



Gunnison County, CO
Community Development Office
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To: Environmental Health Board Committee Members

From: Shannon Frias, Administrative Assistant III

Date: April 22, 2022

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

April 28, 2022 Agenda

Draft of April 14, 2022 Minutes

Coleman Public Hearing Packet OWTS-22-00004

EH Board protocol for Public Hearings

Gunnison County Environmental Health Board

Agenda: April 28, 2022

In Person at the **Gunnison County Courthouse, Board of County Commissioners' Meeting Room, 200 East Virginia Ave** in Gunnison and by Zoom (see Teleconference Information below)

- 2:15 p.m.** Call to order; determine quorum
Approval of Minutes
Unscheduled citizens
- 2:30 p.m.** Coleman Trust c/o Sarah Coleman Craig, Public Hearing, for a second OWTS on a single parcel 4995 County Road 76. OWTS-22-00004

Adjourn

Zoom Link:

Join Zoom Meeting

<https://us06web.zoom.us/j/81479784468?pwd=L0dzV1JOR3JRSjFXSXMzSEpGVTVKZz09>

Meeting ID: 814 7978 4468

Passcode: 421854

One tap mobile

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+12532158782,,81479784468#,,,,*421854# US (Tacoma)

Dial by your location

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 814 7978 4468

Passcode: 421854

Find your local number: <https://us06web.zoom.us/j/kcFlwmKEZU>

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

April 14, 2022

The April 14, 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:

Lucinda Lull, Chairperson
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 Lull at 1:16 pm

Approval of Agenda: Bembenek stated to the board that at the last meeting the nominating of a new chair and vice chair was tabled. Bembenek asked to add nominating the chair and the vice chair to the agenda. The board agreed to nominate a new chair and vice chair. It was moved by Barvitski seconded by Earley to nominate Bembenek as chair. The motion passed unanimously. Earley volunteered as vice chair. The motion was seconded by Lull. The motion passed unanimously.

Approval of Minutes: Moved by Barvitski seconded by Cudlip to approve the February 3, 2022 meeting minutes as amended. The motion passed unanimously.

Unscheduled citizens: None present or on ZOOM

Michael Stevens (OWTS-22-00005): 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 38 Aspen Street.

With a quorum present Chairperson Bembenek opened the public hearing at 1:30 pm.

Bill Barvitski recused himself from the Environmental Health Board meeting at 1:32.

Rebecca Ricord 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:

Michael Stevens, applicant, was present on ZOOM. Stevens submitted an OWTS application for the parcel at 38 Aspen Street Future that is under one acre. The applicant's future plans are to build a residence. Barvitski added that the parcel is a subdivided legally platted parcel, less than one acre. It was platted before any OWTS regulations were in place requiring one + acres for a OWTS. Some of the neighboring parcel are over an acre, but most are under an acre. All have OWT systems. This application is very consistent with the area.

Staff Comments:

Rebecca Ricord stated to the board that staff has provided the Board with the supporting documents, variance request, site plan and system layout, staff site inspection and photos. This system is similar to the one the EH Board approved in the same subdivision last year. (80 Alpine Street Ziegler)

All of the required setback distances 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. Staff determined that there are no wetlands on the property.

It appears that the proposed OWTS design meets the design criteria and setback distance requirements of the Gunnison County OWTS Regulations. Staff recommends approval of the Stevens application for a variance to the Gunnison County OWTS Regulations, Section 3.A.9.

Public Comments and Responses: None

Review Body Comments:

Cudlip stated that the application is straight forward but has a question on the design. Cudlip wanted to know what grainage on the design is. Barvitski stated that it was drainage, not grainage. It was an error in the text.

Stevens commented about the water drainage. Stevens has spoken to neighbors on the east side and they have never seen any water running through. That's not to say that it may happen with a dramatic temperature change. Barvitski stated that the drainage culverts should be more toward the road but they cut right through the property. Stevens added that the drainage does exit the property at the northeast corner into the neighboring parcel then it goes under a culvert underneath the road. Earley asked what type of utilities are on the easement, are they shallow or deeper? Barvitski wasn't sure what the easement is for. Ultimately it is boundary line to boundary line easement utility. Early asked if someone had to get into the easement to do work are the setbacks enough to accommodate without getting into the soil treatment area. Barvitski stated that they would be meeting the setback. Bembenek thanked Ricord for the drinking water

information. It was helpful. Bembenek wanted to know why the pictures in the packet were from August 2020. Lambert stated that the previous owners approached her in the winter. Lambert accessed the property with the owner before there was any application. Lambert was able to walk the property then and take pictures to try to see what the drainage was. Barvitski stated that Stevens had reached out to him earlier but stated that he wanted to wait to see how the first variance request went. Barvitski also stated that other time restraints put the application out a few more months. Stevens commented that he bought the property a year ago and needed to get finances in order and plans together.

Moved by seconded by Cudlip to close the public hearing at 1:45 pm and seconded by Early. The motion carried unanimously.

Ricord 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

Moved by Cudlip seconded by Lull to approve the application/decision for Michael Stevens for a OWTS-22-00005 on a parcel less than one-acre at 38 Aspen Street, before the Gunnison County Environmental Health Board (as amended.) The motion carried unanimously.

DRAFT 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 Aspen 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.

United Presbyterian Church of Synod of Colorado, (OWTS-20-00172)

Lambert notified the board that there was not appropriate public notice given by the applicant for the public hearing.

The Environmental Health Board cancelled the 2:15 pm public hearing for United Presbyterian Church of Synod of Colorado due to the appropriate public notice was not given by the applicant.

Staff will need to work with applicant before a new date is scheduled for a hearing.

Bembenek adjourned the meeting of the Environmental Health Board at 2:00 PM

Shannon Frias, Administrative Assistant III
Gunnison County Community Development Department



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

Coleman Trust

Application No: OWTS-22-00004
Date application scheduled with EH Board: April 28, 2022
Prepared by: Crystal Lambert, Building & EH Official

APPLICANT/OWNER:	Sarah Coleman Craig
PROJECT DESCRIPTION:	The applicant is proposing a variance for a second on-site wastewater treatment system on one parcel.
CURRENT STATUS OF OWTS APPLICATION:	The OWTS application was denied by the Environmental Health Office because <i>Section 3.A.10</i> of the <i>Gunnison County OWTS Regulations</i> states that no more than one OWTS shall be permitted for an undivided parcel. An existing OWTS on the parcel serves an existing one-family dwelling.
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.10</i> of the <i>Gunnison County OWTS Regulations</i> has been received.
PROPERTY LOCATION:	4995 County Road 76, 5.54 Acres in Section 4 49N3E
AREA DESCRIPTION:	The parcel is located just off of County Road 76 about 3 miles south of Ohio City.
ATTACHED EXHIBITS:	<ul style="list-style-type: none">▪ OWTS application▪ Aerial view of parcel and surrounding parcels▪ Proposed design report and construction plan▪ Variance request submittal

