3 Regular seasonal maintenance within that area is also important to reduce the risk of wildfire. This includes the removal of dead limbs and branches.

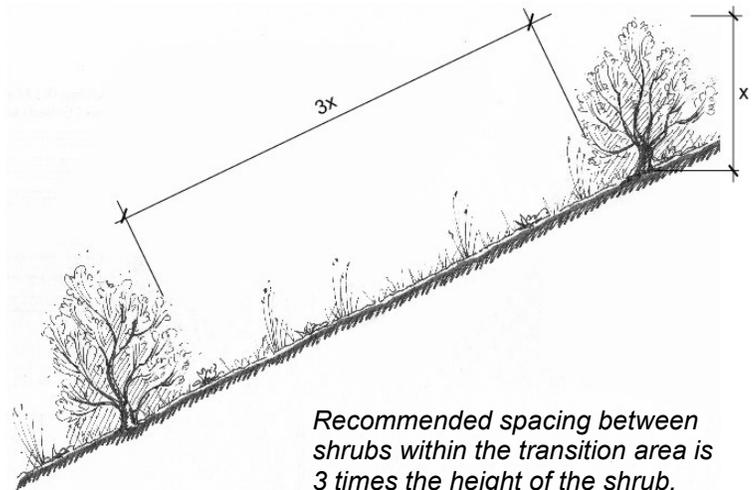
3.4 Creating defensible space is the first line of defense in reducing wildfire threats and is the responsibility of each homeowner.

4.0 Maintaining Transition Areas

The Transition Area is the portion of a home owner's lot that is outside the building envelope but is not common open space subject to the conservation easement. The Hidden Springs Residential Design Guidelines recommend that the Transition Areas remain in a natural state similar to the common open space in order to retain both the wildlife habitat value and the natural aesthetic value of the community. At the same time these areas need to provide a reasonable safety buffer from the potential of wildfire from the adjacent open space land. While it is impossible to make a home fireproof, a home owner can use proper maintenance techniques to conserve backyard habitat and reduce the threat of fire.

4.1 The Hidden Springs Town Association (HSTA) will provide information to homeowners about caring for the Transition Area of their lot.

4.2 Shrubs such as sagebrush, rabbitbrush and bitterbrush are highly valued native plants that provide habitat. When left to grow in dense stands near homes they can become a fire hazard. Cut and remove shrubs so that they are at least 3x their height apart when measured from the outer edge of the shrub.



4.3 Several shrubs can be left in a clump as long as the recommended spacing between adjacent shrubs is maintained.

4.4 Remove as much dead plant material as possible.

4.5 Greater distance may be needed between the native shrubs and evergreen trees / shrubs that have been planted in the building envelope next to natural areas.

4.6 Avoid removing all shrubs and grasses, as it detracts from the scenic and habitat values embraced by the Hidden Springs founding principles.

5.0 Grass in Transition Areas

The invasion of annual exotic grasses that occur on foothill slopes throughout Hidden Springs and the Boise Front are commonly known as Cheat Grass (*Bromus tectorum*) and Medusa Head (*Taeniatherum caput-medusae*). They out-compete native perennial grasses that are part of quality habitat and less susceptible to fast fires.

5.1 Cut annual grasses each spring using a weed cutter or by hand pulling.

5.2 Rake up duff and debris, bag and remove from area.

5.3 Leave native grasses as they can help displace the annual grasses over time.

5.5 Avoid gas powered weed trimmers or using any gas or electric weed trimmers during the hot dry summer months to avoid starting a fire.

5.6 For those interested in restoring native grasses within their transition areas, see the Town Association Office for assistance.

6.0 Characteristics of Firewise Plants for the Building Envelope:

(Adapted from Appendix F, IWUIC)

The following information helps to define “firewise” plants and recommends plants that fit those criteria. This list is not definitive nor exhaustive, there are many resources available to help homeowners with this challenge.

6.1 All plants will burn under extreme fire weather conditions such as drought. However, plants burn at different intensities and rates of consumption. Fire-resistive plants burn at a relatively low intensity, with a slow rate of spread and with short flame lengths. The following are characteristics of fire-resistive (firewise) vegetation.

- Plant growth with little or no accumulation of dead vegetation (either on the ground or standing upright).
- Non-resinous plants (plants without flammable oils and/or sap)
- Low growing vegetation with low fuel capacity (such as a grass area as opposed to a forest or shrub-covered land).
- Plants with high moisture content (plants that retain a large amount of water in their leaves and stems even through the hot summer months).
- Plants without ladder fuels (small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
- Plants requiring little maintenance (slow-growing plants that retain a low, tidy habit with little need for pruning or trimming).
- Plants with thick woody stems and branches that require prolonged heating to ignite.

7.0 Examples of Firewise Plants for the Building Envelope:

Shade Trees

<u>Common Name</u>	<u>Botanical Name</u>
Skyline Honeylocust	Gleditsia Triacanthos ‘Skyline’
Green Ash varieties	Fraxinus pennsylvanica
White Ash varieties	Fraxinus americana
American Sweetgum	Liquidambar styraciflua
Common Hackberry	Celtic occidentalis
Purple Robe Locust	Robinia pseudoacacia ‘Purple Robe’

Ornamental Trees

<u>Common Name</u>	<u>Botanical Name</u>
European Mt. Ash	Sorbus aucuparia
Eastern Redbud	Circus canadensis

Netleaf Hackberry	Celtis reticulata
Amur Maple	Acer ginnala
Heritage River Birch	Betula nigra 'Cully'
Washington Hawthorn	Crataegus Phaenopyrum
Crabapple species	Malus
Chokecherry	Prunus virginiana
Serviceberry species	Amelanchier
Desert Willow	Chilopsis linearis
Silver Buffaloberry	Shepherdia argentea

