



Gunnison County, CO
Community Development Office
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org
Email: sfrias@gunnisoncounty.org

To: Environmental Health Board Committee Members

From: Shannon Frias, Administrative Assistant III

Date: April 7, 2022

**Included in your packet for the Gunnison County
Environmental Health Board Committee:**

April 14, 2022 Agenda

Draft of February 3, 2022 Minutes

Stevens Public Hearing Packet OWTS-22-00005

Gunnison County Environmental Health Board

Agenda: April 14, 2022

In Person at the Blackstock Government Center Meeting Room at 221 N. Wisconsin Street in Gunnison and by Zoom (see Teleconference Information below)

- 1:15 p.m.** Call to order; determine quorum
Approval of Minutes
Unscheduled citizens
- 1:30 p.m.** Michael Stevens, Public Hearing, for an OWTS on a parcel less than one acre at 38 Alpine Street. OWTS-22-00005
- 2:15 p.m.** United Presbyterian Church of Synod of Colo. Public Hearing, for multiple OWT systems on a single parcel at 2551 Forest Service Road 716. OWTS-20-00172, Public Notice not provided-

Adjourn

Zoom Link:

Join Zoom Meeting

<https://us06web.zoom.us/j/85176935901?pwd=WnNsQVFBMjl0anhydEtwYXJVVWkRCUT09>

Meeting ID: 851 7693 5901

Passcode: 815150

One tap mobile

+17207072699,,85176935901#,,,,*815150# US (Denver)

+13462487799,,85176935901#,,,,*815150# US (Houston)

Dial by your location

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 851 7693 5901

Passcode: 815150

Find your local number: <https://us06web.zoom.us/j/85176935901?pwd=WnNsQVFBMjl0anhydEtwYXJVVWkRCUT09>

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.

Gunnison County Environmental Health Board Minutes

February 3, 2022

The February 3, 2022 Gunnison County Environmental Health Board meeting was conducted in the Gunnison County Blackstock Center 2nd floor meeting room, located at 221 N. Wisconsin #D, Gunnison, Co. 81230 and by ZOOM virtual online meeting.

Board Members Present:

Bill Barvitski, EH Board Member
Ashley Bembenek, EH Board Member
Shea Earley, EH Board Member
Lynn Cudlip, EH Board Member

Absent Board Members:

Lucinda Lull, EH Board Member

Staff Present:

Crystal Lambert, Building and EH Official
Shannon Frias, Community Development
Charlie Dominquez, Community Development
Rebecca Ricord, Community Development

Other attendees as listed in text.

Call to order: A quorum was determined by Bembenek at 1:22 P.M.

Approval of Agenda: Decision to table the approval of officers and meeting times to next meeting. Agenda approve with changes.

Approval of Minutes: Moved by Earley seconded by Cudlip to approve the January 20, 2022 meeting minutes. The motion passed unanimously with Board members Earley, Bembenek, Cudlip and Barvitski voting yes.

Unscheduled citizens: None present or on ZOOM

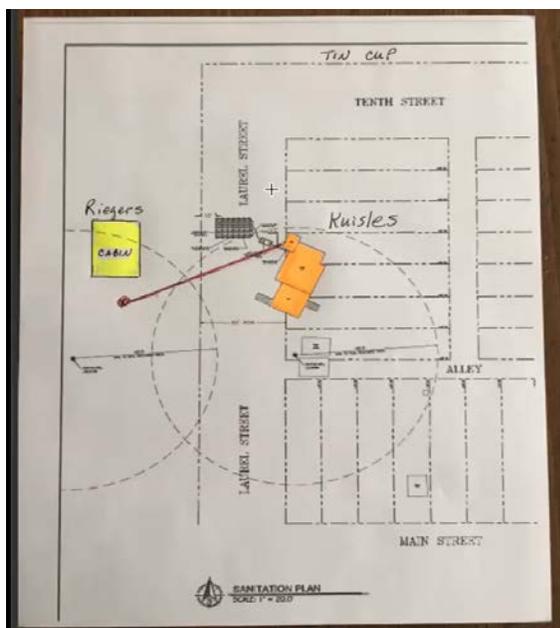
Sally Kuisle. (OWTS-21-00325): The Environmental Health Board conducted a public hearing to review the variance request to the Gunnison County On-site Waste Water Treatment System (OWTS) regulations for an OWTS on a parcel less than one-acre at 132 Laurel street in Tincup.

With a quorum present Vice Chairperson Bembenek opened the public hearing.

Environmental Health Official (EH Official) Lambert confirmed adequate public notice. The notices were published in the CB News and the Gunnison Country Times. All property owners within 500 feet of the parcel boundaries were notified by certified mail of the public hearing. The agenda was posted at the new posting location, on the Gunnison County Community Development website. The applicant submitted the certified mailing receipts, photo and affidavit of posting.

Application Presentation:

Applicant Sally Kuisle was present on ZOOM. Kuisle stated that she owns 123 Laurel Street in Tincup. Kuisle stated she realized she had a need for a new septic tank when a neighbor had to replace a tank a few years ago. Kuisle hired Sara Bergstrom to design a new system. Bergstrom visited the property and brought out Bill Parker who is licensed PWTS installer in Gunnison County. Parker witted the sewer line across Laurel street and it went all the way across to the neighbor and ended under the neighbor's deck. This was about 50 feet from the 2 water wells in their yard. West is the only direction to go. North and East have steep hillsides, and south is where the water well is. The previous owner stated that the system was installed in the early 70's. Kuisle shared photos of the cabin and parcel. This showed the slopes and layout. The cabin is 850 sq. ft. Kuisle shared a map of the lots.



The redline shows the sewer line going across Laurel Street into the neighbor's yard. The County Commissioner have approved a vacate a portion of Laurel street. The Rieger's, the neighbors, are going to give Kuisle a 30-foot easement for the leach field. Kuisle has a survey done recently. The survey confirmed there is a 60% graded slope on the North and East sides. The Rieger's and Kuisle are going to split the 60% of Laurel Street.

Staff Comments:

EH Official Lambert stated she put together a packet with the variance request submittal analysis and the supporting documents. Including a draft action for consideration of the Environmental

Health board. The proposed plan is a replacement system on an already developed parcel. This is unusual for EH board to consider. The current system is located on the neighboring parcel encroaching on the wells. This proposal includes an element of the County granting a street vacation the BOCC wanted to ensure that the variance request would be approved by the EH board before the street vacation goes in to place. The proposed plan appears to meet all requirements for an OWTS except the one-acre requirement. The alternative is to not do anything and Kuisle continues to use the old tank. It is a metal septic tank that is deteriorating and the leach field is on the neighbor's property. Staff does not believe this is an option at all. Staff recommends approval for the variance request as proposed. Staff conducted a site visit and took pictures.

Public Comments and Responses: None

Review Body Comments:

Environmental Health Board Member Early stated that the applicant mentioned a vacate and a 30-foot easement. Early wanted to know what the 30-foot easement is for. Kuisle responded that, when the county vacates Laurel Street, her and the neighbors each get 30 feet. The neighbors will own 30 feet and are going to give her an easement.

Cudlip mentioned that the BOCC is asking that the variance be approved before they issue a vacation of Laurel street. Cudlip asked for clarification. Lambert stated that the BOCC wanting to make sure the variance is approved before they issue a vacation because the need for the vacation will not be present if the variance is not approved.

Cudlip asked about the easement and when it will be recorded. Kuisle stated she will be hiring an attorney to complete each step but did not want to hire anyone until a decision was made on the variance in case it was denied.

Barvitski asked about the 30-foot easement. Wanted to make it clear that the 30-foot easement would become Kuisle's property. Lambert informed the board that the 30 feet on the Kuisle side will be her property. Before they can issue a septic permit, they need the easement recorded. The tank will be on Kuisle property and half the leach field will be on the neighbor's property.

Berbanek asked about decommissioning the old tank. Kuisle stated she will do whatever is needed. Kuisle stated that it was recommended to fill the tank with sand. Lambert commented that that would not stop the deterioration. And suggested getting rid of the tank completely. Kuisle reminded the board that the tank is under the back section of the cabin and she would have to tear down a portion of the cabin.

Barvitski stated that Bergstrom is aware of the County regulations on abandoning the tank and they need to make sure it is done correctly.

Bembenek asked if there are regulations/requirements that state what has to be done when a tank is abandoned or should that be included in the variance as a potential condition of approval. Lambert stated that it is a requirement in the regulations. Dominguez stated that at inspections they make sure the old tanks are decommissioned correctly.

Moved by Barvitski and seconded by Earley to close the public hearing. The motion carried unanimously.

Lambert read the staff recommendations and noted approval of the application and decision of approval required. The approval includes that it is a standalone, unique variance request that only pertains to this parcel. Earley stated they need to require the recording of the easement as a condition to the approval. Lambert will add that to the approval as number 1 and bump everything down. Earley asked if language should be added about the vacation. Lambert stated that the vacation of Laurel street is a condition of approval in the BOCC decision for a vacation. Beth Baker joined the meeting. She explained that she worked with Kuisle on the lot cluster which was also required. Both the street vacation and the lot cluster had to be approved. The BOCC was concerned that they would be giving away land with a vacation and a vacation would not be necessary if the variance was not approved. If the variance is approved then the vacation is approved. Kuisle asked if she should get her lawyer to write up the easement and recorded. Lambert commented that she could do that but should make sure the wording is adequate. Cudlip added that they need to add wording in the condition that the easement is recorded. Lambert added that the easement recording will stay with the property forever.