	<ul style="list-style-type: none"> ▪ Site Visit Inspection with photographs ▪ Development Draft Action
<p>ENVIRONMENTAL BOARD TASKS AT PUBLIC HEARING:</p>	<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
<p>Site-specific request identifying the specific criteria from which a variance is being requested. Section 3.M.1.b(1)</p>	<p>The variance is being requested for a second OWTS on the property. The proposed residence and OWTS will be located on the opposite side of Quartz Creek from the existing residence and OWTS.</p>	<p><i>Section 3.A.10 of the Gunnison County OWTS Regulations, no more than one OWTS shall be permitted for an undivided parcel. This is a local County requirement and not part of the State OWTS Requirements.</i></p>
<p>Technical justification by a professional engineer or professional geologist, which indicates the specific conditions which exist and/or the measures which will be taken that support a finding that the</p>	<p>Meeting the technical design and minimum setback distance standards of the Gunnison County OWTS Regulations.</p>	<p>The proposed system meets all the requirements of the OWTS Regulations except for Section 3.A.10.</p>

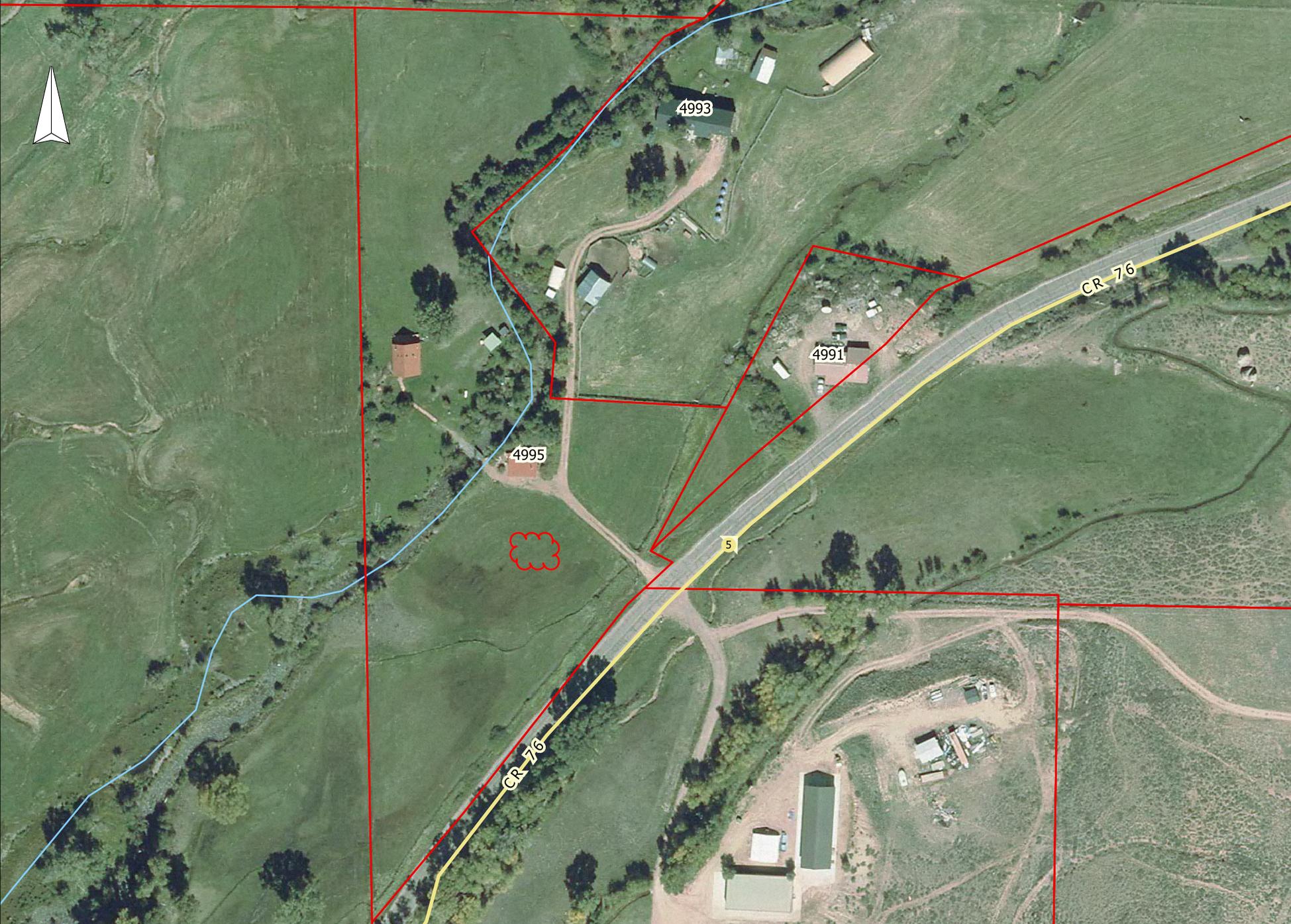
<p>variance shall result in no greater risk than that associated with compliance with the requirements of the OWTS Regulations. Section 3.M.1.b(2)</p>		
<p>A discussion of alternatives considered in lieu of the requested variance. Section 3.M.1.b.(3)</p>	<p>There are no alternatives for this property in order to have the new proposed residence at its proposed location.</p>	<p>Staff agrees with the applicant's assessment of alternatives.</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>The property is in a mapped floodplain, zone A, and will require a hydrologic study to determine the base flood elevation so that a flood elevation certificate can be prepared.</p>	<p>Zone A floodplains require a hydrologic study to determine the base flood elevation. The applicant is proposing to have this done as a next step if the EH Board approves a variance for a second system on the parcel. OWTS requires elevation certificates and need to demonstrate compliance with FEMA regulations, including electrical panels for pumping stations are at least 1 foot above the base flood elevation and water-tight seals on openings. The Environmental Health review of the final proposed design, once the base flood elevation is determined, will include these details and ensure that the minimum requirements are met.</p>
<p>A statement of the hardship that created the necessity for the variance. Section 3.M.1.b.(5)</p>		<p>N/A</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 owner wishes to construct a dwelling and OWTS on the opposite side of Quartz Creek from the existing dwelling and OWTS. Staff discussed this plan with the current owner about 10 years ago and she has been considering any alternatives and preparing the design phase ever since.
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 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.	The required separation to ground water will be met with the proposed raised bed sand filter system.
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*:

