

# Building from the Best of the Northern Rockies



*Sonoran Institute*

*Promoting community decisions that respect the land and people of the West*





# Innovative Community Design



# Community Revitalization



# Economic Success



# Community Engagement



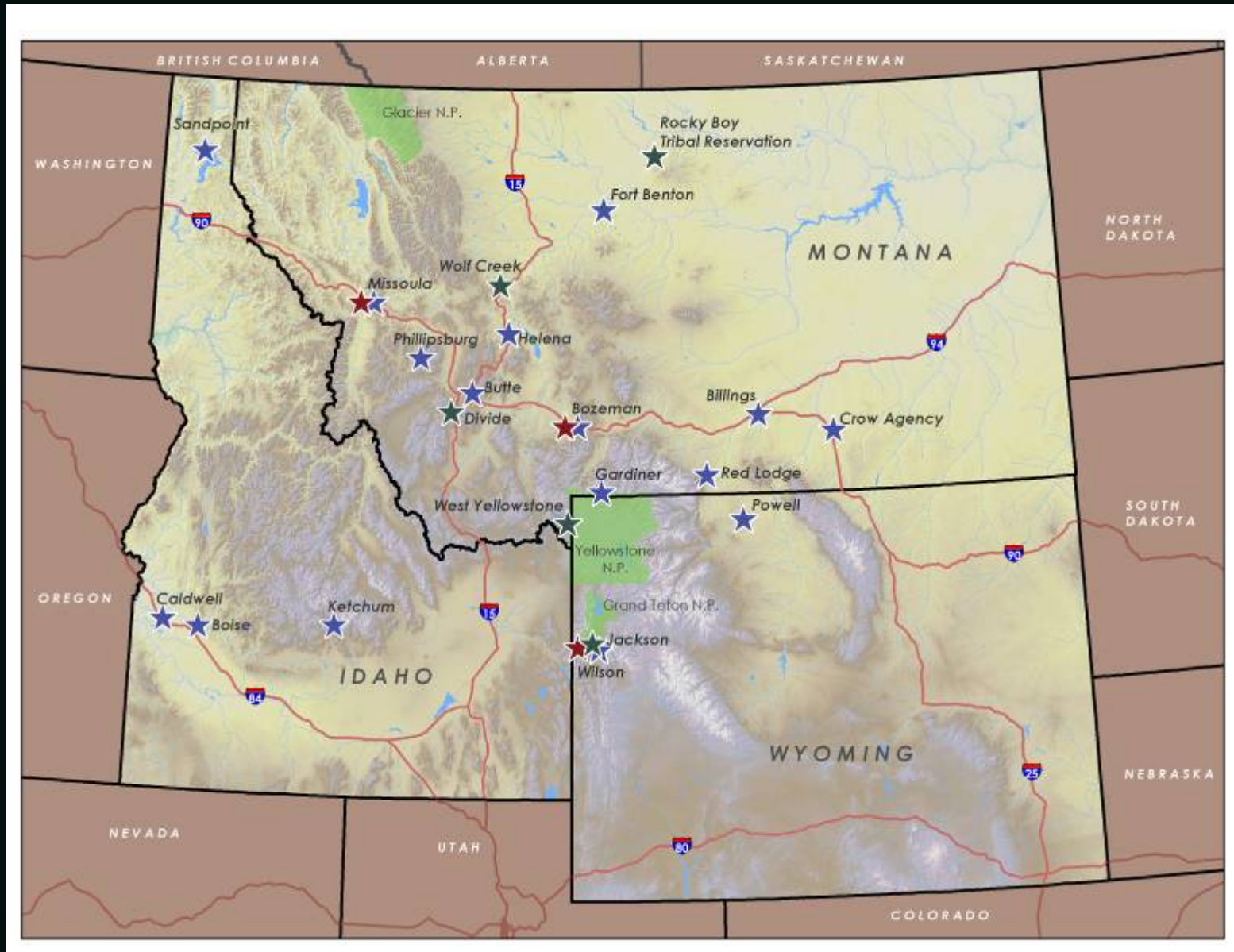
# Transportation Choices



# Environmental Sensitivity & Energy Efficiency

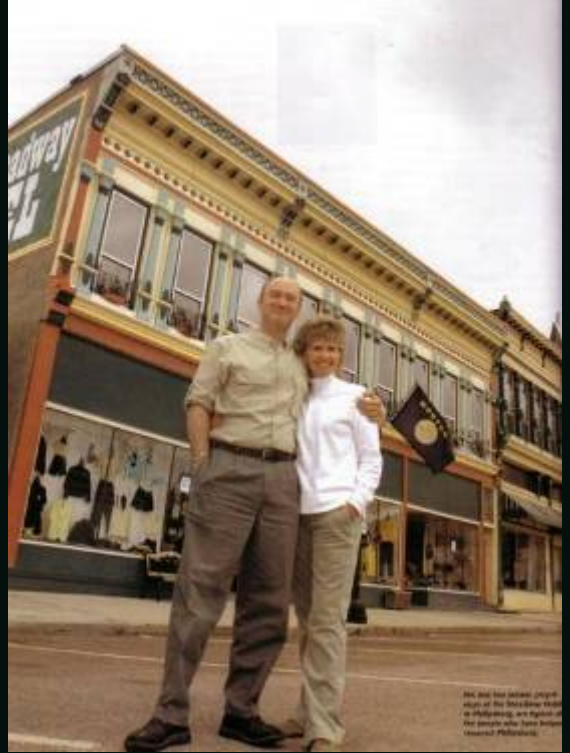


# Case Study Sites



# Urban - Great Northern Town Center





# Edge - Valley West





# Rural - Eagle Rock





**100 FOOT ZONE**  
(EXTEND TO 150 OR MORE ON DOWNSLOPE)  
This area is a minimum of 10 to 15 feet beyond tree crowns, and greater trees 10 to 15 feet up from the ground. Control breaks and wash, maintain shade and remove all debris weekly from roof line 7 inches in diameter.

**30 FOOT ZONE**  
(EXTEND TO 100 OR MORE ON DOWNSLOPE)  
All vegetation within this area should be "fire resistant". Avoid evergreens, all fire deciduous trees. All bigleaf trees in line, as a minimum maintain surface vegetation at 1 inches high or less, and remove crowns and leaves. This will keep fire from spreading to your house and provide a place for firefighters to defend your home.

**5 FOOT ZONE**  
The most critical area is 5 feet from the house. Leave this area clear and close. Do not have anything flammable within this zone. This area does not have to be barren. Maintaining a well-kept lawn, raised walk, and decorative rocks can create visual interest while providing a firebreak for forest fire safety.

**ROOF CONSTRUCTION**

Use fire resistant roofing

**GROUND TREATMENTS**

Remove dead plants, remove annual flowers, garden or decorative plants in 1 FT Zone