Moved by Barvitski with the condition of a platted easement and seconded by Cudlip to approve the application/decision for Sally Kuisle (OWTS-21-00325): for an OWTS on a parcel less than one-acre at 132 Laurel Street in Tincup, before the Gunnison County Environmental Health Board (as amended.) The motion carried unanimously with the condition of the recorded easement added under condition #1.

Bembenek adjourned the meeting of the Environmental Health Board at 1:57 PM

DRAFT-ENVIRONMENTAL HEALTH BOARD VARIANCE REQUEST ACTION

APPLICANT: Sally Kuisle

DATE: February 3, 2022

SITE LOCATION: 132 Laurel Street, Lots 18-24, Block 1, Tincup

ACTION: Request for a variance to the Gunnison County OWTS Regulations for an OWTS on a parcel less than one-acre

PREPARED BY: Crystal Lambert, Building and Environmental Health Official

PROPOSED PROJECT:

The applicant is requesting a variance to the Gunnison County OWTS Regulations for a replacement OWTS on a parcel less than one acre to serve an existing dwelling.

GUNNISON COUNTY ENVIRONMENTAL HEALTH OFFICE ACTION:

The application and proposed design plans have been reviewed by the Environmental Health Office for compliance with the OWTS Regulations and the land use requirements of the County. The proposed septic design meets the design criteria of the Gunnison

County OWTS Regulations and the minimum horizontal distance requirements from water features, pertinent physical features and property lines are met.

The OWTS application was denied by the Environmental Health Office because *Section 3.A.9* of the *Gunnison County OWTS Regulations* states that an OWTS shall not be permitted to be installed on a parcel of land less than once acre in size.

APPLICANT'S REQUEST FOR A VARIANCE:

A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to *Section 3.A.9* of the *Gunnison County OWTS Regulations* has been received.

PUBLIC HEARING:

On February 3, 2022, the Gunnison County Environmental Health Board conducted a Public Hearing on this request for a variance.

FINDINGS:

Based on a review of all the information included with the OWTS application, the request for a variance, and staff reports for this project and consideration of any and all testimony and public input received relative to this application, the Gunnison County Environmental Health Board finds that:

1. Action on this request for a variance from the *Gunnison County OWTS Regulations* is property-specific and limited to the circumstances unique to this application.
2. The applicant has demonstrated that the requested variance from the *Gunnison County OWTS Regulations* is warranted by unique and existing site-specific configuration and site size that make compliance with the Regulations technically infeasible.
3. The applicant has provided justification through specific conditions that exist which support a finding that approval of the requested variance will result in no greater risk than that associated with compliance with the requirements of the *Gunnison County OWTS Regulations*.
4. The applicant has demonstrated that approval of the requested variance will not be in violation of any minimum standards established in any other applicable federal or state rule or regulation.
5. The applicant has demonstrated that the proposed OWTS will not be a nuisance or injurious to public health, safety or welfare. The proposed OWTS meets

minimum horizontal distance requirements from water features, pertinent physical features and property lines. The existing aging system that the proposed OWTS will be replacing is partially on the neighboring parcel, does not meet the required setback distances to water wells and has a rusting metal tank.

6. The applicant has demonstrated that no substantial injury will result from the granting of the requested variance.
7. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Department file relative to this application; including all exhibits, references and documents.

DECISION:

The Gunnison County Environmental Health Board, having reviewed the proposed application and supporting documentation, site observations and public testimony does approve the requested variance to Section 3.A.9 of the *Gunnison County OWTS Regulations* for Sally Kuisle at her parcel, 132 Laurel Street, Lots 18-24, Block 1, Tincup, under OWTS application 21-00325, with the following conditions:

1. The OWTS shall be designed and installed in accordance with the *Gunnison County OWTS Regulations* and the *Gunnison County Land Use Resolution*, including but not limited to setback requirements, design standards, requirements for system components and general technical standards.
2. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
3. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
4. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

Shannon Frias, Administrative Assistant III
Gunnison County Community Development Department



**GUNNISON COUNTY, COLORADO
COMMUNITY DEVELOPMENT DEPARTMENT, ENVIRONMENTAL
HEALTH OFFICE STAFF REPORT**

Stevens

Application No: OWTS-22-00005
 Date application scheduled with EH Board: April 14, 2022
 Prepared by: Rebecca Ricord, Plans Examiner

APPLICANT/OWNER:	Michael Stevens
PROJECT DESCRIPTION:	The applicant is proposing a variance for an OWTS on a parcel less than one acre to serve a future residence. The parcel is currently vacant.
CURRENT STATUS OF OWTS APPLICATION:	The OWTS application was denied by the Environmental Health Office because <i>Section 3.A.9. of the Gunnison County OWTS Regulations</i> states that an OWTS shall not be permitted to be installed on a parcel of land less than once acre in size.
ENVIRONMENTAL HEALTH BOARD ACTION REQUESTED:	A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to <i>Section 3.A.9 of the Gunnison County OWTS Regulations</i> has been received and was prepared by the applicant's representative and system design engineer, Bill Barvitski, PE of Trout Creek Engineering, LLC.
PROPERTY LOCATION:	38 Alpine Street, Lot 10 Block 5 Chair Mountain Ranch Subdivision
AREA DESCRIPTION:	The parcel is 0.46 acres in the Chair Mountain Ranch Subdivision near County Road 3 in the Crystal River Valley approximately 5 miles northwest of the Town of Marble, Colorado.
ATTACHED EXHIBITS:	<ul style="list-style-type: none"> ▪ OWTS application ▪ Aerial view of parcel and surrounding parcels ▪ Engineer Variance Request and Proposed Design Report

	<ul style="list-style-type: none"> ▪ Site plan and system layout ▪ Staff site inspection photos ▪ Development Draft Action
ENVIRONMENTAL BOARD TASKS AT PUBLIC HEARING:	<ul style="list-style-type: none"> — Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Confirmation of adequate public notice: <ul style="list-style-type: none"> • Posting of legal notice in the County's official newspaper at least 20 days prior the hearing. • Posting of public hearing notice at the County posting locations. • Mailing of public hearing notice to all owners of properties who own surface rights within 500 feet of each boundary of the entire parcel at least 20 days prior to the hearing. • Posting of the public hearing notice in a conspicuous location at or near the parcel. — Hear applicant presentation — Hear staff comments — Ask questions, identify and consider issues — Hear applicant response and staff response — Continue public hearing or close public hearing.

Variance Request Submittal Analysis		
Variance request submittals shall include the following items:	Applicant Submittal Summary	Staff Comments
Site-specific request identifying the specific criteria from which a variance is being requested. Section 3.M.1.b(1)	The variance is being requested for an OWTS to be permitted to be installed on the referenced parcel which is less than one acre in size.	Per <i>Section 3.A.9 of the Gunnison County OWTS Regulations</i> , an OWTS shall not be permitted to be installed on a parcel of land less than one acre in size. This is a local County requirement above the State minimum. The State of Colorado OWTS Regulations do not contain a requirement for minimum parcel size.
Technical justification by a professional engineer or professional geologist, which	All the horizontal setback requirements between components of the OWTS and	Though this is a small parcel, less than one acre, all of the required setback distances

<p>indicates the specific conditions which exist and/or the measures which will be taken that support a finding that the variance shall result in no greater risk than that associated with compliance with the requirements of the OWTS Regulations. Section 3.M.1.b(2)</p>	<p>water, physical and health impact features are proposed to be met and there should be no greater risk to public health and safety. Gunnison County has more stringent horizontal distance requirements than the State Regulations and those more stringent setback distances will be met with the proposed system. The proposed system design includes pressurized distribution to an unlined sand bed.</p>	<p>from system components to waterbodies and pertinent physical features can be met with the proposed plan. The water service to this parcel, and other parcels in the Subdivision is by a State permitted public water system which eliminates concerns regarding setback distances to water wells.</p>
<p>A discussion of alternatives considered in lieu of the requested variance. Section 3.M.1.b.(3)</p>	<p>There are no alternatives known. The subdivision and this parcel were created prior to creation of the Gunnison County OWTS Regulations.</p>	<p>No known feasible alternatives. The subdivision and parcel predate modern septic regulations and surrounding parcels are developed.</p>
<p>Technical documentation for selected alternative, which may include a testing program, which confirms that the variance does not increase the risk to public health and to the environment. Section 3.M.1.b.(4)</p>		<p>N/A-the applicant is not proposing an alternative system design. The proposed system meets the technical requirements of the OWTS Regulations.</p>
<p>A statement of the hardship that created the necessity for the variance. Section 3.M.1.b.(5)</p>		<p>The small, less than one acre, parcel was created prior to modern septic regulations requiring a minimum of one-acre.</p>

Section 3.M.2.: Prohibitions on the granting of variance requests

Prohibitions on the granting of variance requests:	Staff comments:
No variance shall be issued where the property can accommodate a conforming OWTS. Section 3.M.2.a.	The OWTS will conform to the technical, design and setback distance requirements of the OWTS Regulations. The variance request is for a system on a parcel less than one acre.
No variance shall be issued to mitigate an error in construction involving any element of property improvements. Section 3.M.2.b.	N/A
No variance shall be allowed on the grounds of cost of compliance. Section 3.M.2.c.	N/A
No variance shall be issued if it will result in a setback reduction to an offsite physical feature that does not conform to the minimum setbacks defined in Table 7-1 of this regulation without proof of compliance of Section 3.M.5. Section 3.M.2.d.	The minimum setbacks to on-site and off-site physical features appear to be met with the proposed development plan.
No variance shall be issued if it reduces the separation to ground water or bedrock based on the level of treatment in Table 7-2. Section 3.M.2.e.	N/A
No variance from the horizontal setback from a well shall be issued unless it also meets the variance requirements of the Board of Examiners of Water Well Construction and Pump Installation Contractors. Section 3.M.2.f.	N/A
No variance shall be issued for the installation of a higher level treatment system based on sizing or separation reductions without the Department having a maintenance and oversight program. Section 3.M.2.g.	N/A

Staff Recommendation on the application for a variance to the *Gunnison County OWTS Regulations*:

It appears that the proposed OWTS design meets the design criteria and setback distance requirements of the Gunnison County OWTS Regulations. The existing public water service eliminates concern regarding setback distances to water wells. Staff recommends approval of the Stevens application for a variance to the Gunnison County OWTS Regulations, Section 3.A.9, to install the proposed OWTS on Lot 10, Block 5 of the Chair Mountain Ranch Subdivision.



