

## **WILDFIRE MITIGATION PLAN**

Docket SPR- # 04-089

Inspection date: 7/22/2004

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

### **Prepared for:**

Scott and Andrea Pearson  
711 South Downing St.  
Denver, CO 80209  
Phone: 303-744-9905

### **Prepared by:**

Cory Secher - Forester  
Boulder District  
Phone: (303) 823-5774  
E-mail: csecher@lamar.colostate.edu

### **SITE LOCATION AND PROPERTY DESCRIPTION**

The property is located at 3317 Lake Eldora Ski Road, Nederland CO 80466. Access to the property from Nederland take 130 to enter the ski area (gate code is 0-3-5-0) and follow road behind the old lodge past the ski area gift shop and continue uphill and property will be on your left. The legal description is Section 20, Township 1S, and Range 73W (see attachment for greater detail). The fire protection district is the Nederland fire protection district (303-258-9161). There will be 1 structure located on site, including a new residence. The total lot size is 41.61 acres in size and the building site has a ~0-10% percent slope with a southern aspect. It is at 9,700 feet in elevation. The proposed building site is mid-slope and it is a relatively moist site. large "ski runs" create fuel breaks to the south, north, and west of residence creating fairly large manmade barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Lodgepole pine (*Pinus contorta*) with a Douglas-fir (*Pseudotsuga menziesii*), Limber pine (*Pinus flexilis*) understory component. The area is predominantly fuel model 4 with ground fuels consisting of very little grasses and shrubs. Fuel model 4 is represented by thick stands of "dog haired" ponderosa or Lodgepole pines. This model consists of stands of small diameter trees with continuous closed crowns. There may be high amounts of small dead limbs retained on the lower portion of the trees. There may also be high amounts of woody and needle litter associated with the stand. There is a heavy infestation of Dwarf Mistle toe in the Lodgepole pine at the time of inspection.

### **CONSTRUCTION DESIGN AND MATERIALS**

The proposed house has a relatively simple design with a simple roofline and is oriented with a southern aspect. The roofing material will consist of galvanized metal. The exterior wall material is to be cement board and metal. Soffits are to be ¾" thick cement board.

The structure has ~20 medium sized windows with the primary viewing direction being toward the south side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of aluminum clad. Exterior doors are to be 1-3/4", fire-rated, and made of wood.

The one deck will be constructed of composite materials and supported by concrete. The deck will be open and isolated from the surrounding landscape with crushed gravel over a fiberglass weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 65 feet to the southeast of the residence.

### **EMERGENCY ACCESS**

The existing driveway will create some additional site disturbance and soil compaction and will require the removal of only a few trees. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 370 feet long therefore turn arounds will be required (see map for details). The driveway is less than 400 feet therefore no pull-outs are required

### **WATER SUPPLY / UTILITIES / SEPTIC FIELD**

The water source will be from a fire cistern that will be located approximately 60 feet to the east of residence. A well will be located approximately 100 feet southeast of the residence. The propane tank is set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 65 feet to the southeast of the residence. Vegetation within 10 feet of the cistern/well and propane tank will be kept cleared. Utilities for the property will be off grid therefore no utility lines will be present. The septic field is located 100 feet to the northwest of residence.

## MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; check the Boulder Fire Weather website at [www.crh.hoaa.gov/den/fireindx.html](http://www.crh.hoaa.gov/den/fireindx.html)
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

## DEFINITIONS

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction. A document to inform urban interface home owners of the dangers and responsibilities of living in the interface. A plan to help outline the initial and ongoing fuels reduction needed to maintain an effective and healthy wildfire defensible space.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Limb (verb) – To remove the branches from a tree.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

## FUELS REDUCTION

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be chipped. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local fire protection district (Nederland fire protection district (303-258-9161)).

## DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

**Zone 1** - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

**Zone 1A** - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A three-foot wide, non-flammable strip will be created using crushed gravel over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

**Zone 1B** - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

**Zone 1C** - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees will overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 10 feet from chimneys.

**Zone 2** - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to [www.colostate.edu/Depts/CSFS/](http://www.colostate.edu/Depts/CSFS/) and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

