



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** February 11, 2022  
**Re:** Canyon Springs Lot 21 - Exterior Building Material Review

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Derek Bulloch, contractor for Canyon Springs Lot 21, has requested a revision to the materials for the project. The requested change is from cementitious wood siding to aluminum wood siding. The proposed aluminum siding has been textured and painted to resemble wood.

The siding will be installed around the garage on the right side of the structure and in all soffit areas.

Aluminum siding is a prohibited exterior material per section 10-16-4(B)(4)(b)(5) of the Town Code. Wood siding is an approved material.

Per section 10-16-4(B)(4)(a) the Planning Commission may approve a synthetic or composite exterior building material that resembles an approved material and is compatible with the surrounding built and natural environment. The Commission has previously determined that cementitious wood siding fits this exception and is thus an approved material.

The Commission should determine whether or not the proposed aluminum siding is a synthetic or composite material that resembles wood siding and can thus be approved.

Note: Metal (including aluminum) is allowed as soffit material (see 10-16-4(B)(4)(b)(6)). So the proposed material is already an approved material for the soffits. The Commission needs to determine whether or not it is also an approved material for wall siding.

More information about the proposed siding material is available [here](#).

A picture of the proposed material is on the following page.

An extract of the approved plans is also included showing where the cementitious wood siding (Hardie Board) was originally approved.