Gunnison County, CO
Community Development Department
 221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
 Phone: (970) 641-0360
 Website: <https://www.gunnisoncounty.org/144/Community-and-Economic-Development>
 Email: planning@gunnisoncounty.org

**ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS)
 PERMIT APPLICATION**

Application Fee- Residential New- Due at Submittal: \$860.00
 Application Fee- Commercial New or Replacement- Due at Submittal: \$965.00
 Application Fee- Residential Repair- Due at Submittal: \$330.00
 Application Fee- Residential and Commercial Tank Replacement Only- Due at Submittal: \$155.00
 Application Fee- System Alteration or Expansion- Due at Submittal: \$520.00

Application Received Date: _____
 Application Fee Paid: _____

SUBMIT ALL PERMIT PACKET INFORMATION TO PLANNING@GUNNISONCOUNTY.ORG

OWNER: Michael Stevens
MAILING ADDRESS: 525 Buggy Circle, Carbondale Colorado 81623
DAY PHONE: 240-672-7162 **CELL PHONE:** _____
EMAIL ADDRESS: michaelstevens92@gmail.com

LICENSED SEPTIC CONTRACTOR: T.B.D.
MAILING ADDRESS: _____
DAY PHONE: _____ **CELL PHONE:** _____
EMAIL ADDRESS: _____

PRIMARY PROJECT CONTACT PERSON: Bill Barvitski - Trout Creek Engineering LLC
DAY PHONE: 970-642-4110 **CELL PHONE:** _____

DESCRIPTION OF PARCEL (legal description, site address): 38 Aspen Street, Lot 10, Block 5
 Chair Mountain Ranhc Subdivision

PARCEL SIZE: 0.46 ACRES

HAVE YOU APPLIED FOR A LAND USE CHANGE PERMIT? _____

- Is this application for a secondary residence?
- Do you need a lot cluster? (Do you own adjacent lots that are less than one acre, if so you may need a lot cluster)

WHAT TYPE OF PERMIT ARE YOU REQUESTING?

- New
- Alteration
- Repair

Project Description (Please identify all existing buildings/development and all proposed buildings/development on the parcel.)

Would like to Build a Future residence with a total of 4 bedrooms

Description of Proposed Development

- Single-Family Residence
- Multi-Family Residence
- Commercial; describe use: _____
- Other: _____

Number of Bedrooms: 4 **Number of Baths:** 3 **Number of Kitchens:** 1

For commercial note the square footage, number of seats if it is a food/bar establishment, number of rooms for hotel/motel/B-N-B facility, number of employees. _____

Type of System Proposed (For engineered systems, provide the design, stamped and signed by a Colorado Licensed Professional Engineer)

- Conventional Septic System Design
- Engineered System; Engineer Name: Bill Barvitski Phone: 642-4110
- Other: _____

Description of the Proposed and/or Exiting Water Source. Description of proposed/existing water source; if such proposed source is by well, copy of the well permit may be required to verify the location of the well; and, if such source is a central system, documentation from the operator of that system that water will be supplied: Central Water system

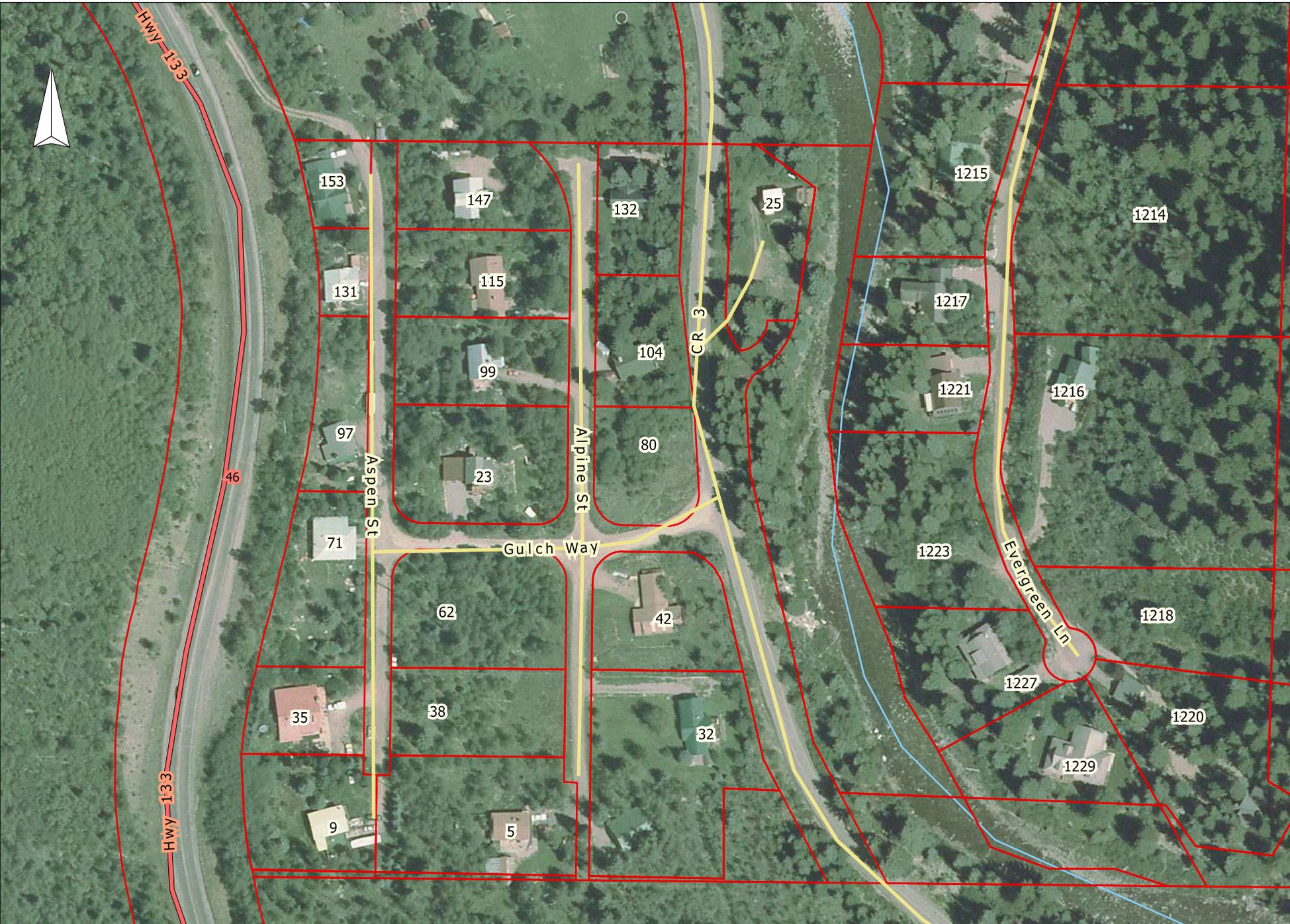
THE FOLLOWING INFORMATION IS NEEDED FOR THE SUBMITTAL OF ALL OWTS APPLICATIONS:

- Report from Site and Soils Evaluation and Site Plan.** The report from the Site and Soil Evaluation in accordance with Section 5-110: *Report and Site Plan* of the *Gunnison County OWTS Regulations* (see page 9 for description).
- Vicinity Map.** General area map showing the location of the proposal on a typical U.S. Geological Survey map, U.S. Forest Service map or County parcel map, available from the Gunnison County Geographic Information Services Department or the Gunnison County Assessor’s Office.
- System Design.** The system design document shall contain all plan details necessary for permitting, installation and maintenance and shall include a brief description of the facility and its proposed use, basis and calculations of design flow, and influent strength in accordance with Section 5-111: *Design Document* of the *Gunnison County OWTS Regulations* (see page 10 for description).
- A copy of the recorded **Warranty Deed** is required for proof of ownership. This may be obtained from the Recorder’s Office, located on the first floor of the Blackstock’s Government Center. The Recorder’s Office can be reached by phone at 970-641-2038.
- Letter of Consent.** If applicable, a letter from the property owner acknowledging a person other than the owner may apply for permits.
- Copy of **Well Permit**, if applicable
- Application Fee. **Fees** are determined by type of OWTS permit and proposed use. *See fee schedule.