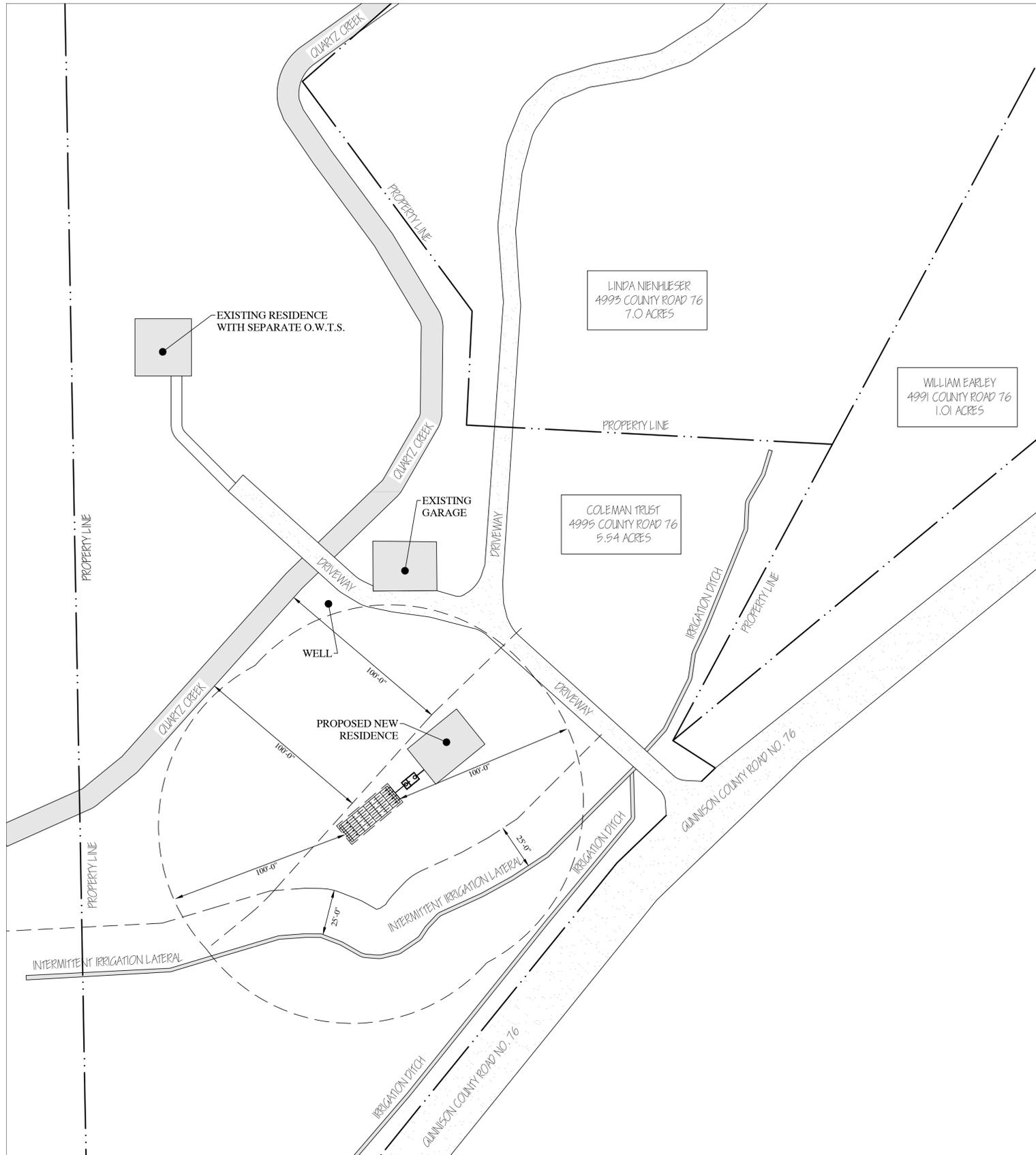
The proposed plan appears to meet all of the minimum setback requirements to waterbodies, wetlands, and wells and provides the required minimum separation to groundwater with an elevated sand bed design. Additionally, the technical requirements of the OWTS Regulations are met with the proposed design. Quartz Creek runs across this parcel on the northwest side and the property owner wishes to construct the proposed dwelling on the opposite side of the creek (closer to County Road 76) from the existing dwelling. Staff recommends approval of the Coleman application for a variance to the Gunnison County OWTS Regulations, Section 3.A.10., to allow for a second system on the parcel. Staff will continue to work with the applicant once the base flood elevation is determined to ensure that compliance with FEMA regulations and the floodplain design requirements of the OWTS Regulations are met with the final design.



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.

Wednesday, April 20, 2022



1 SITE PLAN

1/32" = 1'-0"

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, Seepage 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 25-8-206, 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 encasement 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 mi 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 CCR 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 4311.C.2.4(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.