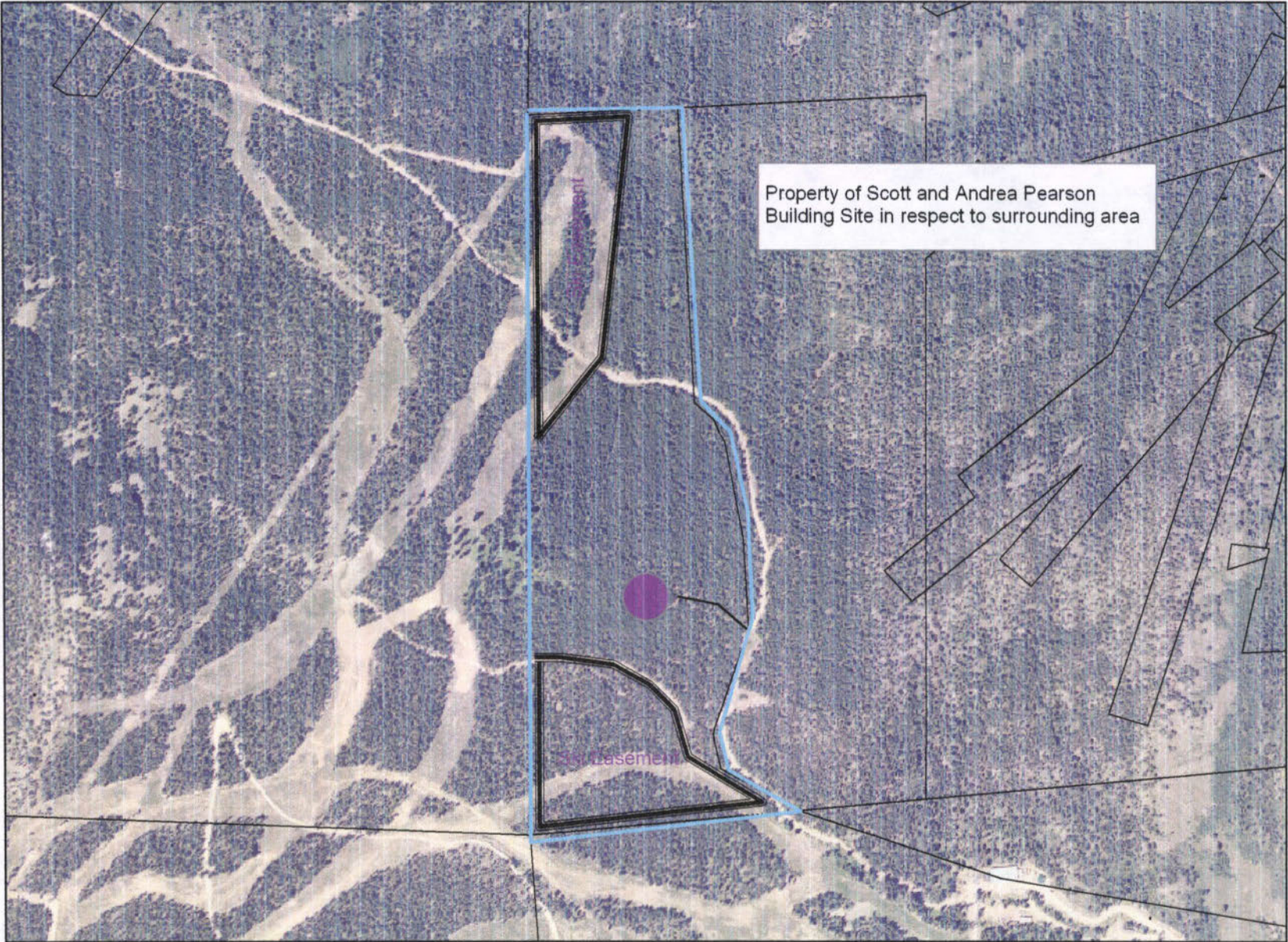
**Zone 3** - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags should be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

Property of Scott and Andrea Pearson  
3317 Lake Eldora Ski Road, Nederland CO  
SPR # 04-089



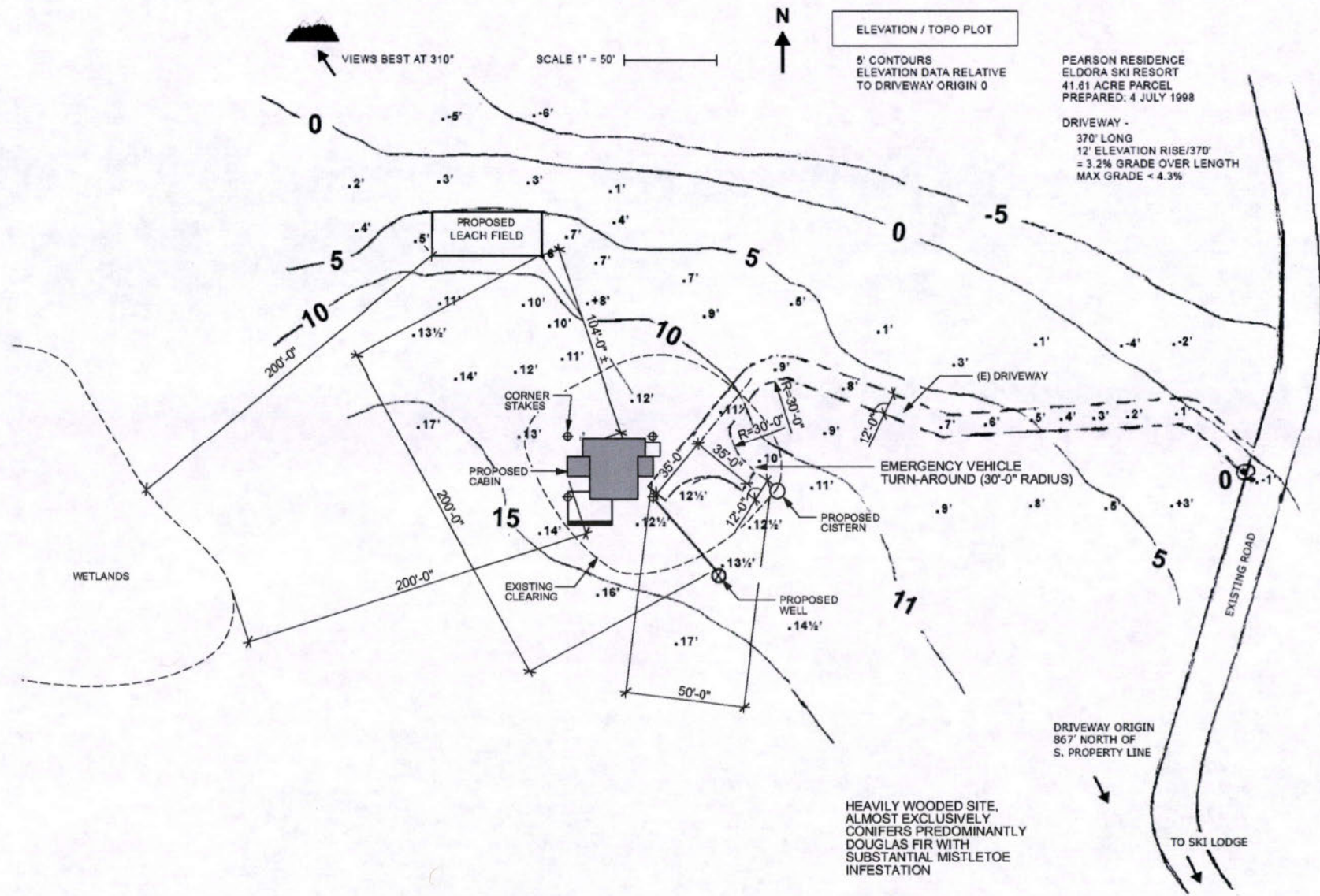
LEGEND	
— (Yellow line)	Zone 1 (0-15 ft from structure)
— (Red line)	Zone 2 (0-100 ft from structure)
— (Black line)	Driveway
● (Light blue)	Cistern
● (Dark blue)	Well
● (Pink)	Propane tank
▭ (Grey)	Leach Field
● (Yellow)	Large leaf trees