**GUNNISON COUNTY PUBLIC WORKS
ACCESS DETERMINATION**

SIGNATURE OF OWNER OR CONTRACTOR: William C Barvitski Digitally signed by William C Barvitski
Date: 2022.01.04 09:49:15 -0700

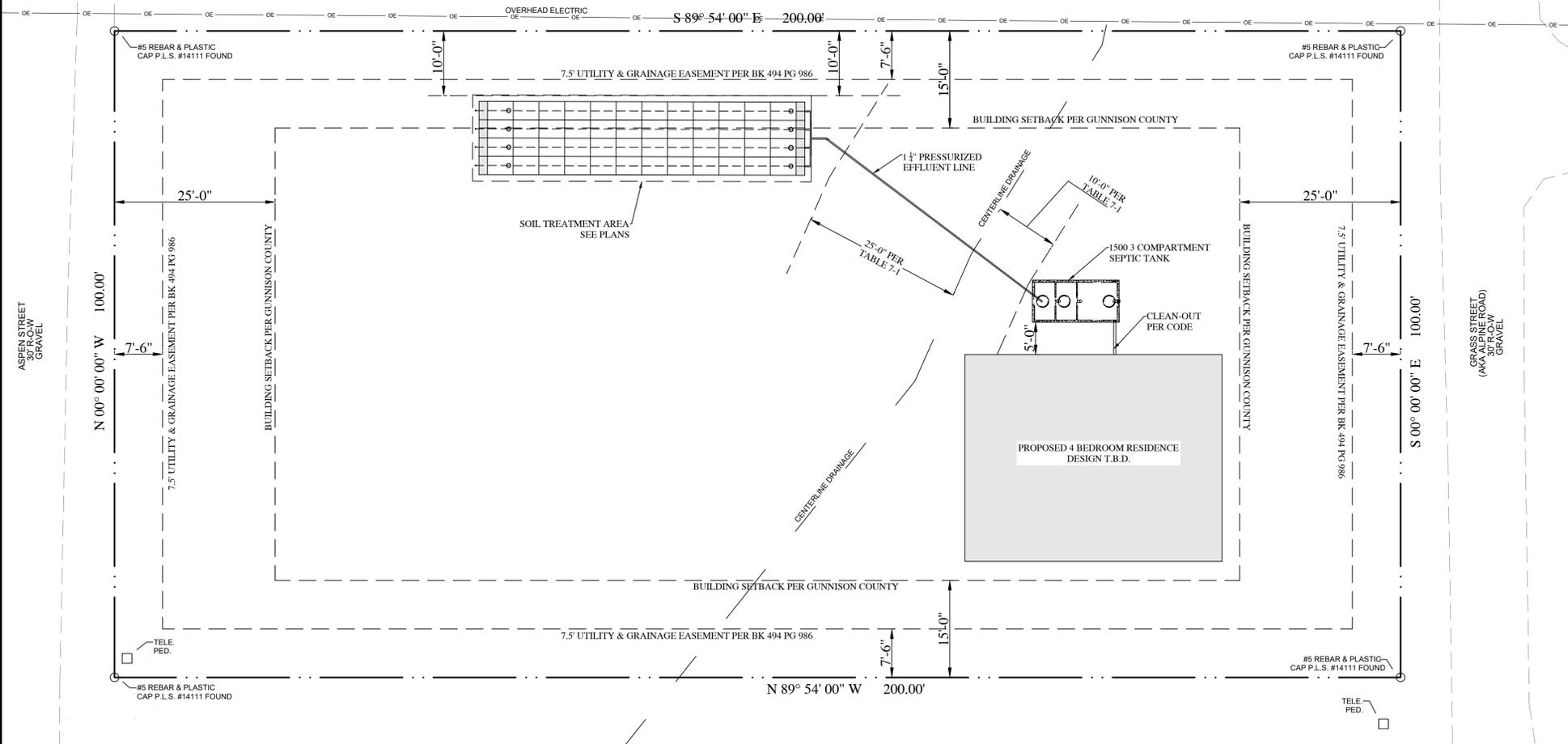
DATE: 01/04/2022



Scale = 1:1800

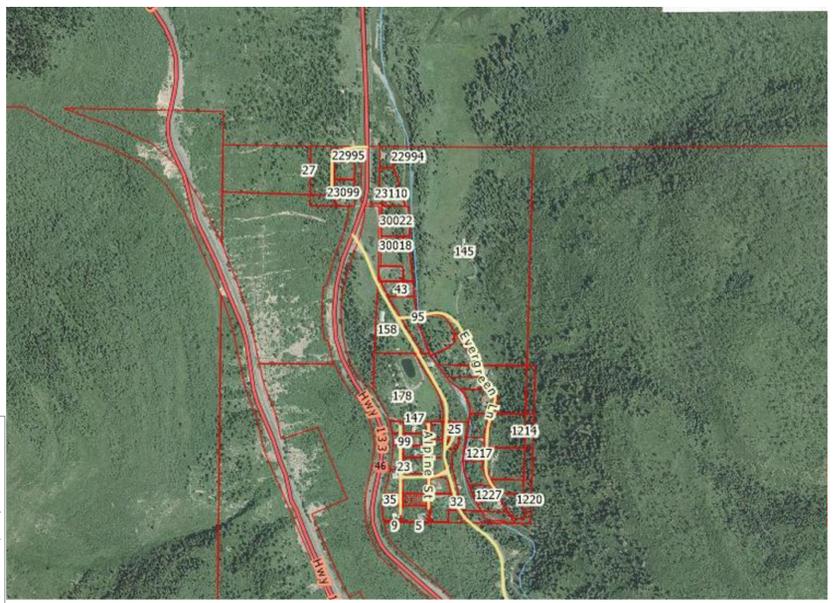
The data herein is general in nature and not assumed to be complete nor accurate in its entirety and is therefore to be used with all discretions necessary. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public right-of-ways.

Tuesday, February 23, 2021



1 SITE PLAN
3/32" = 1'-0"

SURVEY COMPLETED BY OTHERS



2 VICINITY MAP

GUNNISON COUNTY MINIMUM SETBACK REQUIREMENTS

	Spring Well(1), Suction Line, Potable Water Supply Cistern(4)	Potable Water Supply Line(2)	Structure w/basement, crawl space or footing drains	Structure without crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50 (2)	10 (2)	5	5	10	10	100	10	--
Building Sewer or Effluent Line	50 (2)	5 (6)	0	0	10 (2)	10 (2)	50 (2)	10 (2)	--
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Scapeage Pit	100 (3)	25 (2)	20	10	10	25	100 (3)	25	5

NOTE: The minimum Distances shown above must be maintained between the O.W.T.S. components and the features described. Where soil, geological or other conditions warrant, greater distances may be required by the local board of health or by the Water Quality Control Commission pursuant to section 25-9-206, C.R.S. and applicable regulations. For repair or upgrading of existing O.W.T.S. where the size of lot precludes adherence to these distances, a repaired O.W.T.S. must not be closer to setback features than the existing O.W.T.S., as reviewed and approved by the local public health agency. Components that are not watertight should not extend into areas of the root system of nearby trees.

- Includes potable wells, irrigation wells and monitoring wells set within a potable aquifer and infiltration galleries permitted as wells by the Division of Water Resources.
- Crossings or encroachments may be permitted at the points as noted above provided that the water or wastewater conveyance pipe is encased for the minimum setback distance on each side of the crossing. A length of pipe with a minimum Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] of sufficient diameter to easily slide over and completely encase the conveyance must be used. Rigid end caps of at least Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] must be glued or secured in a watertight fashion to the ends of the encased pipe. A hole of sufficient size to accommodate the pipe must be drilled in the lowest section of the rigid cap so that the conveyance pipe rests on the bottom of the encased pipe. The area in which the pipe passes through the end caps must be sealed with an approved underground sealant compatible with the piping used. Other methods of encasement that provide equal protection are allowed. These methods must be reviewed and approved by the local public health agency.
- Add eight feet additional distance for each 100 gallons per day of design flows between 1,000 and 2,000 gallons per day, unless it can be demonstrated by a professional engineer or geologist by a hydrologic analysis or the use of a barrier, consisting of a minimum 30 mil PVC liner or equivalent, that contamination will be minimized. If effluent meets Treatment Level 3M and the local public health agency has a maintenance oversight program in accordance with section 14.D. of this regulation, the distance addition is not required. Flows greater than 2,000 gallons per day must be hydrologically analyzed for flow, velocity, hydraulic head, and other pertinent characteristics as means of estimating distances required to minimize contamination as part of the Division site application and permitting process.
- All horizontal setbacks to a potable water supply cistern must be met unless a variance by the Board of Examiners of Water Well Construction and Pump Installation Contractors is granted per section 18.2 of the Water Well Construction Rules, 2 COR 402-2. Setback requirements which may necessitate a variance are found within section 10.2 or 11.4 of the Water Well Construction Rules, as applicable. The minimum horizontal setback that may be granted through a variance is 25 feet.
- If the structure is not used as a habitable unit, the isolation may be reduced by the local board of health to no less than 50 feet.
- Building sewer installations shall meet the design requirements of the Colorado Plumbing Code.