01/07/2022	11/02/2022
ISSUED FOR PERMIT	REVISION



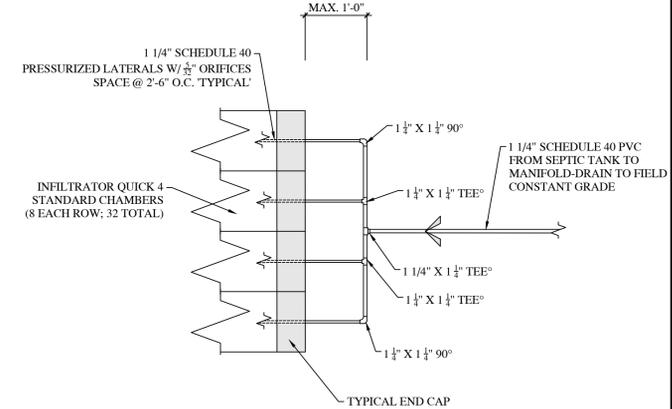
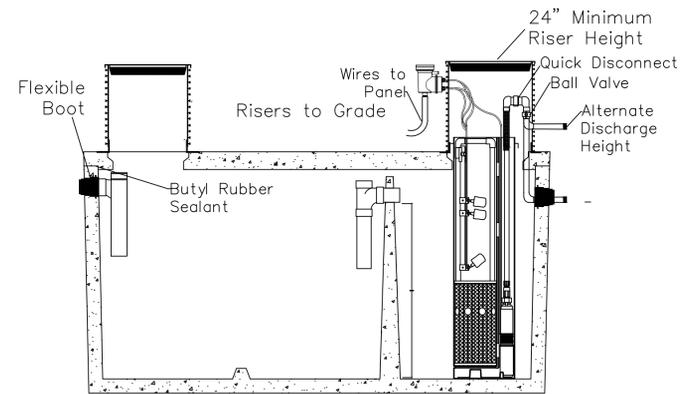
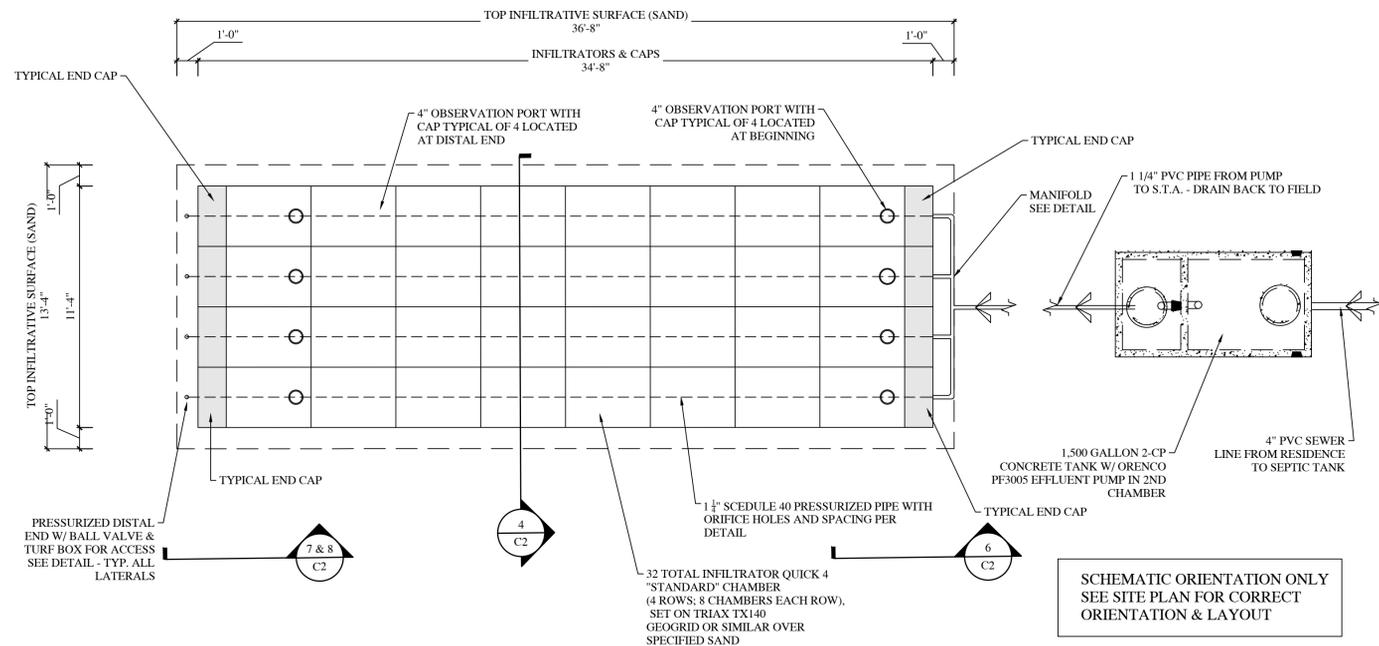
100 North Main Street
Gunnison, CO 81230
(970) 642-4110

COLEMAN TRUST RESIDENTIAL O.W.T.S.
4995 COUNTY ROAD 76
GUNNISON COUNTY, CO

MOST CURRENT DATE:
04/20/2022

JOB NO:
674

SHEET:
C1



1 SOIL TREATMENT AREA (MUST BE LEVEL)

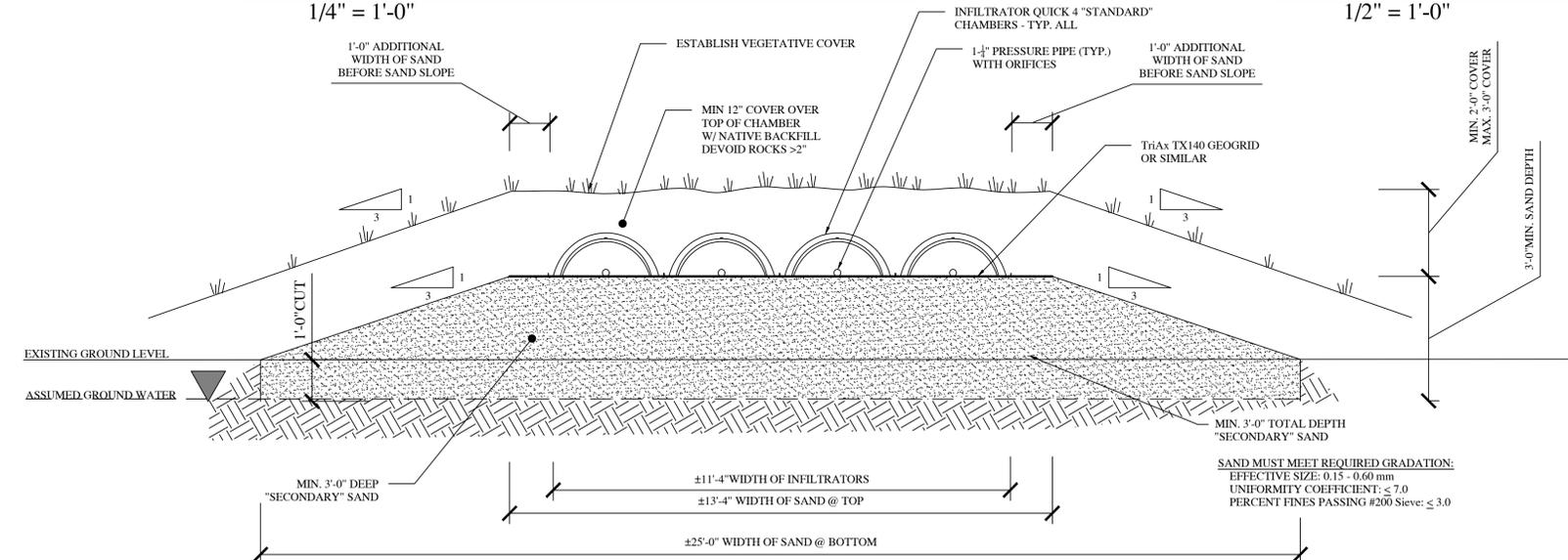
1/4" = 1'-0"

2 1500 GALLON-2CP-HH SEPTIC TANK

1/2" = 1'-0"

