

Gunnison County Environmental Health Board Minutes

May 12, 2025

The May 12, 2025, Gunnison County Environmental Health Board meeting was conducted in the Blackstock Meeting Room at 221 N Wisconsin St Gunnison, CO. 81230 and by ZOOM virtual online meeting.

Board Members Present:

Shea Earley
Bill Barvitski
Ashley Bembenek
Kari Roberts
Brooke Zanetell
Lynn Cudlip

Community Development Department Staff Present:

Crystal Lambert
Charlie Dominguez
Doug Howe
Misty Castillo

Members of the public present:

Cameron Fogerty (with applicant)
Jacob With (representing applicant)
Jack Barker (waste hauler for applicant)

Call to order: Meeting called to order at- 1:15 by Shea Earley
A quorum was established

Approval of Minutes: Moved by Cudlip, seconded by Barvitski to approve November 18, 2024, minutes. The motion passed unanimously.

Unscheduled Citizens: None.

Harmels on the Taylor (OWTS-22-00138): The Environmental Health Board opened the Public Hearing for consideration of for continued use of vault system.

Voting Members: Shea Earley was seated as Chair.

Public Hearing: With a quorum present, Earley opened the public hearing.

Lambert confirmed there was adequate public notice in the Gunnison Country Times, Crested Butte Newspaper, on the Gunnison County website, and posted at the property. Bembenek disclosed email correspondence Barvitski disclosed his involvement with the planning commission and there is no conflict of interest. There were no objections from the applicant.

Applicant Presentation: Jacob With (Law of the Rockies) provided testimony regarding the application. They explained the concerns with the aging OWTS, and the only long-term solution was a state approved plan. First Variance was June 2022 for temporary use of Vault system,

since the last variance request they submitted applications to the state and did not receive communication from the state. Between 2023 and 2024 the applicant did not get the necessary communication from the state in order to process their application.

They are working through the Gunnison County Land Use Change process for a Major Impact project.

SCJ Alliance: They have plans for applications and are working on getting required items submitted

Staff Comments: Vault systems are prohibited in the Gunnison County OWTS Regulations. Lambert reviewed the conditions established in the initial EH Board variance approval. The applicant received an extension of the approval that will expire in July 2025.

Board Questions: Earley opened the Board to any questions.

Applicant confirmed there are high-water level alarms on the vaults. The vaults are poly tanks and are pumped once a week.

Barker confirmed they will be able to accommodate additional loading if necessary.

SCJ is the primary project engineer starting February 2025 and will manage the site application and discharge permit.

Discussion regarding details of the planned system, including site location, anticipated gallons per day wastewater loading, State approval process, potential inclusion of an RV transfer station, practical timeline for permitting and construction,

Public Comments: Public comment from.

Chris Kapaluchi Spring Creek, Questioned impacts to the area water table for neighboring properties.

Lizie Plotkin expressed concern regarding the trucks and odors when visiting the area.

Board Discussion: The Board discussed conditions for approval and the draft decision document.

Motion: Barvitski moved to approve the application for a variance for Harmels on the Taylor (OWTS-22-00138) with conditions as provided in the draft decision document. Cudlip seconded the motion. The motion passed unanimously.

Adjournment: Barvitski moved to close the meeting, and Zanetell seconded. The meeting was adjourned.

Meeting adjourned at 3:28