GENERAL O.W.T.S. NOTES:

- IT IS SOLELY THE RESPONSIBILITY OF THE INSTALLER TO VERIFY THAT ALL HORIZONTAL SETBACK DISTANCES CAN BE MET BEFORE THE INSTALLATION OF ANY COMPONENTS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- NO CHANGES TO THE PLANS SHALL BE MADE WITHOUT FULL APPROVAL BY THE ENGINEER.
- IT IS THE SOLE RESPONSIBILITY OF THE INSTALLER TO FOLLOW ALL THE COMPONENTS INSTALLATION INSTRUCTIONS AND MANUALS.
- THE ENGINEER AND THE LOCAL ENVIRONMENTAL HEALTH OFFICIAL MUST BE NOTIFIED FOR INSPECTION PRIOR TO BACKFILLING.
- NOTIFY ENGINEER IF CHANGES TO THE SOILS OR GROUND WATER IS ENCOUNTERED OTHER THAN WHAT WAS INVESTIGATING DURING THE PROFILE HOLE INVESTIGATION.
- IF SAND MEDIA IS USED: IT IS THE SOLE RESPONSIBILITY OF THE INSTALLER TO PROVIDE THE LOCAL HEALTH OFFICIAL A GRADATION OF THE SAND MEDIA USED PER REGULATION 43.11.C.2.d(4).
- IF THE SAND MEDIA GRADATION FOR THE DESIGN CAN NOT BE MET THE ENGINEER MUST BE NOTIFIED BEFORE ANY COMPONENTS ARE INSTALLED AS THE SOIL TREATMENT AREA WILL BE REQUIRED TO BE ADJUSTED.

INSPECTION REQUIREMENTS:

- A FINAL INSPECTION IS REQUIRED PRIOR TO BACKFILLING BY TROUT CREEK ENGINEERING L.L.C. AND THE LOCAL PUBLIC HEALTH OFFICIAL TO CONFIRM THE SYSTEM OPERATION AND ESTABLISH MEASUREMENTS FOR THE REQUIRED AS-BUILT DRAWINGS.
- ALL SYSTEM COMPONENTS SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL INSPECTION.
- IF THE O.W.T.S. DESIGN IS A PRESSURIZED SYSTEM THE PUMP, CONTROL BOX AND ALARM MUST BE PERMANENTLY INSTALLED AND WIRED BY A LICENSED ELECTRICIAN IN ORDER TO CYCLE THE SYSTEM DURING THE FINAL INSPECTION.
- IF THE O.W.T.S. DESIGN IS A PRESSURIZED SYSTEM THE PUMP VAULT MUST BE FILLED WITH WATER IN ORDER TO CYCLE THE SYSTEM DURING THE FINAL INSPECTION.

01/03/2022

ISSUED FOR PERMIT



TROUT CREEK ENGINEERING

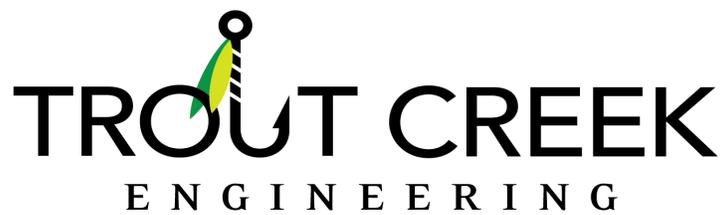
100 North Main Street
Gunnison, CO 81230
(970) 642-4110

STEVENS RESIDENTIAL O.W.T.S.
38 ASPEN STREET
GUNNISON COUNTY, CO

MOST CURRENT DATE:
01/03/2022

JOB NO:
733

SHEET:
C1



TROUT CREEK

ENGINEERING

100 North Main Street
Gunnison, CO 81230
970-642-4110

O.W.T.S. Design Report

For: Stevens Residence
Lot 10, Block 5 Chair Mountain Ranch – Near Marble
Gunnison County, Colorado

Prepared By: Trout Creek Engineering L.L.C.
100 North Main Street
Gunnison, Colorado 81230
970-642-4110

I. Design Condition and Soils:

This OWTS design addresses providing an On-site Wastewater Treatment System for a future 4-bedroom residence. A site visit and profile holes were not completed however the soils within the area are being assumed from nearby designs. The soils are being assumed as Soil Type 3, Clay Loam. High ground water is not expected to be encountered. It is recommended due to the soil type to install an unlined sand filter for the proposed soil treatment area. Dispersal of the effluent to the surface of the unlined sand filter must be by a pressurized distribution system for equal distribution. It shall be required to verify the soil type prior to installing the septic system.

II. Legal Description:

Parcel #: 291707301009
Account #: R015641
0.46 Acres
Lot 10, Block 5 Chair Mountain Ranch 1

III. Design Calculations:

➤ ***Wastewater Flow Calculations: Table 6-1***

Future Residence

- 4 Bedrooms

Total Design Flows:

- Table 6-1: 4 bedrooms = 525 gal/day

➤ ***Septic Tank Size: Table 9-1***

- Install 1500-gallon 3 compartment septic tank with an Orenco PF3005 effluent pump within the third chamber

➤ ***System Sizing:*** Soil Type 3, Pressure Dosed Bed, Infiltrator Chambers

- **10.C.4** - Flow = 300 GPD; L.T.A.R.
 - 11.C.3.b.2 “Maximum hydraulic loading rate for TL1 effluent applied to “Secondary Sand Media” in an unlined sand filter is 0.8 gal./sq.ft./day, OR the long term acceptance rate of the receiving soil for TL3 (Table 10-1) whichever results in the larger area.
 - Secondary Sand L.T.A.R. = 0.8
 - Receiving soil Type 3 (TL3) L.T.A.R. = 0.65
 - **USE L.T.A.R. of 0.65 gal./sq.ft./ day**
- $525 / 0.65 = 807.69 \text{ ft}^2$
- It is the responsibility of the installer to provide, to the Public Health Official, a gradation of the sand media to qualify as a “Secondary” sand media. The gradation date must be dated no more than one month prior to the installation date. However, a gradation of the actual material placed in the excavation is recommended. If this gradation cannot be met the Engineer SHALL be notified as the size of the soil treatment area must be adjusted prior to the installation of any components.
 - “Secondary” sand media requirements:
 - Effective Size: 0.15-0.60 mm
 - Uniformity Coefficient: ≤ 7.0
 - Percent fines passing #200 sieve: ≤ 3.0

- **Table 10-2** (pressure Dosed, Bed) = 1.0
 - $807.69 \text{ ft}^2 \times 1.0 \text{ ft}^2 = 807.69 \text{ ft}^2$
- **43.10.D** – Table 10-3 Soil type 3 (Not Type R) Chambers= 0.7
 - $807.69 \text{ ft}^2 \times 0.7 = 565.38 \text{ ft}^2$
- Number of Infiltrator Chambers (Quick 4 Standard)
 - $565.38 \text{ ft}^2 / 12 \text{ ft}^2 = 47.11$ (**Use 48**)
- Orenco PF3005 Effluent Pump & Distribution Lateral Calculations
- Draw Down Per inch (1500T-3CP-HH)
 - 10.34 gallons (per inch)
- Pump Rate = 36.5 g.p.m.
- 12" Draw Down = 124.08 gallons
- Pump time @ 36.5 g.p.m. = 3.4 minutes
- Average pump cycles per day: $525 / 124.08 = 4.2$
- See Attached Orifice calculation and pump curve
 - Orifice Size = 1/8"
 - Orifice Spacing = 2.3' (2'-3 5/8")
- Distal Head Pressure = 5'-0"
- See Attached Orenco Pump Chart

➤ ***Design:***

Install 48 total Infiltrator Quick 4 "Standard" chambers with end caps in a single bed. Install a minimum of 3'-0" "Secondary" sand media under the entire bed with a minimum of 12" additional width of sand, around the perimeter, at the top infiltrative surface. Pressure dosed system with 4 laterals at 48 feet long. Install 1500- gallon septic tank (Valley Precast item# 1500T-3CP-HH) with an Orenco PF3005 effluent pump installed in the 3rd chamber of the tank (see construction drawings).

IV. Construction Drawing Date:

Attached is a drawing titled "Stevens Residential O.W.T.S." for the proposed new residence located within the Gunnison County Environmental Health District, dated January 3, 2022 which sets forth the details for construction of the system.

Pump Selection for a Pressurized System - Single Family Residence Project

#733 Stevens

Parameters

Discharge Assembly Size	1.25	inches
Transport Length	50	feet
Transport Pipe Class	40	
Transport Line Size	1.25	inches
Distributing Valve Model	None	
Max Elevation Lift	10	feet
Manifold Length	8.5	feet
Manifold Pipe Class	40	
Manifold Pipe Size	1.25	inches
Number of Laterals per Cell	4	
Lateral Length	48	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.25	inches
Orifice Size	1/8	inches
Orifice Spacing	2.3	feet
Residual Head	5	feet
Flow Meter	None	inches
'Add-on' Friction Losses	0	feet

Calculations

Minimum Flow Rate per Orifice	0.43	gpm
Number of Orifices per Zone	84	
Total Flow Rate per Zone	36.5	gpm
Number of Laterals per Zone	4	
% Flow Differential 1st/Last Orifice	1.9	%
Transport Velocity	7.9	fps