Evergreen Shrubs

Common Name	Botanical Name
Cranberry Cotoneaster	Cotoneaster apiculatus
Oregon Grape	Mahonia aquifolium
Creeping Oregon Grape	Mahonia repens
Boxwood	Paxistima myrtifolia
Yucca	Yucca
Agave	Agave

Deciduous Shrubs

Common Name	Botanical Name
Serviceberry (shrub types)	Amelanchier
Blue Mist Spirea	Caryopteris x clandonensis
Dogwood varieties	Cornus sericea, etc.
Dwarf Burning Bush	Euonymus alatus 'Compactus'
Mountain Spray	Holodiscus
Syringa / Mock Orange	Philadelphus species
Western Sandcherry	Prunus besseyi
Oakleaf Sumac	Rhus triloba
Low-Gro Sumac	Rhus aromatica
Flowering Currant	Ribes
Woods Rose	Rosa woodsii
Lilac	Syringa
Compact American Cranberry	Viburnum trilobum
Bush Honeysuckle	Lonicera involucrata
Mountain ninebark	Physocarpus monogynus

Groundcover

Common Name	Botanical Name
Rosy Pussytoes	Antennaria rosea
Kinnikinnick	Arctostaphylos uva-ursi
Purple Ice Plant	Delosperma cooperi
Yellow Ice Plant	Delosperma nubigenum
Wild Strawberry	Fragaria
Creeping phlox	Phlox subulata
Sedum varieties	Sedum
Speedwell	Veronica

Vines (vines may require heavy trimming in order to reduce dead material)

Common Name	Botanical Name
Trumpet Vine	Campsis radicans
Climbing Honeysuckle	Lonicera
Clematis	Clematis
Grapes	Vitis
Virginia Creeper	Parthenocissus cinquefolia

Perennials

Common Name	Botanical Name
Red Yucca	Hesperaloe parviflora
Columbine	Aquilegia
Sea Thrift	Armeria maritima
Buckwheat varieties	Eriogonum
Coneflower	Echinacea
Blanket Flower	Gaillardia
Sun Rose	Helianthemum nummularium
Blue Flax	Linum
Evening Primrose	Oenothera
Penstemon or Beardtongue	Penstemon
Mexican Hat	Ratiba columnifera
Flowering Sage varieties	Salvia
Lambs Ear	Stachys byzantina
Yucca varieties	Yucca
Aster varieties	Aster
Spotted Gayfeather	Liatris punctata
Prickly Pear Cactus	Opuntia spp.

Grass / Turf

Legacy Buffalo Grass -	Buchloe dactyloides 'Legacy' - best planted in plugs, not shade tolerant
Hachita Blue Grama Grass	Bouteloua gracilis 'Hachita' – use seed or plug, also not shade tolerant

The above two grasses are "warm season" grasses meaning they only grow in the warm part of the year, hence their drought tolerance, they need to be planted in June/July while it is warm.

Rhizomatous tall fescue, RTF non native turf grass seed, can be planted spring, summer or fall

8.0 Plants to Use with Caution in the Building Envelope:

The following list includes plants that are generally more combustibile due to needle-like foliage, bark or leaves that contain resins or pitch making them highly flammable. Do not plant these against your house or in a place where they could act as a conduit for fire leading from an open space area toward your house. If planted as individuals in contained isolated islands with the tips of branches at least 15-20 feet from your roof line, deck or other flammable structure, they can usually be maintained safely.

8.1 Trees, Shrubs, Groundcovers – Use With Caution

Common Name	Botanical Name
Juniper species	Juniperus
Sage brush species	Artemesia species
Rabbitbrush species	Chrysothamnus species
Arborvitae	Thuja species
Yarrow varieties	Achillea species
Lavendar varieties	Lavandula species
Rosemary varieties	Rosemarinus
Bamboo	Phyllostachys, Bambusa
Maiden Grass	Miscanthus
Fountain Grass	PennisetumFirewise

Additional Publications for Firewise Landscaping:

Landscaping with Native Plants of the Intermountain Region – Technical Reference 1730-3, BLM, INPS, BSU Horticulture

Fire Resistant Plants for Home Landscapes – A Pacific Northwest Extension Publication – PNW 590 - OSU, WSU, Uof I

Living With Fire – A Guide for the Homeowner, Great Basin Fire Prevention

Forest Service Brochure No 6.305 of the Natural Resource Series, Phil Hoefer – accessed online at <http://www.co.pueblo.co.us/fire/plants.pdf>

Turf Company sod products : <http://www.turfcompany.com/pricelist.html>

Informative Websites for Fire Prevention:

Bureau of Land Management, Nevada: <http://www.nv.blm.gov/wgbcc>

Bureau of Land Management, Idaho: <http://www.id.blm.gov/iso/fire/index.htm>

Bureau of Land Management, Utah: <http://www.blm.gov/utah/fire/utfire.html>

U.S. Forest Service Intermountain Region: <http://fsweb.r4.fs.fed.us>

Firewise: <http://firewise.org>

Fire Safe Council: <http://www.firesafecouncil.org>

FEMA: <http://www.fema.gov>

National Interagency Fire Center: <http://www.nifc.gov>

Smokey Bear: <http://smokeybear.com>

Attestation of Adoption Guidelines 700:

Pursuant to its authority under the governing documents, The Hidden Springs Town Council on behalf of The Hidden Springs Town Association, Inc. adopted Association Policy 300 with immediate effect to enforce the provisions of the governing documents for the Hidden Springs planned community on this _____ day of _____, 2009.

The Hidden Springs Town Council

By _____
Kurt Holzer, President, HSTA Town Council

Witnessed

By _____