Property of Scott and Andrea Pearson  
Building Site in respect to surrounding area

Six Basement

Six Basement



ELEVATION / TOPO PLOT

5' CONTOURS  
ELEVATION DATA RELATIVE  
TO DRIVEWAY ORIGIN 0

PEARSON RESIDENCE  
ELDORA SKI RESORT  
41.61 ACRE PARCEL  
PREPARED: 4 JULY 1998

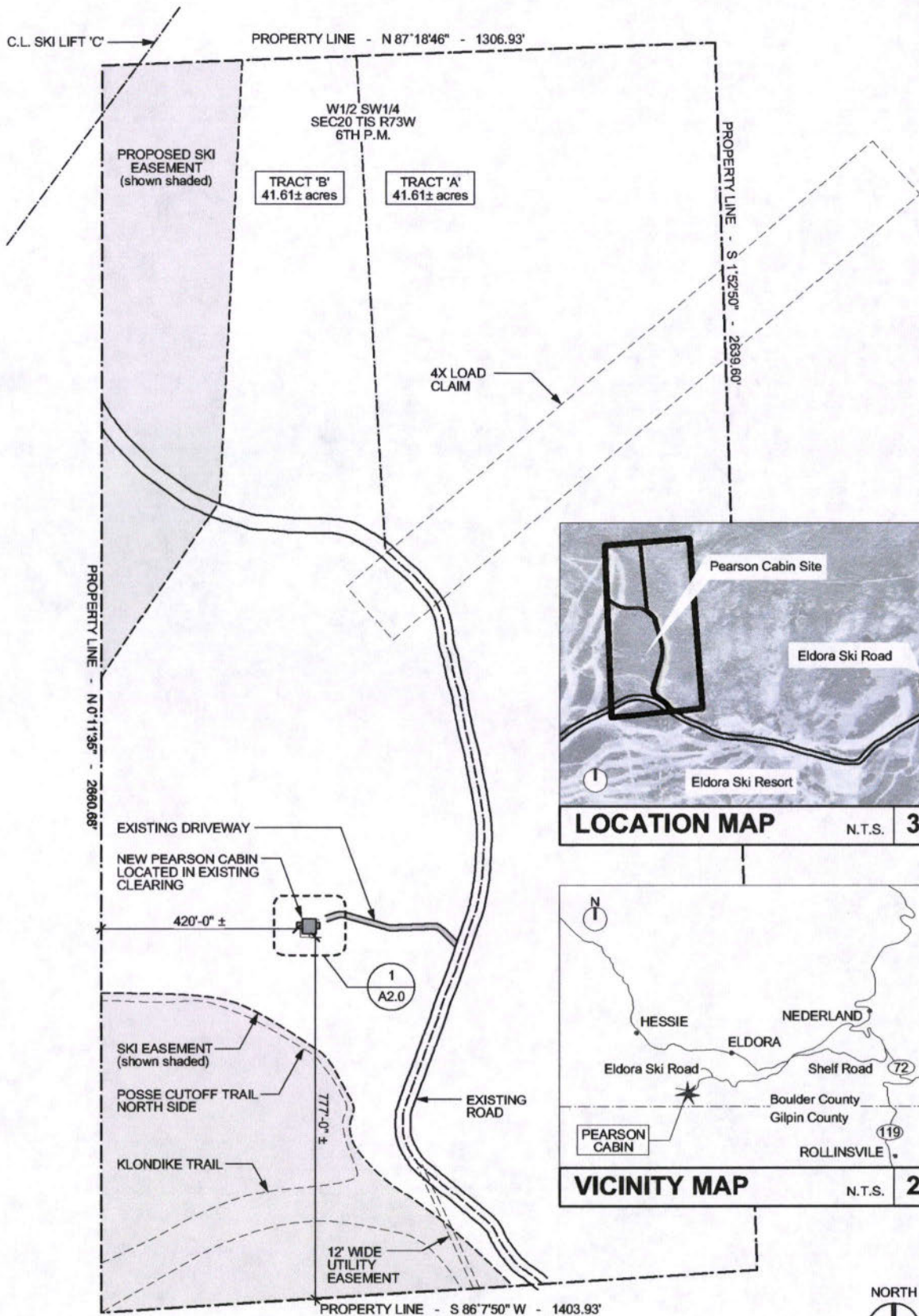
DRIVEWAY -  
370' LONG  
12' ELEVATION RISE/370'  
= 3.2% GRADE OVER LENGTH  
MAX GRADE < 4.3%