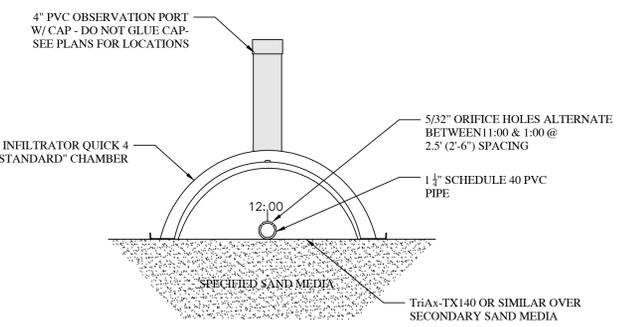
3 MANIFOLD DETAIL

1/2" = 1'-0"



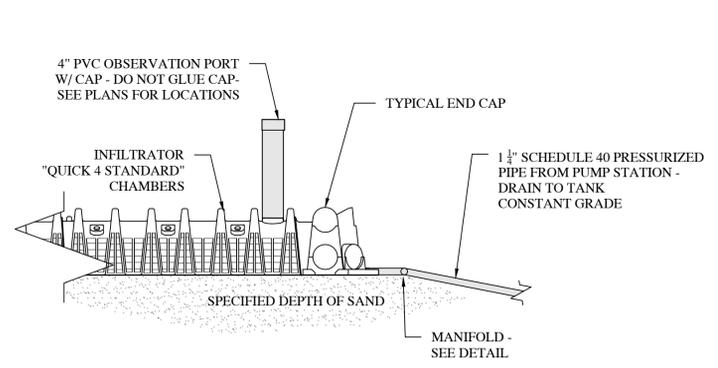
4 CROSS SECTION DETAIL

1/2" = 1'-0"



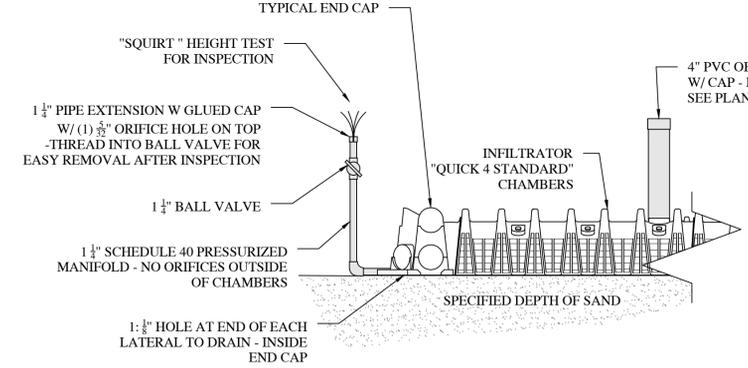
5 ORIFICE SIZE & SPACING

N.T.S.



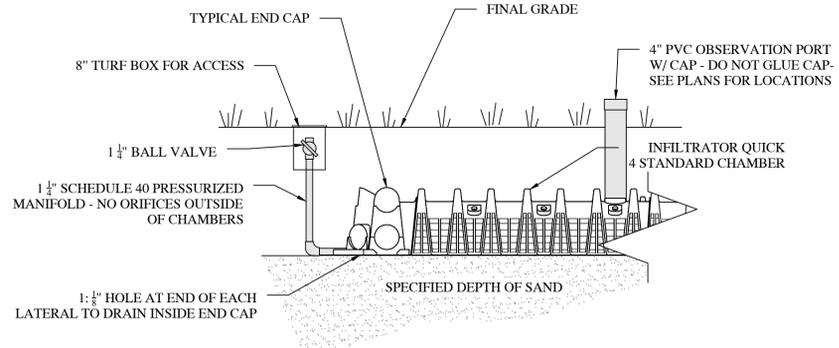
6 BEGINNING OF SOIL TREATMENT AREA

3/4" = 1'-0"



7 DETAIL FOR INSPECTION ONLY

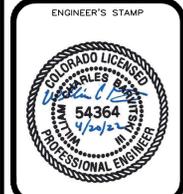
3/4" = 1'-0"



8 DETAIL AFTER INSPECTION (FINAL)

3/4" = 1'-0"

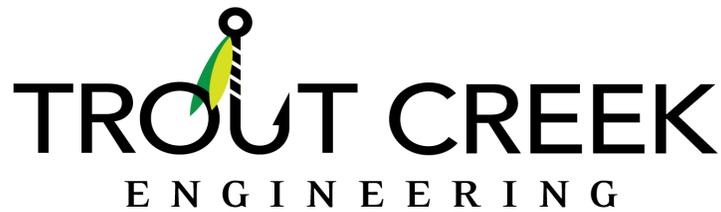
01/03/2022	ISSUED FOR PERMIT
04/20/2022	APPENDIX



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

COLEMAN TRUST RESIDENTIAL O.W.T.S.
 4995 COUNTY ROAD 76
 GUNNISON COUNTY, CO

MOST CURRENT DATE:	04/20/2022
JOB NO:	674
SHEET:	C2



TROUT CREEK

ENGINEERING

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

O.W.T.S. Design Report

For: Coleman Residence
4995 County Road 76
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 2-bedroom residence. A site visit and profile holes were completed. The soils were found to be Soil Type R-0. High ground water was not encountered however it is expected to have ground water to approximately 12" below the native ground due to irrigation. It is required 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.

II. Legal Description:

Parcel #: 379300000061
Account #: R007960
5.54 Acres
5.54 Acres in Section 4, Township 49N, Range 3E

III. Design Calculations:

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

Future Residence

- 2 Bedrooms

Total Design Flows:

- Table 6-1: 2 bedrooms = 300 gal/day

➤ ***Septic Tank Size: Table 9-1***

- Install 1500-gallon 2 compartment septic tank with an Orenco PF3005 effluent pump within the second chamber

➤ ***System Sizing:*** Soil Type R-0, 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 1 (TL3) L.T.A.R. = 1.55
 - **USE L.T.A.R. of 0.80 gal./sq.ft./ day**
- $300 / 0.80 = 375 \text{ ft}^2$
- 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
 - $375 \text{ ft}^2 \times 1.0 \text{ ft}^2 = 375 \text{ ft}^2$
- **43.10.D** – Table 10-3 **MAY NOT BE USED** – Design Criteria – Higher Treatment Level
 - 375 ft^2
- Number of Infiltrator Chambers (Quick 4 Standard)
 - $375 \text{ ft}^2 / 12 \text{ ft}^2 = 31.25$ (**Use 32**)
- Orenco PF3005 Effluent Pump & Distribution Lateral Calculations
- Draw Down Per inch (1500T-2CP-HH)
 - 10.34 gallons (per inch)
- Pump Rate = 35.3 g.p.m.
- 12" Draw Down = 124.08 gallons
- Pump time @ 35.3 g.p.m. = 3.5 minutes
- Average pump cycles per day: $300 / 124.08 = 2.4$
- See Attached Orifice calculation and pump curve
 - Orifice Size = 5/32"
 - Orifice Spacing = 2.5' (2'-6")
- Distal Head Pressure = 5'-0"
- See Attached Orenco Pump Chart

➤ ***Design:***

Install 32 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 32 feet long. Install 1500- gallon septic tank (Valley Precast item# 1500T-2CP-HH) with an Orenco PF3005 effluent pump installed in the 2nd chamber of the tank (see construction drawings).

