

## Lot 21 Canyon Cove Circle, Canyon Spring Estate, Springdale

Re: TOS Planning Commission approval of Aluminum Siding by Longboard Products.

I am asking the Planning Commission to reconsider approving my proposed aluminum siding.

As I understand it there are three principle objections by the Planning Commission to approving the proposed aluminum siding:

1. The TOS code does not allow aluminum siding.
2. Light reflectance
3. Future considerations for approval if my proposal is approved.

Please consider:

1. The clause in the code that does not allow aluminum siding was adopted a long time ago and the design and acceptability of the newer designs of aluminum siding have changed significantly and likely have addressed prior reasons for objections. The Planning Commission must have the flexibility to amend clauses and accept new materials from time to time.

2. Light reflectance –

We have 2 areas of the house with exterior siding (i) Owner's Bedroom Suite – has a horizontal section 3' x 15' above the sliding door and 2 vertical sections of 1-1/2' x 9' at each side of the door - approx. 72 sq.ft. & (ii) Double Garage – has 6' x 21' above the door and a small vertical to the left 6" x 8' and a larger section to the right 2-1/2' x 8' - approx. 150 sq.ft. So overall not a considerable amount of siding. The surface area of the garage doors is approx. 216 sq.ft. that nearly entirely consist of frosted glass that must be greatly more reflective than the proposed siding. The Owner's Suite faces NNE and will not have sunlight shining on it. The Double Garage faces WNW and together with the mountains to our west will have limited sunlight shining on it.

I contacted Longboard about light reflectance and they provided me with some data. Although they do not have data specifically for the Dark Cherry siding color we want they have it for a color called Italian Rosewood.

Dark Cherry



Italian Rosewood



Longboard provided these ASTM test results: They said they are Initial Solar Reflectance (ISR)

**Reflectance Results:**

The reflectance results as calculated by ASTM 1477 are:

- Ultra white: 0.732 (or 73.2%)
- White Oak: 0.706 (or 70.6%)
- Italian Rosewood: 0.064 (or 6.4%)
- Black: 0.050 (or 5.0%)

I also contacted the metal roof supplier in St. George (Tri-State Metal Roofing) and they provided me the data for the Charcoal Gray roof that was approved, the ISR is 0.33 (33%).

The Dark Cherry is several shades lighter than the Italian Rosewood (ISR of 6.4%) and even if you were to class the Dark Cherry as high as the Charcoal Gray roofing it should therefore be acceptable, especially as it is such a small quantity compared to the vast area of metal roofing. The aluminum siding is not smooth and has a satin like finish that helps breakup light reflectance.

From a fire safety perspective the aluminum is a good choice and I have seen vinyl siding about and wonder how did that ever get approval and assume it is as mentioned early, a factor of the significant changes is exterior materials over time.

3. Planning Commissions future considerations – I would suggest a review and change in the TOS code to reflect consideration of new materials. Such change will take some time and in the interim and as a means of standardization a minimum standard for Initial Solar Reflectance could be adopted, say 50%.

I can provide the supporting correspondence from Longboard upon request.

Thank you for your consideration.

Yours respectfully,

Sean Keightley

Feb 27<sup>th</sup>, 2022