**Site Plan  
Review**

Date: 19 July 2004
<b>Enlarged Site Plan</b>
<b>Pearson Cabin</b>
Job Site: 3317 Lake Elkhorn Ski Road Nederland, Colorado

**BARRETT STUDIO architects**  
Architects Community/Urban Design Interiors  
1944 20th Street Boulder, Colorado 80302  
phone 303 449 1141 email bsag@barrettstudio.com  
fax 303 449 9320 web www.barrettstudio.com


**A2.0**



**SITE PLAN** 1" = 200'-0" **1**

**LOCATION MAP** N.T.S. **3**

**VICINITY MAP** N.T.S. **2**

<p style="font-size: 2em; font-weight: bold;">A1.0</p>	 <p><b>BARRETT STUDIO architects</b>          Architecture Community/Urban Design Interiors          1944 20th Street Boulder, Colorado 80302          phone 303.449.1141 email bsa@barrettstudio.com          fax 303.449.9320 web www.barrettstudio.com</p>	Date: 19 July 2004	<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">Site Plan Review</p>
		<b>Site Plan, Vicinity Map &amp; Location Map</b>	
		<b>Pearson Cabin</b>	
		Job Site: 3317 Lake Eldora Ski Road Nederland, Colorado	

Our Order No. W340284

**LEGAL DESCRIPTION**

THE WESTERLY PORTION OF THE WEST HALF SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN AND 4X LODE CLAIM, MINERAL SURVEY NO. 16622 LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE WEST HALF SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING 546.68 FEET NORTH 87 DEGREES 18 MINUTES 46 SECONDS EAST FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN,

THENCE SOUTH 03 DEGREES 19 MINUTES 11 SECONDS EAST 1065.43 FEET TO THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE SOUTH 47 DEGREES 34 MINUTES 15 SECONDS EAST 92.10 FEET ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 152.66 FEET A DISTANCE OF 94.28 FEET (CHORD BEARS SOUTH 29 DEGREES 52 MINUTES 38 SECONDS EAST 92.79 FEET) ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE SOUTH 12 DEGREES 11 MINUTES 05 SECONDS EAST 360.54 FEET ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 568.50 FEET A DISTANCE OF 319.68 FEET (CHORD BEARS SOUTH 03 DEGREES 55 MINUTES 30 SECONDS WEST 315.49 FEET) ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE SOUTH 20 DEGREES 02 MINUTES 05 SECONDS WEST 394.34 FEET ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 115.00 FEET A DISTANCE OF 139.06 FEET (CHORD BEARS SOUTH 14 DEGREES 36 MINUTES 30 SECONDS EAST 130.74 FEET) ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE SOUTH 49 DEGREES 14 MINUTES 57 SECONDS EAST 179.94 FEET ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 110.30 FEET A DISTANCE OF 51.60 FEET (CHORD BEARS SOUTH 35 DEGREES 50 MINUTES 56 SECONDS EAST 51.13 FEET) ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 132.00 FEET A DISTANCE OF 68.14 FEET (CHORD BEARS SOUTH 37 DEGREES 14 MINUTES 22 SECONDS EAST 67.39 FEET) ALONG THE CENTER OF THE ACCESS RIGHT OF WAY;

THENCE SOUTH 52 DEGREES 01 MINUTE 48 SECONDS EAST 64.52 FEET TO THE SOUTH LINE OF THE WEST HALF SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING 943.37 FEET NORTH 86 DEGREES 07 MINUTES 50 SECONDS EAST FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN,