Frictional Head Losses

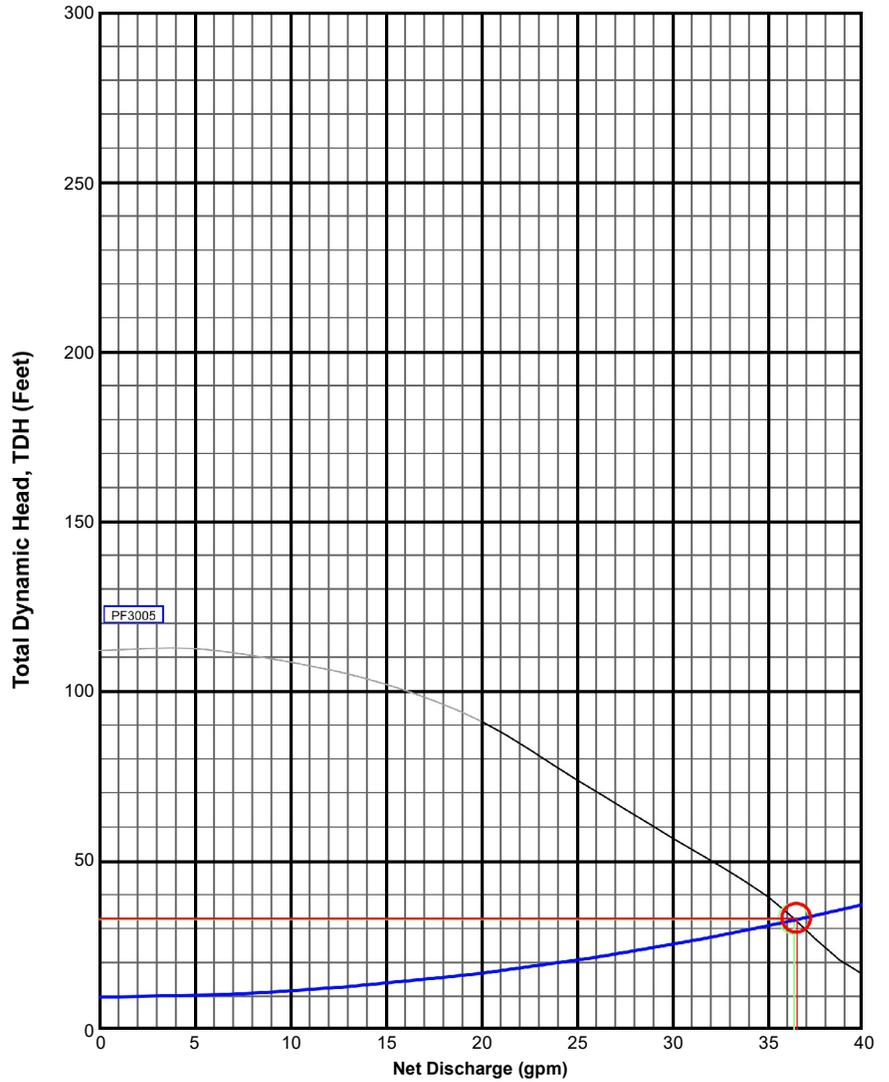
Loss through Discharge	9.3	feet
Loss in Transport	7.9	feet
Loss through Valve	0.0	feet
Loss in Manifold	0.4	feet
Loss in Laterals	0.2	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	0.0	feet

Pipe Volumes

Vol of Transport Line	3.9	gals
Vol of Manifold	0.7	gals
Vol of Laterals per Zone	14.9	gals
Total Volume	19.5	gals

Minimum Pump Requirements

Design Flow Rate	36.5	gpm
Total Dynamic Head	32.9	feet



PumpData

PF3005 High Head Effluent Pump
 30 GPM, 1/2HP
 115/230V 1Ø 60Hz, 200V 3Ø 60Hz

Legend

System Curve:	
Pump Curve:	
Pump Optimal Range:	
Operating Point:	
Design Point:	



1500 Gallon Top Seam - 3CP Filter & High Head Pump (2000 Gallon Total Volume)

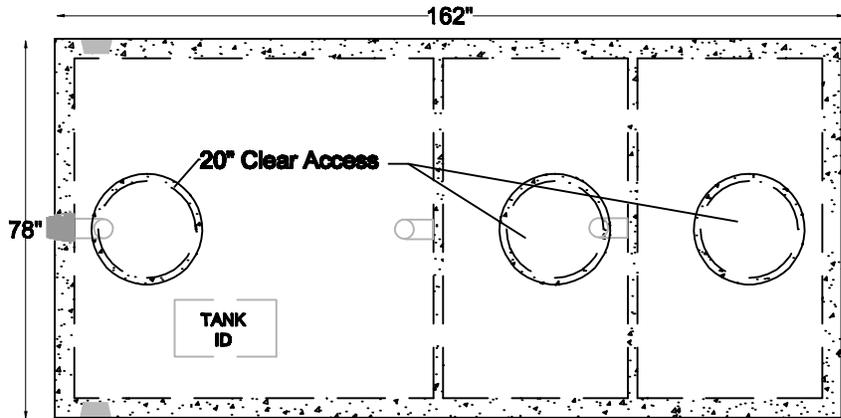
Item #
1500T-3CP-F-HH

DESIGN NOTES

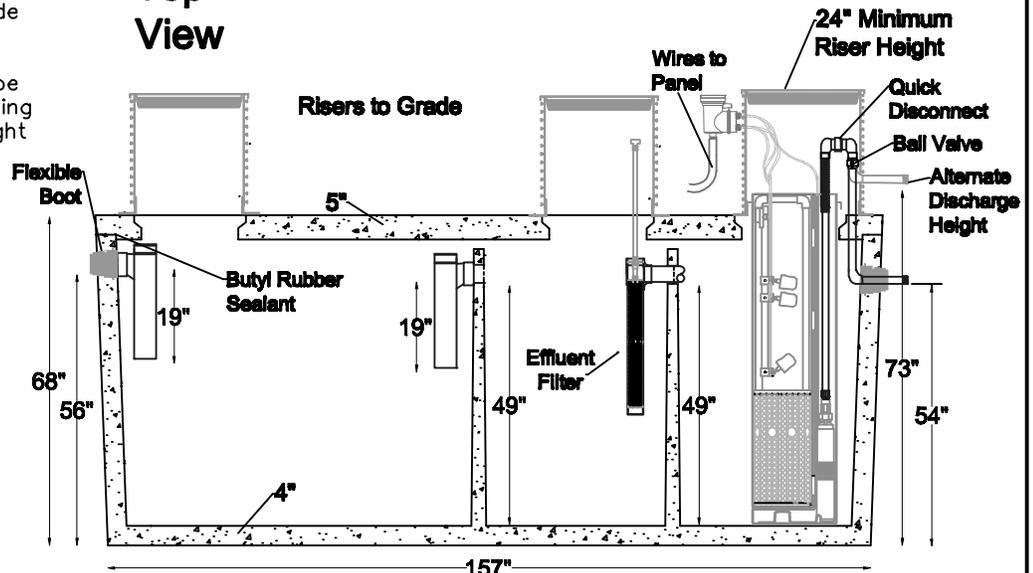
- Design per performance test per ASTM C1227
- Top surface area 87.75 ft²
- f'c @ 28 days; concrete = 6,000 PSI Min.

Installation:

- Tank to be set on 5" min. sand bed or pea gravel
- Tank to be backfilled uniformly on all sides in lifts less than 24" and mechanically compacted
- Excavated material may be used for backfill, provided large stones are removed
- Excavation should be dewatered and tank filled with water prior to being put in service for installation with water table less than 2' below grade
- Meets C1644-06 for resilient connectors
- Inlet and Outlet identified above pipe
- Delivered complete with internal piping
- Control Panel to be mounted in sight line of tank
- 4' Maximum bury depth



Top View



Section View

ALLOWABLE BURY (Based on Water Table)	
WATER TABLE	ALLOWABLE EARTH FILL
0' - 0"	3' - 0"
1' - 0"	3' - 0"
2' - 0"	4' - 0"
3' - 0"	4' - 0"
DRY	4' - 0"

Pump:

- Lowers TSS and improves effluent quality to field
- Complete installation (wiring, panel, mounting and start-up procedures)
- Complete warranty

Service contracts available for maintenance

Digging Specs	Invert		Dimensions			Net Capacity				Net Weight		
	Inlet	Outlet	Length	Width	Min. Height	Inlet	Middle	Outlet	Total	Lid	Tank	Total
15' Long x 8' Wide	56"	54" or 73"	162"	78"	92"	1016 gal	505 gal	507 gal	2028 gal	5420 lbs	16240 lbs	21860 lbs



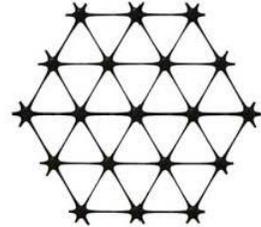
Phone: 719-395-6764
Fax: 719-395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com

TriAx® TX140 Geogrid

Product Specification

General

1. The geogrid is manufactured from a punched polypropylene sheet, which is then oriented in three substantially equilateral directions so that the resulting ribs shall have a high degree of molecular orientation, which continues at least in part through the mass of the integral node.
2. The properties contributing to the performance of a mechanically stabilized layer include the following:



<u>Index Properties</u>	Longitudinal	Diagonal	Transverse	General
Rib pitch (2), mm (in)	40 (1.60)	40 (1.60)		
Mid-rib depth (2), mm (in)		1.2 (0.05)	1.2 (0.05)	
Mid-rib width (2), mm (in)		1.1 (0.04)	1.1 (0.04)	
Rib shape				rectangular
Aperture shape				triangular
<u>Structural Integrity</u>				
Junction efficiency (3), %				93
Aperture stability (4), kg-cm/deg @ 5.0kg-cm (2)				3.00
Radial stiffness at low strain (5), kN/m @ 0.5% strain				225
(lb/ft @ 0.5% strain)				(15,430)
<u>Durability</u>				
Resistance to chemical degradation (6)				100%
Resistance to ultra-violet light and weathering (7)				100%

NOTES:

- 1) Unless indicated otherwise, values shown are minimum average roll values determined in accordance with ASTM D4759-02. Brief description of test procedures are given in the following notes.
- 2) Nominal dimensions.
- 3) Load transfer capability determined in accordance with GRI-GG2-87 and GRI-GG1-87 and expressed as a percentage of ultimate tensile strength.
- 4) In-plane torsional rigidity measured by applying a moment to the central junction of a 225 mm x 225 mm specimen restrained at its perimeter in accordance with the U.S. Army Corps of Engineers methodology for measurement of Torsional Rigidity, (Kinney, T. C. Aperture stability Modulus ref 3.3.1.2000).
- 5) Radial stiffness is determined from tensile stiffness measured in any in-plane axis from testing in accordance with ASTM D6637-01.
- 6) Resistance to loss of load capacity or structural integrity when subjected to chemically aggressive environments in accordance with EPA 9090 immersion testing.
- 7) Resistance to loss of load capacity or structural integrity when subjected to 500 hours of ultraviolet light and aggressive weathering in accordance with ASTM D4355-05.