IV. Construction Drawing Date:

Attached is a drawing titled "Coleman 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

#674 Coleman Trust

Parameters

Discharge Assembly Size	1.25	inches
Transport Length	20	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	32	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.25	inches
Orifice Size	5/32	inches
Orifice Spacing	2.5	feet
Residual Head	5	feet
Flow Meter	None	inches
'Add-on' Friction Losses	0	feet

Calculations

Minimum Flow Rate per Orifice	0.68	gpm
Number of Orifices per Zone	52	
Total Flow Rate per Zone	35.3	gpm
Number of Laterals per Zone	4	
% Flow Differential 1st/Last Orifice	1.2	%
Transport Velocity	7.6	fps

Frictional Head Losses

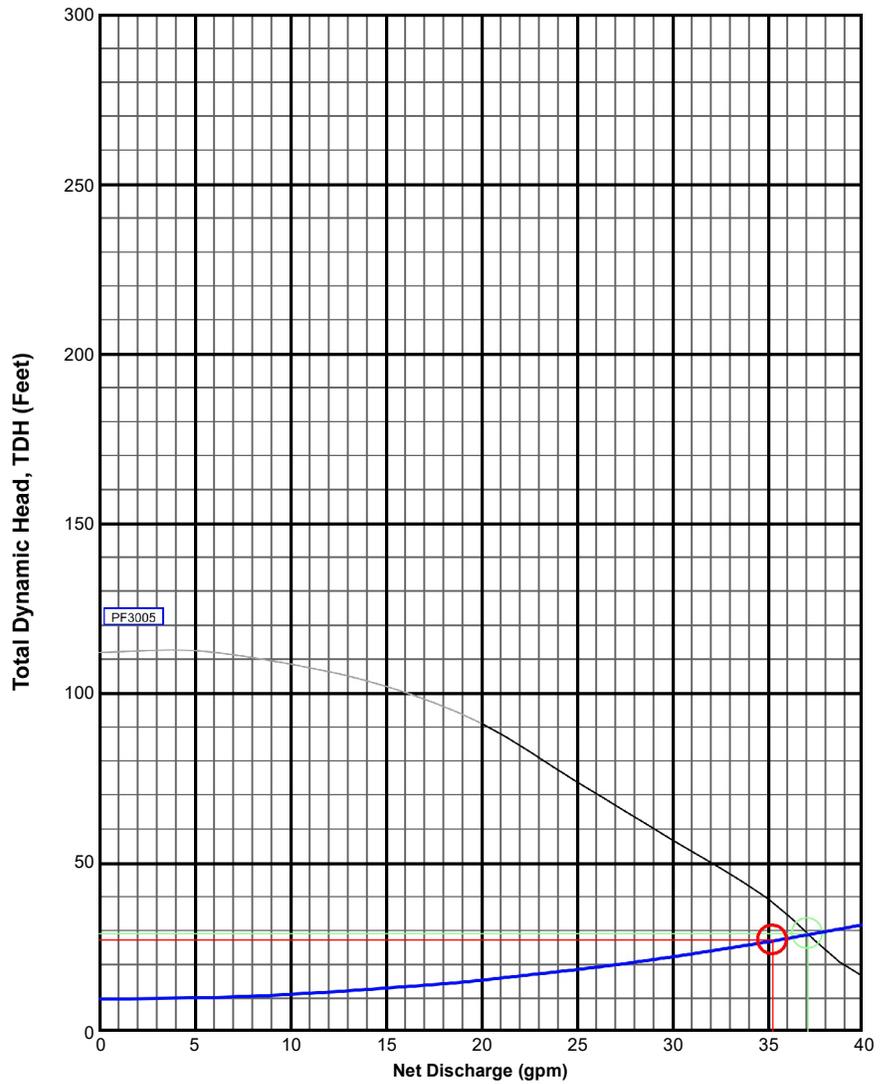
Loss through Discharge	8.7	feet
Loss in Transport	2.9	feet
Loss through Valve	0.0	feet
Loss in Manifold	0.4	feet
Loss in Laterals	0.1	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	0.0	feet

Pipe Volumes

Vol of Transport Line	1.6	gals
Vol of Manifold	0.7	gals
Vol of Laterals per Zone	9.9	gals
Total Volume	12.2	gals

Minimum Pump Requirements

Design Flow Rate	35.3	gpm
Total Dynamic Head	27.2	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 - 2CP with High Head Pump

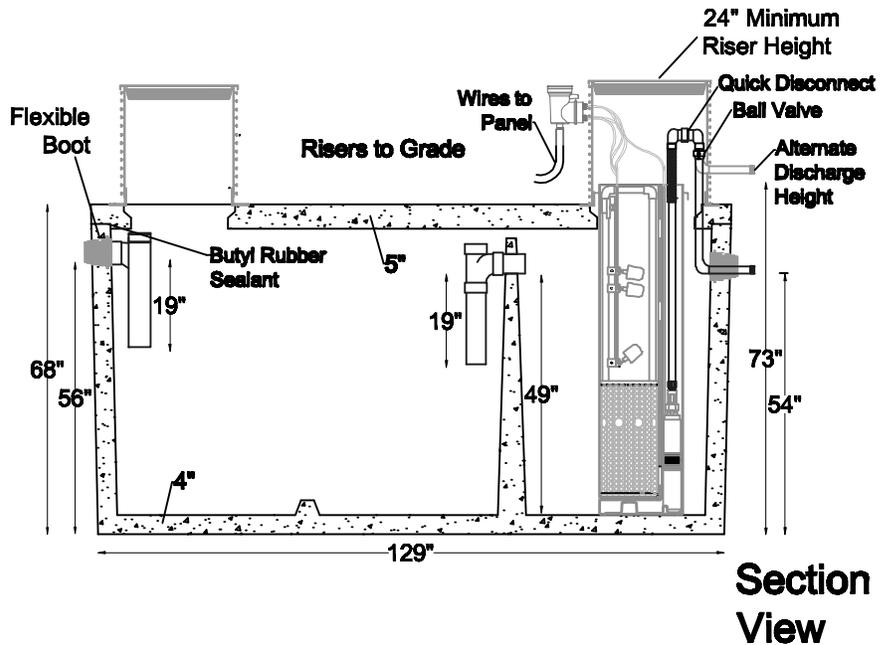
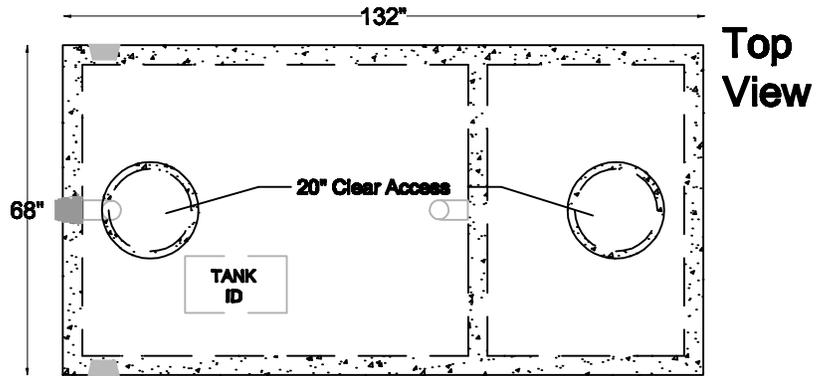
Item #
1500T-2CP-HH