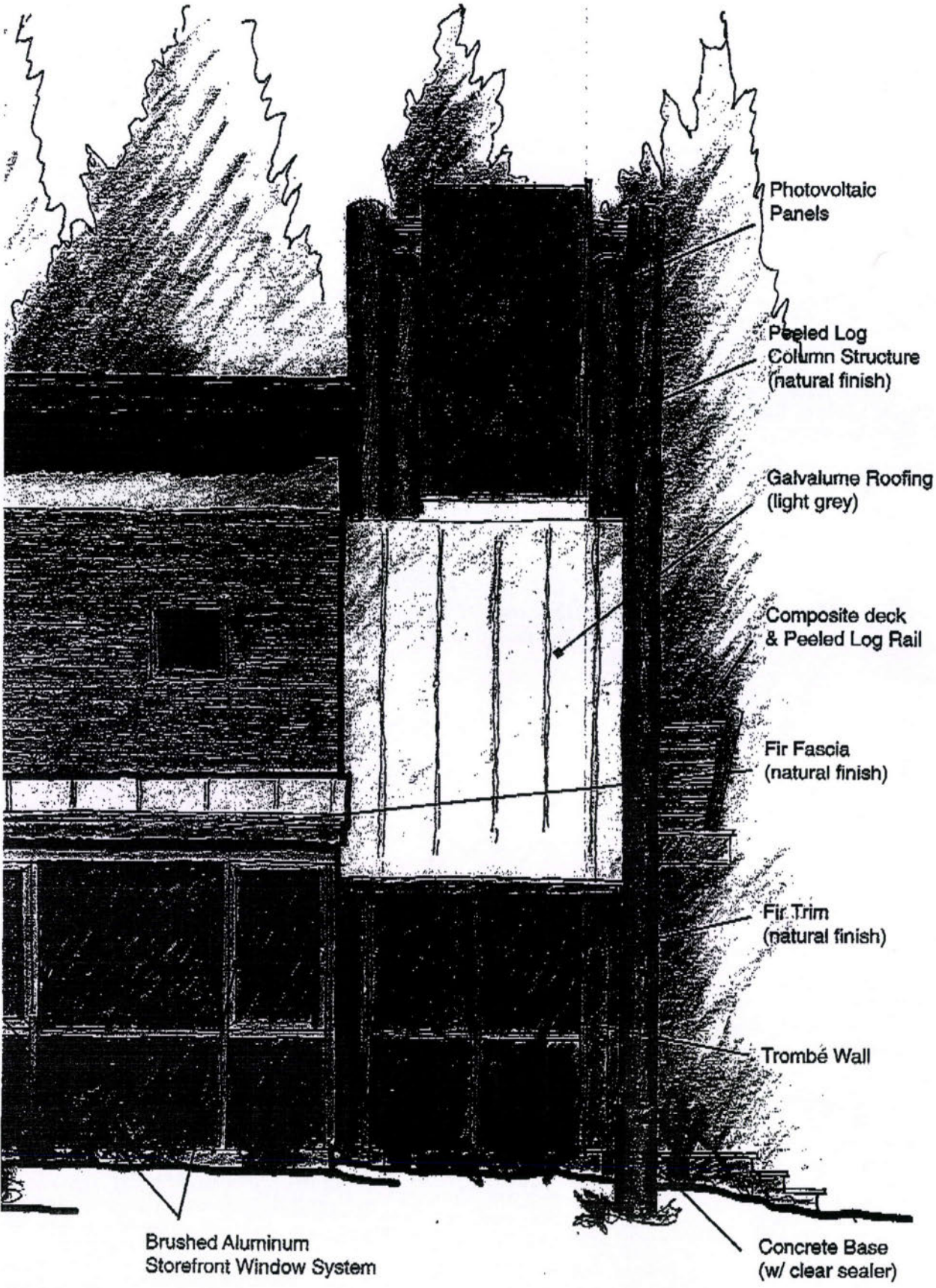
Corrugated Cement Board Siding or Variegated Metal Siding (Grey)

Composite Deck (Brown)

Fir Door (Natural Finish)

**MATERIALS & COLOR STUDY**

# Site Plan Review



Date: 19 July 2004

Materials & Color Study

Pearson Cabin

Job Site:  
3317 Lake Eldora Ski Road  
Nederland, Colorado

**BARRETT STUDIO architects**  
 Architecture Community/Urban Design Interiors  
 1944 20th Street Boulder, Colorado 80302  
 phone 303-449-1141 email bsa@barrettstudio.com  
 fax 303-449-9320 web www.barrettstudio.com

# A7.0

TOTAL P.08

SCALE: 1/4" = 1'-0"

1

**DIRECTIONS FOR FILLING OUT FORM:**

Please fill out as complete as possible and fax to Cory Secher at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Cory Secher at 303-823-5774 or by email at [csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu)

**Wildfire Mitigation Plan**  
**FIELD DATA FORM**

**Inspection Date:** \_\_\_\_\_

**Landowner name:** Scott - Andrea Pearson

**Mailing address:** 711 S. Downing St.

**City, State, Zip:** Denver, CO 80209

**Site address:** 3317 Lake Eldora Ski Road Nederland, CO.

**Phone number:** 303-744-9905

**Road access:** From Nederland take 130 to the Shelter Rd. Enter through ski area gate. Combo 0-3-5-0. Follow road behind the old lodge, past ski area shop. Continue up hill; property on left. Driveway flagged; labeled. (Directions from main access road) (SPR, LU, Etc.)