TX geogrid comes in a roll measuring 13.1 feet wide by 246 feet long.
Valley Precast, Inc. will cut to the length needed per customer request.



Phone: 719-395-6764
Fax: 719-395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com



INTEGRATOR®
systems inc.

Quick4®
CHAMBER SYSTEMS

The Quick4® Standard Chamber

Quick4® Series



The Quick4® Standard Chamber fits in a 36" wide trench and is ideal for curved or straight systems. It features the patent-pending Contour Swivel Connection™ which permits turns up to 15°, right or left. The MultiPort™ endcap allows multiple piping options and eliminates pipe fittings. The chamber's four-foot length provides optimal installation flexibility.

Chamber Benefits:

- Advanced contouring connections swivel up to 15°, right or left
- Latching mechanism allows for quick installation
- Four-foot chambers are easy to handle and install
- The Quick4 Standard Chamber supports wheel loads of 16,000 lbs/axle with only 12" of cover
- Certified by the International Association of Plumbing and Mechanical Officials (IAPMO)



MultiPort Endcap Benefits:

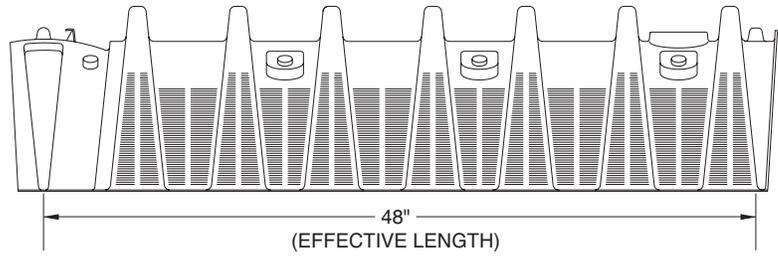
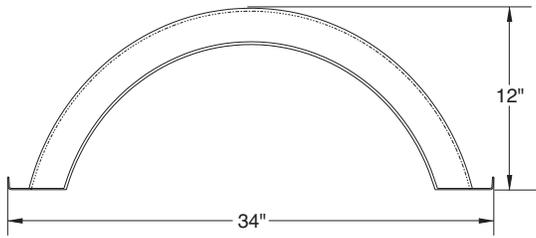
- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

APPROVED in _____

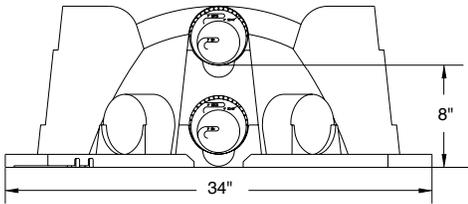
Quick4® Series

Because installations are faster with Quick4 chambers, you save on heavy equipment operation and labor.

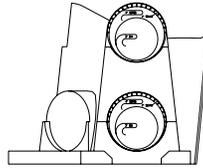
Quick4 Standard Chamber



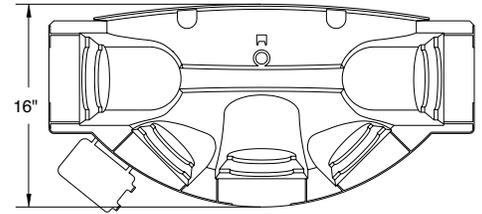
MultiPort EndCap



FRONT VIEW

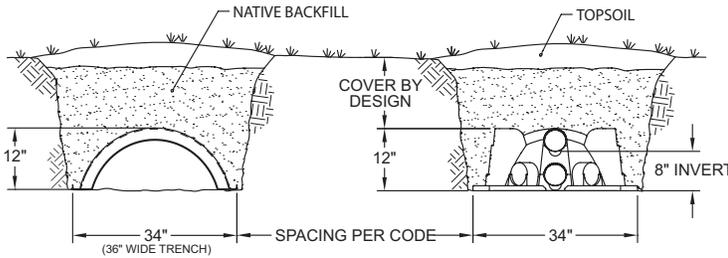


SIDE VIEW



TOP VIEW

Typical Trench View



INFILTRATOR SYSTEMS, INC. STANDARD LIMITED WARRANTY

(a) The structural integrity of each chamber, endcap and other accessory manufactured by Infiltrator ("Units"), when installed and operated in a leachfield of an onsite septic system in accordance with Infiltrator's instructions, is warranted to the original purchaser ("Holder") against defective materials and workmanship for one year from the date that the septic permit is issued for the septic system containing the Units; provided, however, that if a septic permit is not required by applicable law, the warranty period will begin upon the date that installation of the septic system commences. To exercise its warranty rights, Holder must notify Infiltrator in writing at its Corporate Headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect. Infiltrator will supply replacement Units for Units determined by Infiltrator to be covered by this Limited Warranty. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Units.

(b) THE LIMITED WARRANTY AND REMEDIES IN SUBPARAGRAPH (a) ARE EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE UNITS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE

(c) This Limited Warranty shall be void if any part of the chamber system is manufactured by anyone other than Infiltrator. The Limited Warranty does not extend to incidental, consequential, special or indirect damages. Infiltrator shall not be liable for penalties or liquidated damages, including loss of production and profits, labor and materials, overhead costs, or other losses or expenses incurred by the Holder or any third party. Specifically excluded from Limited Warranty coverage are damage to the Units due to ordinary wear and tear, alteration, accident, misuse, abuse or neglect of the Units; the Units being subjected to vehicle traffic or other conditions which are not permitted by the installation instructions; failure to maintain the minimum ground covers set forth in the installation instructions; the placement of improper materials into the system containing the Units; failure of the Units or the septic system due to improper siting or improper sizing, excessive water usage, improper grease disposal, or improper operation; or any other event not caused by Infiltrator. This Limited Warranty shall be void if the Holder fails to comply with all of the terms set forth in this Limited Warranty. Further, in no event shall Infiltrator be responsible for any loss or damage to the Holder, the Units, or any third party resulting from installation or shipment, or from any product liability claims of Holder or any third party. For this Limited Warranty to apply, the Units must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and Infiltrator's installation instructions.

(d) No representative of Infiltrator has the authority to change or extend this Limited Warranty. No warranty applies to any party other than the original Holder.

The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of Units should contact Infiltrator's Corporate Headquarters in Old Saybrook, Connecticut, prior to such purchase, to obtain a copy of the applicable warranty, and should carefully read that warranty prior to the purchase of Units.

Quick4® Standard Chamber Specifications	
Size	34"W x 53"L x 12"H (864 mm x 1346 mm x 305 mm)
Effective Length	48" (1219 mm)
Louver Height	8" (203 mm)
Storage Capacity	43 gal (163 L)
Invert Height	8" (203 mm)

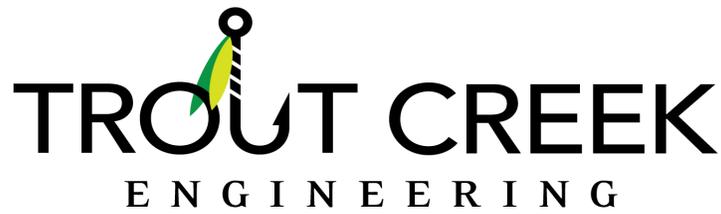


4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

U.S. Patents: 4,759,661; 5,017,041; 5,156,488; 5,336,017; 5,401,116; 5,401,459; 5,511,903; 5,716,163; 5,588,778; 5,839,844 Canadian Patents: 1,329,959; 2,004,564 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Systems Inc. Infiltrator is a registered trademark in France. Infiltrator Systems Inc. is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Systems Inc. PolyLok is a trademark of PolyLok, Inc. TUF-TITE is a registered trademark of TUF-TITE, INC. Ultra-Rib is a trademark of IPEX Inc.

© 2013 Infiltrator Systems Inc. All rights reserved. Printed in U.S.A.