**SIDING**

Use fire resistant siding

**DECIDUOUS TREES**

Use fire resistant or place in 100 foot zone when possible

**GLASS**  
Avoid large pieces of glass, window smaller multiple panes

**TRUNK TREES**

10 to 15 feet up from the ground or into 100 foot height in the 100 Foot Zone

**DRIVEWAY**

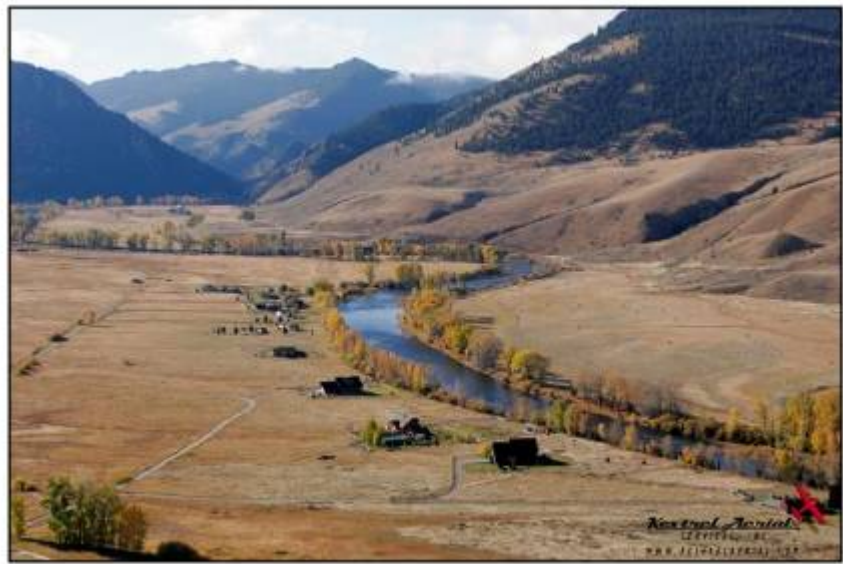
Provide adequate turnaround area

**DECK**

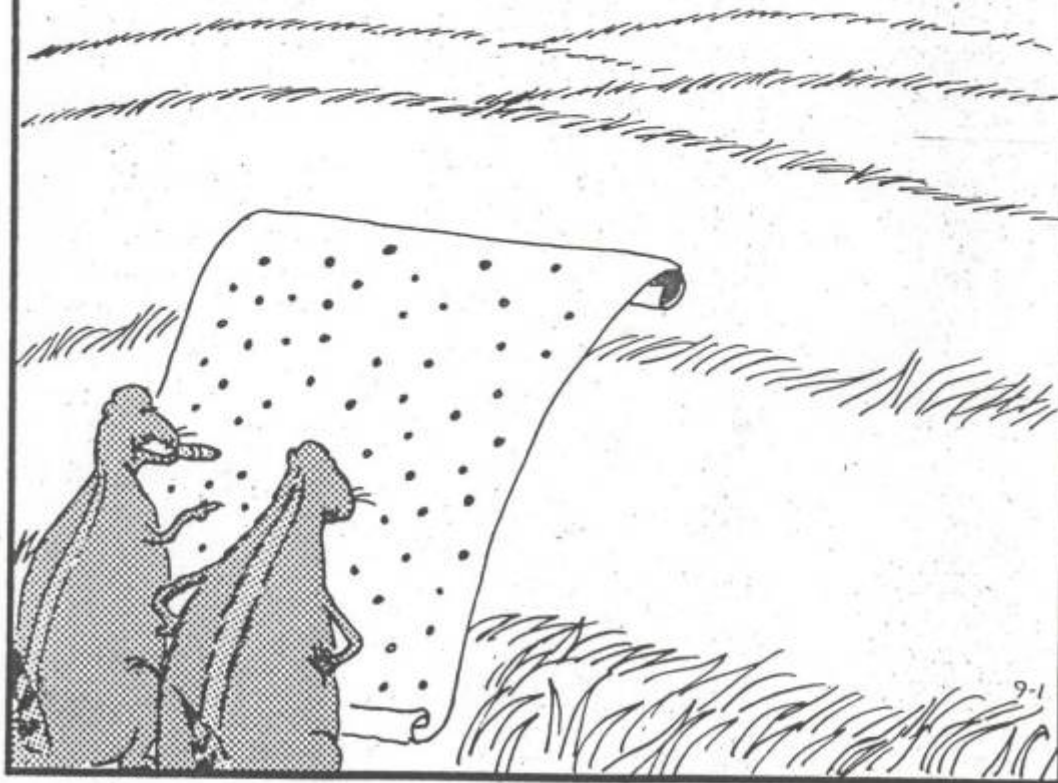
Use fire resistant decking

**THIN TREES**

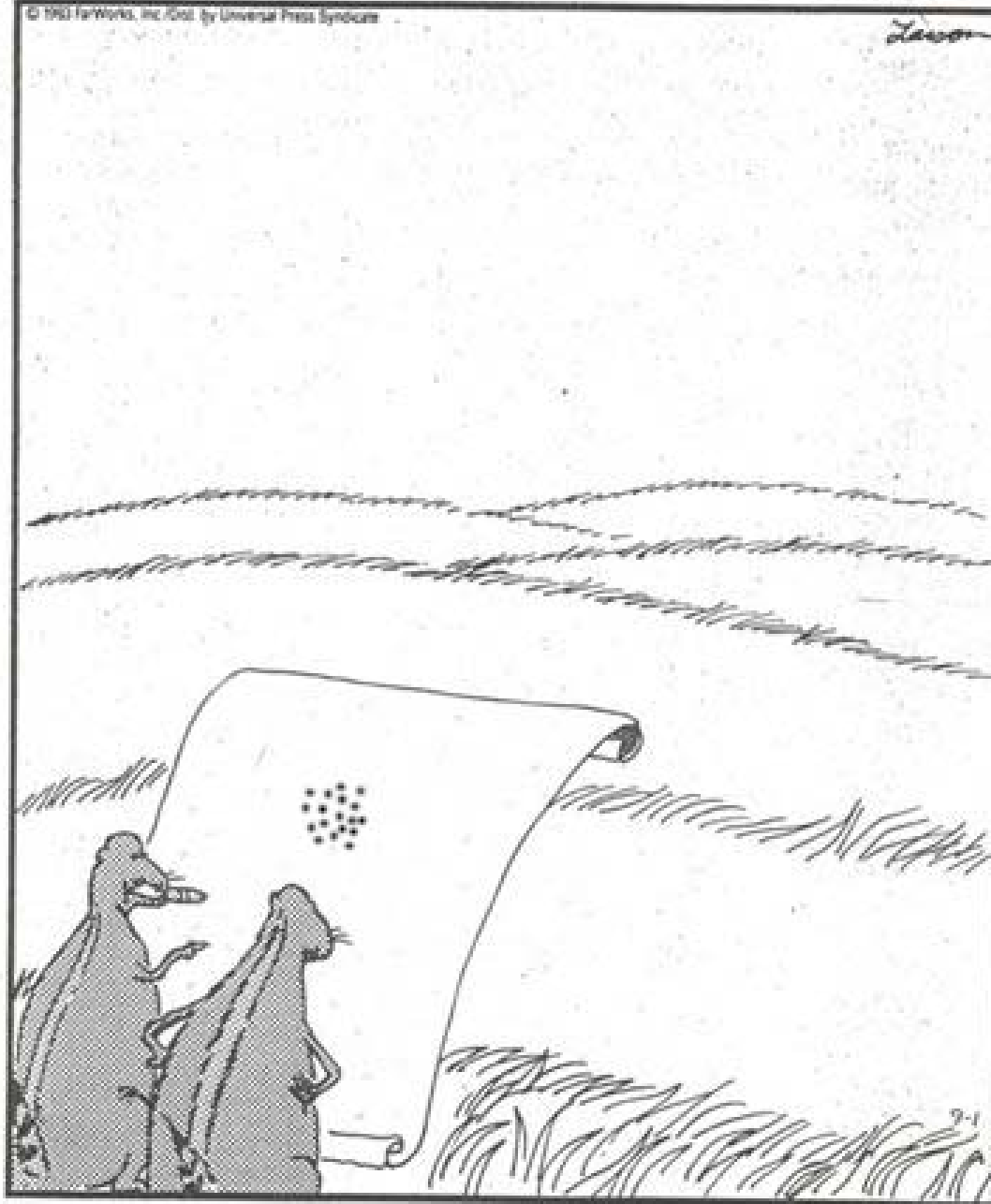
10 to 15 feet apart minimum between crowns in the 100 Foot Zone



*Kenwood, Inc.*  
12775 S. 127th St.  
Kenwood, WA 99025  
www.kenwoodinc.com



Prairie dog developers



Prairie dog developers

Communities should create a shared vision for their future.



The development process should be timely.



Financial institutions should support projects that reflect local vision.



Rules for development should be clear but flexible.



Development should pay its own way.





- **VOLUNTARY**
- Fee Simple Acquisitions
- Purchase of Development Rights
- Conservation Easements
- Land exchange / Dedication
- Open Space Bonds
- Market Approaches
- Conservation Real Estate
- Utilize Federal Conservation Programs
- Citizen Initiated Zoning Districts
- Development Agreements
- Conditional Use Permits
- Capitol Improvements
- Planned Unit Development
- Performance Zoning
- Design Review
- Transfer Development Rights
- Density Bonuses
- Tax Increment Financing
- Subdivision Regulations
- Zoning – County Wide and Growth Boundaries
- Special Assessment Districts
- Impact Fees
- **REGULATORY**







# Sonoran Institute

[www.sonoran.org](http://www.sonoran.org)

(406) 587-7331