**Docket Number:** \_\_\_\_\_

**Section:** 20

04-089

**Township:** 15

**Range:** 73W. 6th PM

**Legal Description:** attached

FPD: \_\_\_\_\_

Dominant fuel type: \_\_\_\_\_ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: \_\_\_\_\_

Co-dominant overstory: \_\_\_\_\_

Fuel model type: \_\_\_\_\_

Slash disposal: Chipped (Chipped/hailed/burned/top-scatter)

Aspect: \_\_\_\_\_ (Direction of slope)

Slope: SE

Elevation: 9,700 (feet)

Building site: \_\_\_\_\_ (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: \_\_\_\_\_

Natural fire barrier: \_\_\_\_\_

Insect & Disease Diagnosis: \_\_\_\_\_

Lot size (acres): 41.61 (Acres)

Number of Structures: 1 (All structures to be present)

Existing Structures: 0 (House/barn/garage/etc.)

New Structure: 1 House (House/Barn/new addition/etc..)

Driveway length: 370' (Actual length in feet from road to home)

Driveway trees removed: \_\_\_\_\_ (few/many/none)

Home buffer material: Stone or gravel (Stone/crushed gravel/decorative stone)

House design: Simple (simple/complex)

Roof Design: shed (simple/complex)

Roof material: Galvalume Metal (Asphalt shingles/concrete tiles/metal)

Soffits type: Cement board (Plywood/hardboard/cement board)

Siding material: Cement board or metal (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 20 (approximate number of windows)

Windows Size: Med (On average: small/medium/large)

Windows Frames: Aluminum (Wood/aluminum/aluminum clad)

Windows Aspect: South (Dominant viewing direction)

Window Construction: E-coating (Tempered glass/e-coating/etc.)

Door Material: Wood (Wood/steel/fiberglass/composite)

Deck material: Composite (Wood/composite materials)

Deck Description: open (Enclosed/open)

Deck support type: Concrete (Timber posts/logs/steel/concrete/stone)

Deck buffer material: TBD (Crushed rock/gravel)

Deck weed barrier: TBD (Fiberglass/polyester)

Structure SQR. FT.: 1356 (Total square feet of structure)

Utility Location: off grid (Pole/buried: Direction from structure)

Structure aspect: South (Dominant facing direction/view)

Leach field: 100-150ft NW (Distance from house, and direction)

Cistern: approx 60 ft. E (Distance from house, and direction)

Cistern Type: Fire (Domestic Cistern or Fire Cistern)

Cistern size: 1800 - 2000 TBD (gallons)

Well (if applicable): approx 100 ft SE (Distance form house, and direction)

Propane Tank location: TBD - likely  
60 ft SE (Distance from house and direction)

Other:

July 28, 2004

Scott and Andrea Pearson  
711 South Downing St.  
Denver, CO 80209

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

Dear Scott and Andrea Pearson,

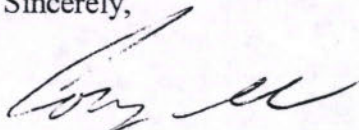
Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 3317 Lake Eldora Ski Road, Nederland CO 80466. We have submitted a second copy of this plan for you to submit to the County Land Use Department.

The next step in this process is to remove all trees marked with blue spray paint. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact your local Land Use Department or if you have question regarding the Wildfire Mitigation plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,



Cory Secher  
Forester

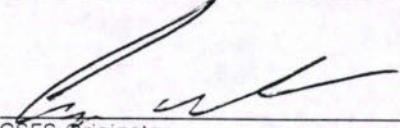
To: Scott + Andrea Pearson  
711 Downing St.  
Denver, CO 80209

Invoice No. 65476



Date: 7-28-04

Item	Unit Cost	Total
1 Written Wildfire Mitigation Plan		\$250. <sup>00</sup>
2 Marking of Defensible Space per Boulder County SPR.		
3 Docket # <del>04</del> -089		
4		
5		
6		
7		
8		
9		
Tax Exempt No. _____	Sales Tax	

  
 CSFS Originator  
 Payment Due By 8-28-04

Remit to:  
 COLORADO STATE FOREST SERVICE  
 BOULDER DISTRICT  
 5625 UTE HIGHWAY  
 LONGMONT, CO 80503-9130

Total		\$250. <sup>00</sup>
CK-CA-MO Amount Paid:		
Amount Due		\$250. <sup>00</sup>
Ck#	Dated	
Rcv'd By	F.Y.	
Funding		Amount
223530	0615	\$250. <sup>00</sup>

Deposit No. \_\_\_\_\_ Date \_\_\_\_\_



MapQuest Business Solutions  
Phone: 303.312.0200  
Sales Fax: 303.291.0826

# Fax

To: Cony Secher From: Andrew Pearson

Fax: 303-823-5768 Pages: 8

Phone: \_\_\_\_\_ Date: 7/26/04

Re: Withdrawal Plan CC: \_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply     Please Recycle

• Comments: \_\_\_\_\_



COLORADO STATE FOREST SERVICE

BOULDER DISTRICT  
5625 Ute Highway  
Longmont, CO 80503  
(303) 823-5774 - (303) 823-5768/Fax



DATE: 7-22-04

NUMBER OF PAGES 4  
(including this page)