Q25 0813



TROUT CREEK

ENGINEERING

100 North Main Street
Gunnison, CO 81230
970-642-4110

O.W.T.S. Variance Request

For: Michael Stevens
Lot 10, Block 5 Chair Mtn. Ranch
Gunnison County, Colorado

Prepared By: Trout Creek Engineering L.L.C.
100 North Main Street
Gunnison, Colorado 81230
970-642-4110

I. Summary

The applicant is requesting a variance through the Gunnison County Environmental Health Board to allow an O.W.T.S. be installed on the 0.46 acre parcel within the existing Gunnison County plated and filed subdivision of Chair Mountain Ranch. The owner is interested in constructing a future 4- bedroom residence on this lot, if this O.W.T.S. variance is granted.

Gunnison County O.W.T.S. Regulations Section 3.A.9.a states *“An OWTS shall not be permitted to be installed on a parcel of land less than one acres in size.”*

The Following is being submitted in reference to Gunnison County Regulation 3.M.1.b

Variance Procedure:

1. This variance is being requested for the installation of an O.W.T.S. to be installed on the Gunnison County plated and filed parcel of less than one acre in size.
2. It is in my professional opinion that the installation of an O.W.T.S. on the above referenced property will result in no greater risk than that associated with compliance with the requirements of the Gunnison County Regulations. Colorado Department of Public Health and Environment Regulation #43 was adopted, by the State of Colorado and required local boards of health, within 1 year, to update their local regulations which must be as stringent as that regulation. Within this State Regulation #43 there is no criteria which

identifies a minimum parcel size requirement. Gunnison County had elected to make this requirement within their O.W.T.S. Regulations. It is in my professional opinion that if this were a serious risk to public health and safety then the State of Colorado would have had this similar requirement within Regulation #43. It is in my professional opinion that if ALL horizontal setback distance requirements between components of the O.W.T.S. to the physical features as identified under Table 7-1 can be met, then there should be no greater risk to public health and safety. Gunnison County's O.W.T.S. regulation has, already in place, a more stringent horizontal distances requirement than Regulation #43 which was, I believe, intended to reassure that the public health and safety as well as the environment is protected. All the horizontal setback requirements, as indicated in the Gunnison County O.W.T.S. Regulations can and will still be met if this variance is to be granted. The proposed design of the system is a pressurized "equally distributed" system over an unlined sand filter.

3. This subdivision had been platted and filed within Gunnison County prior to the OWTS regulations requiring the minimum parcel size.
4. There are no alternatives. Without this variance this platted lot will become undevelopable.
5. It should be known that other residences located within this platted subdivision, which are smaller than 1 acre, are served using On-Site Wastewater Treatment System's.
6. It should be known that the water supply to this property and the other properties within this platted subdivision is by central water service. There will be no need to drill and install a well for this property.

Thank you



Bill Barvitski, P.E.

Trout Creek Engineering L.L.C.

970-642-4110

bill@troutcreekengineering.com

Rebecca Ricord

From: Crystal Lambert
Sent: Wednesday, February 2, 2022 10:54 AM
To: Rebecca Ricord
Subject: FW: 38 Aspen St site visit photos
Attachments: 38 Aspen Street site visit photos.docx

From: Crystal Lambert
Sent: Thursday, August 13, 2020 11:11 AM
To: Hillary Seminick <HSeminick@gunnisoncounty.org>
Subject: 38 Aspen St site visit photos

Hi Hillary,

I did a site visit to a vacant parcel yesterday near Marble at 38 Aspen Street. The property owner, Lisa Briscoe, is considering a septic design for the property. She understand that she will need a variance from the EH Board because the parcel is less than 1 acre. She is working with Carla Osberg who has examined the soils at the site. The purpose of my visit was to observe a channel that cuts through the property and characterize it for septic setback distances. The channel is shallow, dry and vegetated. I believe it to be a stormwater event structure. I did not observe indication of wetlands on the property and I took photos for your review. I believe a system could be designed to accommodate this parcel that meets the setback requirements for a typical stormwater structure, which is 10 feet for the tank and 25 feet for the field.

Please take a look and let me know if you think she will need a wetlands delineation.

Thanks,

Crystal Lambert
Gunnison County Building and Environmental Health Official
221 N Wisconsin St. Suite D
Gunnison, CO 81230
970-641-7688



Photo of typical ground cover near area of shallow channel depression



Typical ground cover at property





Photo across property showing shallow channel depression



In shallow channel depression near deepest part on property



Rebecca Ricord

From: Crystal Lambert
Sent: Thursday, April 7, 2022 2:40 PM
To: Rebecca Ricord
Subject: FW: 38 Aspen St site visit photos

You should put this email response from Hillary in the file to show what she said

From: Hillary Seminick
Sent: Thursday, August 13, 2020 11:33 AM
To: Crystal Lambert <CLambert@gunnisoncounty.org>
Subject: RE: 38 Aspen St site visit photos

Hi Crystal: I am 100% confident the property does not need a wetland delineation. Thanks for going out to the site visit and providing this documentation.



Hillary Seminick, AICP

Senior Planner
Community Development
Gunnison County
221 N. Wisconsin Street, Suite D
Gunnison, CO 81230
Phone: (970) 641-7930
www.GunnisonCounty.org

From: Crystal Lambert
Sent: Thursday, August 13, 2020 11:11 AM
To: Hillary Seminick <HSeminick@gunnisoncounty.org>
Subject: 38 Aspen St site visit photos

Hi Hillary,

I did a site visit to a vacant parcel yesterday near Marble at 38 Aspen Street. The property owner, Lisa Briscoe, is considering a septic design for the property. She understands that she will need a variance from the EH Board because the parcel is less than 1 acre. She is working with Carla Osberg who has examined the soils at the site. The purpose of my visit was to observe a channel that cuts through the property and characterize it for septic setback distances. The channel is shallow, dry and vegetated. I believe it to be a stormwater event structure. I did not observe indication of wetlands on the property and I took photos for your review. I believe a system could be designed to accommodate this parcel that meets the setback requirements for a typical stormwater structure, which is 10 feet for the tank and 25 feet for the field.

Please take a look and let me know if you think she will need a wetlands delineation.
Thanks,

Crystal Lambert
Gunnison County Building and Environmental Health Official
221 N Wisconsin St. Suite D
Gunnison, CO 81230
970-641-7688

ENVIRONMENTAL HEALTH BOARD VARIANCE REQUEST ACTION

APPLICANT: Michael Stevens

DATE: April 14, 2022

SITE LOCATION: 38 Alpine Street, Lot 10 Block 5 Chair Mountain Ranch Subdivision

ACTION: Request for a variance to the Gunnison County OWTS Regulations for an OWTS on a parcel less than one-acre

PREPARED BY: Rebecca Ricord, Plans Examiner

PROPOSED PROJECT:

The applicant is requesting a variance to the Gunnison County OWTS Regulations for an OWTS on a parcel less than one acre to serve a future residence. The parcel is currently vacant.

GUNNISON COUNTY ENVIRONMENTAL HEALTH OFFICE ACTION:

The application and proposed design plans have been reviewed by the Environmental Health Office for compliance with the OWTS Regulations and the land use requirements of the County. The proposed septic design meets the design criteria of the Gunnison County OWTS Regulations and the minimum horizontal distance requirements from water features, pertinent physical features and property lines are met.

The OWTS application was denied by the Environmental Health Office because *Section 3.A.9. of the Gunnison County OWTS Regulations* states that an OWTS shall not be permitted to be installed on a parcel of land less than once acre in size.

APPLICANT'S REQUEST FOR A VARIANCE:

A request for a Public Hearing with the Environmental Health Board for the consideration of a variance to *Section 3.A.9 of the Gunnison County OWTS Regulations* has been received and was prepared by the applicant's representative and system design engineer, Bill Barvitski, PE of Trout Creek Engineering, LLC.

PUBLIC HEARING:

On April 14, 2022, the Gunnison County Environmental Health Board conducted a Public Hearing on this request for a variance.

FINDINGS:

Based on a review of all the information included with the OWTS application, the request for a variance, and staff reports for this project and consideration of any and all testimony and public input received relative to this application, the Gunnison County Environmental Health Board finds that:

1. Action on this request for a variance from the *Gunnison County OWTS Regulations* is property-specific and limited to the circumstances unique to this application.
2. The applicant has demonstrated that the requested variance from the *Gunnison County OWTS Regulations* is warranted by unique and existing site-specific configuration and site size that make compliance with the Regulations technically infeasible.
3. The applicant has provided justification through specific conditions that exist which support a finding that approval of the requested variance will result in no greater risk than that associated with compliance with the requirements of the *Gunnison County OWTS Regulations*.
4. The applicant has demonstrated that approval of the requested variance will not be in violation of any minimum standards established in any other applicable federal or state rule or regulation.
5. The applicant has demonstrated that the proposed OWTS will not be a nuisance or injurious to public health, safety or welfare. The proposed development meets minimum horizontal distance requirements from water features, pertinent physical features and property lines.
6. The applicant has demonstrated that no substantial injury will result from the granting of the requested variance.
7. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Department file relative to this application; including all exhibits, references and documents.

DECISION:

The Gunnison County Environmental Health Board, having reviewed the proposed application and supporting documentation, site observations and public testimony does approve the requested variance to Section 3.A.9 of the *Gunnison County OWTS Regulations* for Michael Stevens at his parcel, 38 Alpine Street, Lot 10, Block 5 Chair Mountain Ranch Subdivision, under OWTS application 22-00005, with the following conditions:

1. The OWTS shall be designed and installed in accordance with the *Gunnison County OWTS Regulations* and the *Gunnison County Land Use Resolution*, including but not limited to setback requirements, design standards, requirements for system components and general technical standards.
2. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
3. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
4. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.