DESIGN NOTES

- Design per performance test per ASTM C1227
- Top surface area 62.33 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



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 Side	Outlet	Total	Lid	Tank	Total
13' Long x 8' Wide	Inlet	Outlet	Length	Width	Min. Height	Inlet Side	Outlet	Total	Lid	Tank	Total
56" below inlet	56"	54" or 73"	132"	68"	92"	1002 gal	507 gal	1509 gal	3600 lbs	11180 lbs	14980 lbs



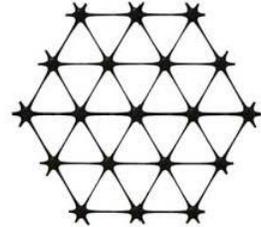
Phone: 719-395-6764
Fax: 719-395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com

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:

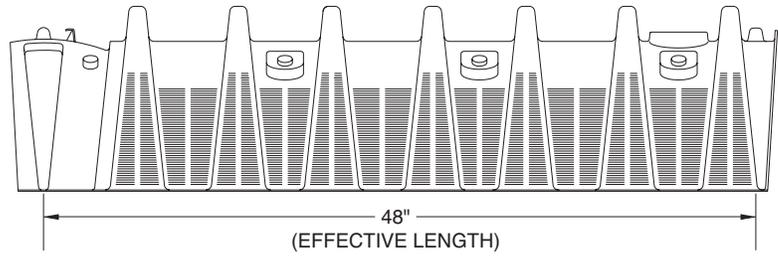
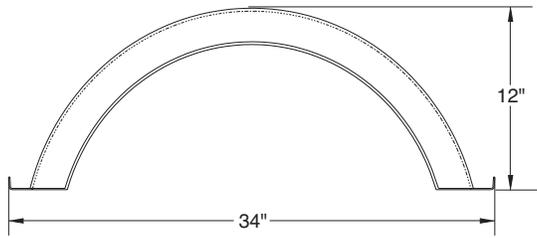
- Tear-out seals on inlet ports provide a tight fit to the pipe
- Eight molded-in inlets/outlets allow for maximum piping flexibility
- Eliminates pipe fittings
- Fits on either end of the Quick4 Standard Chamber

APPROVED in _____

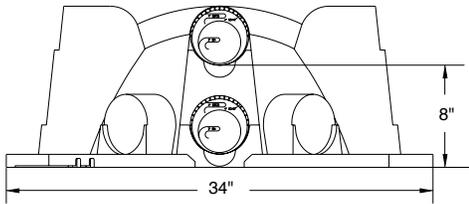
Quick4® Series

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

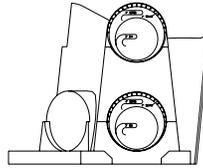
Quick4 Standard Chamber



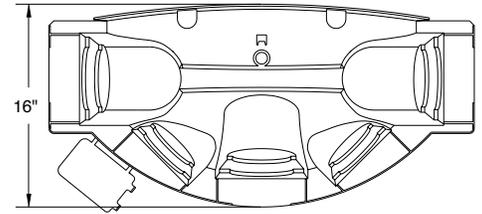
MultiPort EndCap



FRONT VIEW

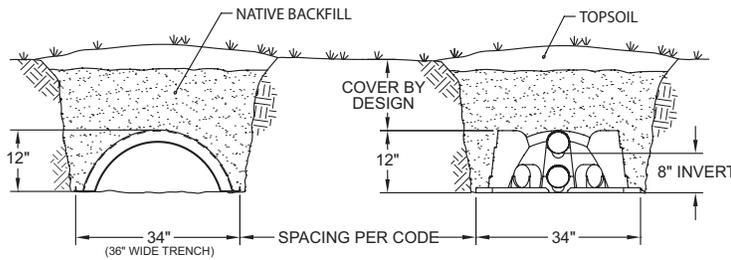


SIDE VIEW



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)



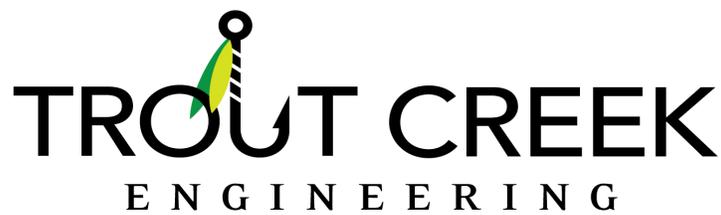
4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

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.

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Q25 0813

Contact Infiltrator Systems' Technical Services Department for assistance at 1-800-221-4436



TROUT CREEK

ENGINEERING

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

O.W.T.S. Variance Request

For: Sara Coleman-Craig (Coleman Trust)
4995 County Road 76
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 a second O.W.T.S. be installed on the 5.54 acre parcel within Gunnison County. The owner is interested in constructing a future 2-bedroom residence on this property, if this O.W.T.S. variance is granted.

Gunnison County O.W.T.S. Regulations Section 3.A.10 states “*No more than one OWTS shall be permitted for an undivided parcel.*”

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 a second O.W.T.S. to be installed on the property. The proposed residence and O.W.T.S. will be located on the opposite side of Quartz Creek from the existing residence and its existing O.W.T.S. making a single system problematic.
2. It is in my professional opinion that the installation of a second 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 maximum number of O.W.T.S. system's which can be installed on any size single parcel. 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.