TO: Andrea Pearson

FAX NUMBER: 303-712-0203

FROM: Cory Sechel

SUBJECT: Wildfire Mitigation Plan - SPR

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cory Secher**

---

**From:** "Philips, Eric" <ephilips@co.boulder.co.us>  
**To:** "Andrea Pearson" <apearson@mapquest.com>  
**Cc:** <csecher@lamar.colostate.edu>; "Tkachenko, Eric" <etkachenko@co.boulder.co.us>; "George, Gerry" <ggeorge@co.boulder.co.us>; "Rick Dirr (E-mail)" <chief@nfpd.org>  
**Sent:** Friday, April 22, 2005 10:14 AM  
**Subject:** RE: Wildfire Mitigation Plan for SPR-04-089 (Eldora)

It's partly related to the **sprinkler issue (needed vs. not)**. Also I requested that Cory Secher submit a revised WMP to us since some of the information on it was unknown/incorrect at the time it was written. This is a result of the WMP being written before the SPR went through, something I do not recommend because things can change quite a bit during the process. He should also send you a revised copy for your files.

-----Original Message-----

**From:** Andrea Pearson [mailto:apearson@mapquest.com]  
**Sent:** Wednesday, April 20, 2005 5:31 PM  
**To:** Philips, Eric  
**Cc:** csecher@lamar.colostate.edu; Tkachenko, Eric  
**Subject:** Wildfire Mitigation Plan for SPR-04-089 (Eldora)

Hi Eric,

I got a letter today from the Land Use Dept (Eric Tkachenko) requesting an approved Wildfire Mitigation Plan before they can sign off of the SPR.

Cory Secher at the Colorado State Forest Service developed the plan for us and submitted to you on July 28, 2004.

What do we need to do to get your approval of the plan so we can clear that condition for our SPR approval?

Please let me know if you need another copy or have questions.

Thanks in advance for your help.

1.) No sprinklers?  
~~2.)~~

Regards,

Andrea Pearson

4/22/2005

**Cory Secher**

---

**From:** "Philips, Eric" <ephilips@co.boulder.co.us>  
**To:** "Wetmore, Doug" <dwetmore@co.boulder.co.us>  
**Cc:** "George, Gerry" <ggeorge@co.boulder.co.us>; "Billingsley, Graham" <gbillingsley@co.boulder.co.us>; "Sanchez, Kimberly" <ksanchez@co.boulder.co.us>; "Cory Secher (E-mail)" <csecher@lamar.colostate.edu>; "Allen Owen (E-mail)" <alowen@lamar.colostate.edu>; <mark@arcadea.com>  
**Sent:** Friday, April 22, 2005 10:07 AM  
**Subject:** RE: MIA LU 03-010

The owners' (Kurt and Karen Lichtfuss) agent (Kate Iverson) contact the CSFS to do a marking last year, but strangely they didn't have the CSFS do a WMP for this site. Cory Secher with the CSFS sent me a copy of a letter dated March 2004. Its addressed to Kate Iverson and its in regards to the marking for tree removals for defensible space as well as marking of Dwarf Mistletoe infested trees and three mountain pine beetle trees on the site.

To date I still have not recieved a WMP for this property. I have no written plan from the CSFS and I have discussed the situation with Cory Secher. He informed me that he won't write a plan unless specifically contracted to do so. I have also called Mark Gerwing (the architect) who told me he submitted this plan with the LU. I have reviewed the files and have not found a written plan. What I have found at this point is a site plan showing d-space zones, some trees, and an improperly located turnaround. Someone needs write a WMP for this site and get us a copy.

As to the neighbor (Andy Cookler) who called to complain about the tree marking...I called him back and scheduled a site visit to look at his issues. I met with him and with Steve Betters (the builder) on site last week (April 13th) to discuss the marking. I told them what I tell everyone: start with the trees in Zone 1 and the small stuff in Zone 2 and work your way into the larger items. I concluded that there were a few larger trees that were marked for removal (presumably for dwarf mistletoe) that they might be able to keep for screening. I'm going to set up a meeting with Cory Secher, Steve Betters and Mr. Cookler again soon to discuss this further.

4/22/2005

**Cory Secher**

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**From:** "Philips, Eric" <ephilips@co.boulder.co.us>  
**To:** "Wetmore, Doug" <dwetmore@co.boulder.co.us>; <apearson@mapquest.com>  
**Cc:** "Rick Dirr (E-mail)" <chief@nfpd.org>; "Cory Secher (E-mail)" <csecher@lamar.colostate.edu>;  
 "George, Gerry" <ggeorge@co.boulder.co.us>  
**Sent:** Wednesday, April 13, 2005 1:33 PM  
**Subject:** RE: sprinkler for SPR-04-089 (Eldora)

There is some debate within the fire service as to which is better: and NFPA 13-D sprinkler system or an individual (or community) firefighting cistern. Both setups have advantages and disadvantages, and perhaps it is best is to have both: an automatic sprinkler (that doesn't require human intervention) that will help keep a small fire in the house from growing, and a cistern to supply additional water for firefighters when they arrive on scene to attack the fire.

