

**From:** [brady glauthier](#)  
**To:** [Alan Goldich](#); [Bob Reilley](#)  
**Subject:** RE: Tailwaters docs  
**Date:** Wednesday, August 28, 2024 1:25:17 PM

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Alan,

I have read through all of Tailwaters documents.

There is one issue and that is maintenance of the initial fuels mitigation.

They have not spelled out that the fuel mitigation efforts in the 1<sup>st</sup> phase of the development has to be maintained after completion of the project.

The initial fuel mitigation is spelled out but there needs to be language that the HOA needs to maintain these efforts.

I think this should be addressed in both the Wildfire plan and the Covenants.

Right now there is a hole in these documents that could potentially lead to the maintenance never being done which undermines the preventative efforts in the beginning.

Thanks

Brady Glauthier  
Fire Chief  
Oak Creek Fire Protection District  
(w) 970-736-8104  
(c) 970-761-8141  
(f) 970-736-8344  
[brady.glauthier@oakcreekfire.org](mailto:brady.glauthier@oakcreekfire.org)  
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**From:** Alan Goldich <agoldich@co.routt.co.us>  
**Sent:** Thursday, August 22, 2024 12:27 PM  
**To:** brady glauthier <brady.glauthier@oakcreekfire.org>; Bob Reilley <Bob.Reilley@oakcreekfire.org>  
**Subject:** RE: Tailwaters docs

Brady and Bob,

The review deadline for Tailwaters is approaching on 8/26. There are two things that I'd like you to take a look at and respond to.

1. Their request for the shoulders to not be paved. Their comment and request is below in the email string.
2. Review of their revised wildfire plan, design guidelines, and covenants. You can access all of their revised documents [here](#).

Thanks,

*Alan Goldich*  
*Routt County Planning*  
*970-879-2704*  
*th*

136 6 St., Suite 200  
Steamboat Springs, CO 80477  
[Agoldich@co.routt.co.us](mailto:Agoldich@co.routt.co.us)



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**From:** Alan Goldich  
**Sent:** Friday, August 16, 2024 9:14 AM  
**To:** Brady Glauthier <[brady.glauthier@oakcreekfire.org](mailto:brady.glauthier@oakcreekfire.org)>; Bob Reilley <[Bob.Reilley@oakcreekfire.org](mailto:Bob.Reilley@oakcreekfire.org)>  
**Subject:** RE: Tailwaters docs

Brady and Bob,

There is another thing that I'd like y'all to review and make comments on. Below is your initial comment along with their response. Could you please provide a response to their request?

***Roads have been increased to 22' width as requested. There will be no parking on the roads, this has been added to the Draft covenants. We strongly disagree with the request to pave the shoulders of the roads, a 22' road width in low density residential neighborhoods is more than adequate for the passage of emergency vehicles. There are countless studies that show the many benefits of narrow neighborhood roads in residential neighborhoods. Wider roads, with excessive pavement directly correlate to increased speed by drivers on these roads making it more dangerous for pedestrian and other users. Additional pavement increases heat absorption and warming in neighborhoods. Additional pavement results in higher amounts of runoff and increased runoff rates which can lead excessive erosion and increase pollutant loading. For the reasons outlined above and many others we request that pavement widths on neighborhood roads are limited to 22 feet or less.***

Thanks,

Alan Goldich  
Routt County Planning  
970-879-2704  
136 6<sup>th</sup> St., Suite 200  
Steamboat Springs, CO 80477  
[Agoldich@co.routt.co.us](mailto:Agoldich@co.routt.co.us)



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**From:** Alan Goldich  
**Sent:** Monday, August 12, 2024 4:06 PM  
**To:** Brady Glauthier <[brady.glauthier@oakcreekfire.org](mailto:brady.glauthier@oakcreekfire.org)>  
**Subject:** Tailwaters docs

I tried emailing the docs directly to you but they were too large. You can access them all [here](#).

Thanks,

*Alan Goldich*  
*Routt County Planning*  
*970-879-2704*  
*136 6<sup>th</sup> St., Suite 200*  
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