The main problem that this property creates is that Quartz Creek runs between the existing house location and the proposed location for the new residence. Due to the river crossing, combining the residences into one O.W.T.S. would be very problematic and potentially pose a greater threat to the Public Health & Safety and Environmental issues with an effluent transport line crossing the river.

3. There are no alternatives for this property in order to have the new proposed residence at its proposed location.
4. The Client and Engineer are aware that almost 100% of this property is within the FEMA maps of the 100 year floodplain. This property is mapped as Zone A. Zone A has no Base Flood elevations established by FEMA and will require in order to build, a full hydraulic study and determination of the Base Flood elevations. The Client is requesting that this study be completed after a decision from the Environmental Health Board has been made to save on the time and costs for this Hydraulic Study. If this Variance request is granted, by the Environmental Health Board, then this Hydraulic Study will be completed, and a Base Flood Elevation Certificate will be completed as required by Gunnison County.

Thank you



Bill Barvitski, P.E.

Trout Creek Engineering L.L.C.

970-642-4110

bill@troutcreekengineering.com

OWTS Site Inspection

Permit #: OWTS-22-00004

Date: 4-19-2022

Owner: Sarah Coleman Craig

County Staff: Crystal Lambert

Installer: To be determined

Site Address: 4995 County Road 76

Legal Description of Parcel: 5.54 Acres in Section 4 49N3E

- apparent Lot corners staked and labeled, or defined if parcel is large
- apparent Location of proposed structure staked and labeled
- apparent Proposed system components staked and labeled (tank, STA, etc.)
- yes Well and/or other potable water sources staked and labeled
- apparent Other pertinent physical features staked and labeled
- yes Site conditions concur with the findings of the Site and Soil Evaluation
- OK Site adequate as are required by LUR & OWTS Regs
 - Zone A: Flood elevation base level will be determined* Flood hazards
 - 0-5%* Ground slope in excess of twenty percent requires engineer *not observed at soils investigation, however, anticipated at about 12" due to irrigation* Probability of high groundwater or shallow bedrock in area
 - None* Geologic hazards (avalanche, rockfall, soil creep, etc.)
 - OK per plan* Water quality--check for setbacks to water bodies including wetlands, ponds, irrigation ditches, gulches, etc.
 - None* Check for visibility on ridgelines from County Roads
- Res Proposed use of site verified-Residential, Commercial, Agricultural, etc.
- OK Other water sources verified-walking the site within 200' of the proposed system
- OK Pertinent physical and environmental features verified

Additional Comments: Quartz Creek runs across this parcel on the northwestern side and the parcel is bordered by County Road 76 on the southeastern side with an irrigation ditch that branches near and along the County Road. The parcel is relatively flat <5% slope. The owner wishes to build a dwelling on the southeastern portion and there is an existing dwelling on the other side of Quartz Creek in the northwestern region of the parcel. It is not

feasible to run a sewer line across Quartz Creek so that both dwellings could be served by one system. The proposed plan appears to meet all of the minimum setback requirements to waterbodies, wetlands, and wells and the minimum technical requirements of the OWTS Regulations.



Standing near Quartz Creek looking southeast across the proposed building site. Property line is at the fence at County Road 76 in the distance before the trees.



Standing at the bridge on the property that crosses Quartz Creek and looking downstream to the southeast. The proposed property development is to the left in the photo and the existing dwelling is to the right of the creek.



Standing at the bridge that crosses Quartz Creek and looking upstream to the northeast.



Standing at the bridge and looking across Quartz Creek at the existing dwelling on the property.



Looking South. Irrigation ditch that runs along property line and County Road 76.



Looking northerly with County Road 76 on the right and the intermittent irrigation lateral that branches off of the irrigation ditch in center.



At southwestern property line where the intermittent irrigation lateral leaves the property and appears to peter out to a very shallow depression.

Draft-ENVIRONMENTAL HEALTH BOARD VARIANCE REQUEST ACTION

APPLICANT: Coleman Trust-Sarah Coleman Craig

DATE: April 28, 2022

SITE LOCATION: 4995 County Road 76; 5.54 Acres in Section 4 49N3E

ACTION: Request for a variance to the Gunnison County OWTS Regulations for a second OWTS on a single undivided parcel

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 second on-site wastewater treatment system (OWTS) on a single undivided parcel.

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. 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. Additional floodplain requirements will be demonstrated and verified by Department staff prior to permit approval and issuance.

The OWTS application was denied by the Environmental Health Office because *Section 3.A.10.* of the *Gunnison County OWTS Regulations* states that no more than one OWTS shall be permitted for an undivided parcel.

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.10.* of the *Gunnison County OWTS Regulations* has been received.

PUBLIC HEARING:

On April 28, 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.
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.10. of the *Gunnison County OWTS Regulations* for the Coleman Trust and Sarah Coleman Craig at her parcel, 4995 County Road 76, 5.54 Acres in Section 4 49N3E, under OWTS application 22-00004, 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, floodplain requirements, 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.

DRAFT

EH Board protocol for public hearings-start to finish

1. EH Board meeting as normal following agenda, i.e. determine quorum, minutes, etc.
2. Open the public hearing at the posted time.
3. Ask for confirmation of adequate public notice
4. Applicant gives their presentation
5. Staff provides their comments
6. Questions from the EH Board members
7. Public comments if any were received before the meeting or in person at the meeting
8. Applicant response to public comments
9. Additional staff comments-can include a jump to #12 at this point if discussion about conditions needs to happen with applicant.
10. If it is apparent that a determination can be made (approve, deny, approve with conditions), the public hearing can be closed with a motion. Once a hearing is closed the EH Board cannot ask additional questions of the applicant or accept comments from public and/or applicant. EH Board can only discuss with each other and/or staff. If it is apparent that the EH Board will want additional information for this public hearing and the meeting needs to be continued to a future date/time certain, do not close the public hearing. Do not close the meeting at this point.
11. EH Board determination of application. Need a motion to either approve, deny or approve with conditions. (see determination language below to summarize below)
12. Staff will talk through draft action form with EH Board. Specifically, the findings and the decision. This is a draft document at this point and can be revised with additions or deletions from the EH Board. It is ok to leave the hearing open through to the decision document discussion so that there can be discussion with applicant. It is not written in stone that #12 needs to happen after #10 and staff is available to present a/the decision document during #9.
13. If there is another public hearing scheduled, then wait for the posted time and start at 2. Above.
14. Once all business is addressed, the Chair can adjourn the meeting and a motion is not necessary.
15. Staff will finalize action form.

EH Determination of Application: Moved by_____. Seconded by_____ to approve/deny/approve with conditions the application for_____ before the Gunnison County Environmental Health Board. The motion passed or with conditions of approval or denied.