In the the previous SPR for your site (SPR-98-134) there was a letter from Amy Bayles with the Nederland FPD requesting a sprinkler system. I understand why this was requested at that time (because of the relative remoteness of the site), and I think to stay consistent with our requirements, and having not heard anything different from Nederland FPD at the time the current SPR was processed, we went ahead and required the sprinkler system for the current docket (SPR-04-098) as well. Note that generally, unless a residence is over 3,600 square feet, we do not require a sprinkler system in residential structures.

If the Nederland FPD feels comfortable with the individual cistern instead, and feels that it is sufficient without the sprinkler system for this site, I do not think we would have a problem with that. I believe what we need at this point is a letter or an e-mail from the Nederland FPD to this effect.

-----Original Message-----

**From:** Andrea Pearson [mailto:apearson@mapquest.com]  
**Sent:** Tuesday, April 12, 2005 3:48 PM  
**To:** Philips, Eric  
**Subject:** Wildfire Mitigation for Pearson Cabin - SPR-04-089 (Eldora)

Hi Eric,

When we went through SPR last summer one of the conditions for the approval we received was to add a residential fire sprinkler system. Doug Wetmore explained that the county requested the sprinklers because of our location and concerns about how easily it could be reached in the event of a fire.

My research at the time showed a cost of about \$2000-2500 for our 1,000 square foot house. I then talked with Rick Dirr about the location you suggested for the cistern and confirmed that it would meet NFPD's needs for adequate emergency water supply.

We recently received the final bids for the sprinkler system and learned that the system price tag would be \$10,000. As you can imagine, this is well beyond what we budgeted for the system and has us questioning whether this is the most effective way to apply our resources for fire mitigation.

So, last week I contacted Doug Wetmore to discuss some other options. He referred me to you and the building department. Since you shared a lot of knowledge with me last summer when we marked our defensible space with Cory Secher, I wanted to see if you could offer any options for an alternative approach. And, I wanted to discuss an option that we've identified.

This option was presented by the ski area, who is very willing to let us tap into their pressurized snow-making lines in the event of a fire. These lines are within about 200-500 feet of our cabin location and I have both a letter and map from the ski area detailing the availability of this water to us. We are happy to

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provide Nederland FPD with any equipment required to tie into these lines. Very simply, this option would give us far more water at a higher pressure than that supplied by a residential fire sprinkler system and it has the potential to also provide fire protection beyond our property lines--to the ski area and other property owners in the area.

We've worked hard to choose fire resistant materials, including a hardie board exterior, and create a solid wildfire mitigation plan with Cory. We are committed to ensuring an effective plan and one that best addresses the unique needs of our location and structure.

I appreciate in advance any ideas or feedback you might have. I will be in Boulder tomorrow if it's convenient to discuss in person.

Thank you.

Sincerely,

Andrea Pearson  
303-244-0347

-----Original Message-----

**From:** Wetmore, Doug  
**Sent:** Friday, April 08, 2005 1:32 PM  
**To:** 'Andrea Pearson'  
**Cc:** Sanchez, Kimberly; Case, Dale; Philips, Eric; Rick Dirr (E-mail); George, Gerry  
**Subject:** RE: sprinkler for SPR-04-089 (Eldora)

Hi Andrea.

The rationale for requiring a sprinkler in this case was the remote location of your property. The requirement was made by Land Use and not Nederland FPD. I would recommend that you discuss the emergency water supply options with the Building Division (303-441-3926) and the County Wildfire Mitigation Coordinator (Eric Philips 720-564-2625). Perhaps they have some ideas for you to explore that will satisfy the wildfire mitigation requirements.

~Doug

**Doug Wetmore**, Planner II  
Boulder County Land Use Dept.  
P.O. Box 471, Boulder, CO 80306  
(720) 564-2630  
(303) 441-4856 (fax)  
dwetmore@co.boulder.co.us  
www.co.boulder.co.us/lu

-----Original Message-----

**From:** Andrea Pearson [mailto:apearson@mapquest.com]  
**Sent:** Friday, April 08, 2005 11:23 AM  
**To:** Wetmore, Doug  
**Subject:** RE: sprinkler requirement

Thanks, Doug.

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First, I was looking to understand what the rationale for requiring sprinklers was - Rick Dirr at Ned FD said they did not require sprinklers for our project and that the county must have.

Since we are building a solar cabin, it will be very hard to guarantee that we can keep the cabin above freezing on some days when we are away, which poses a huge problem in terms of freezing pipes. I had the fire sprinkler company price using glycol to prevent freezing and the cost is over \$10,000 for our 1,000 square foot house, well beyond our means and well beyond what we budgeted for the system.

Since this could prevent us from proceeding with our cabin, I wanted to understand better why the county required it and if there are any other options we could explore, particularly since the fire district did not require sprinklers for our project and is comfortable with our plans for the cistern alone.

Thanks again.

Andrea Pearson

303-744-9905

-----Original Message-----

**From:** Wetmore, Doug [mailto:dwetmore@co.boulder.co.us]

**Sent:** Friday, April 08, 2005 10:57 AM

**To:** apearson@mapquest.com

**Subject:** sprinkler requirement

Hi Andrea.

If you have questions about sprinklers, you probably need to talk to the Building Division. They can be reached at 303-441-3926.

~Doug

4/15/2005

**Doug Wetmore**, Planner II  
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