

**JEFFERSON COUNTY BOARD OF HEALTH  
CASE 10-101779 OW  
March 16, 2010**

**OWNER:** Mountain Air Ranch Incorporated  
**APPLICANT:** Victor Juarez Jr  
**ADDRESS:** 8796 MICA MINE GULCH RD  
**LEGAL:** SW Section 02-06-70; Key 4 (2-6-70 SW)  
**PARCEL SIZE:** 143 Acres  
**ENGINEER:** All Service Septic Llc  
**ZONING:** A-2

**REASON FOR HEARING**

Whether the applicant should be permitted to install an individual sewage disposal system to serve a commercial or other non-residential development. The proposed system consist of two sealed vaults for limited occupancy use.

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**PHYSICAL SITE CHARACTERISTICS**

- Ground slopes at approximately 5%
- Site is moderately treed
- No surface water within 50 feet of any system component
- Suitable onsite materials for installing and operating the proposed system

**SITE STATUS**

- An onsite well has been drilled – the owners are obtaining approval as a non-community water system.
- The property is currently developed as a recreational facility.

**PROPOSED DEVELOPMENT**

- STRUCTURES: Single Family Dwelling (rental cabin)  
Kitchen facility
- NUMBER OF BEDROOMS: 1
- WATER SUPPLY: Well (non-community water system)
- ISDS:
  - DESIGN CAPACITY:* NA GALLONS PER DAY
  - PRIMARY TANK CAPACITY (gal):* 2000 + 2000
  - SECONDARY TREATMENT:* N/A
  - ABSORPTION BED SIZE (sq. ft.):* N/A

**STAFF COMMENTS and CONCERNS**

Staff has reviewed the engineering report and verified site conditions and setbacks in the field. All applicable sections of the regulation can be met. These are considered limited use facilities and the use of vaults is acceptable. The existing individual sewage disposal system of unknown construction will be abandoned.

The proposed system is located such that it will not be compromised by grading, erosion, paving, or other improvements to be made to the site.

### **STAFF RECOMMENDATIONS**

If approved by the Board of Health, staff recommends that the following be made conditions of approval for Case 10-101779 OW:

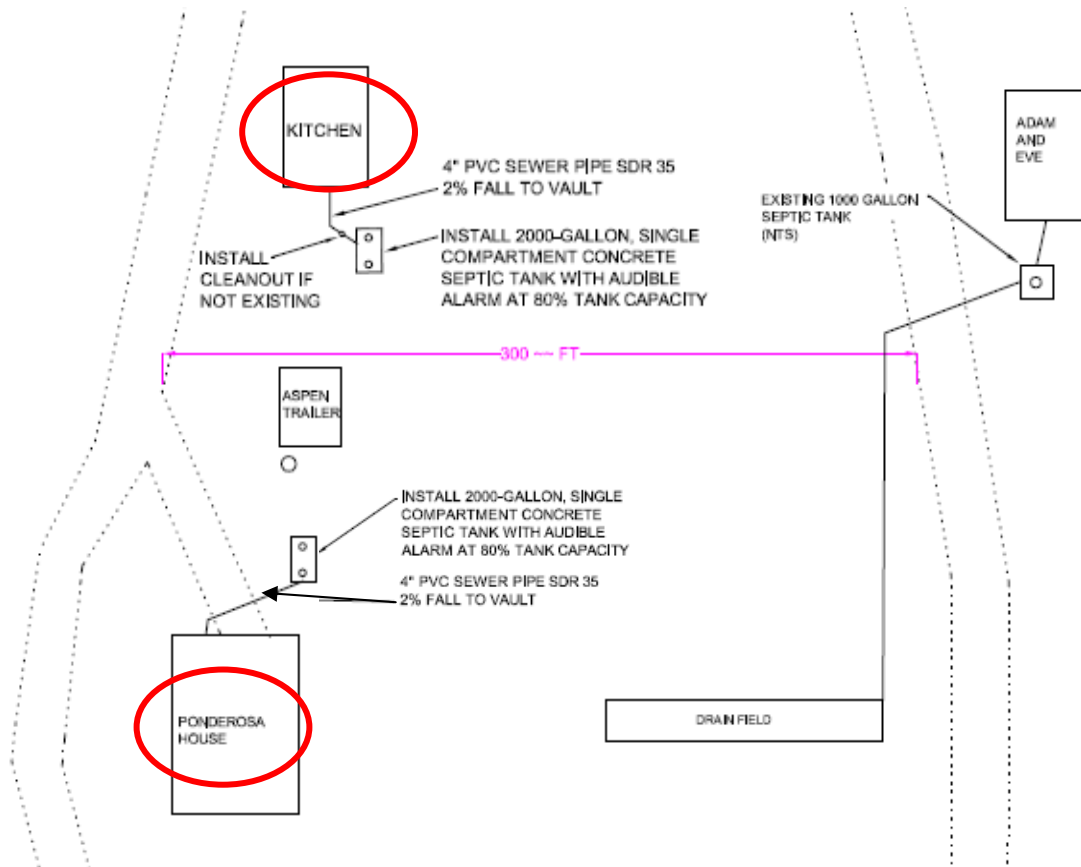
1. The applicant must install the proposed system in accordance with the engineer's design and all aspects of the individual sewage disposal system regulations, including slope requirements, if applicable.
2. Engineering adjustments such as changes in the layout or construction of system components are permitted provided they are in compliance with the regulations. However, any increases in the proposed capacity of the system or reductions in setbacks to off-site wells will require prior review and approval by the Board of Health.

### **PUBLIC NOTICE AND COMMENT**

- A legal notice was placed in the official County newspaper of record and copied in local papers. This notice specified the date, time and place of the hearing and invited comments on this case.
- The property was posted prior to the hearing. The posting stated the case number, address and legal description along with the date, time and place of the hearing. The name and phone number of the case manager was noted on the placard.
- As of the date these case notes were prepared, no written comments were received concerning this case.
- If any emails were received prior to the preparation of this report, they are included below.

### **CASE INVESTIGATOR**

Mike D. Davis, REHS



**JEFFERSON COUNTY BOARD OF HEALTH  
CASE 10-103365 OW  
March 16, 2010**

**OWNER:** Jefferson County Open Space  
**APPLICANT:** Jefferson County Open Space  
**ADDRESS:** 4758 STATE HWY 93  
**LEGAL:** NE Section 21-03-70  
**PARCEL SIZE:** 1970 Acres  
**ENGINEER:** Kordziel Engineering, Inc

**REASON FOR HEARING**

Whether the applicant should be permitted to install an individual sewage disposal system to serve a commercial or other non-residential development (public park).

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**PHYSICAL SITE CHARACTERISTICS**

- Ground slopes at approximately 5%
- Site is sparsely treed
- No surface water within 50 feet of any system component
- Suitable onsite materials for installing and operating the proposed system

**SITE STATUS**

- An onsite well will not be drilled (public water)
- The property is currently vacant

**PROPOSED DEVELOPMENT**

- STRUCTURE: Recreational (public) park restroom facility
- NUMBER OF BEDROOMS: None
- WATER SUPPLY: Golden
- ISDS:
  - DESIGN CAPACITY:* **545 GALLONS PER DAY**
  - PRIMARY TANK CAPACITY (gal):* 1250
  - SECONDARY TREATMENT:* N/A
  - ABSORPTION BED SIZE (sq. ft.):* 6000

**STAFF COMMENTS and CONCERNS**

Staff has reviewed the engineering report and verified site conditions and setbacks in the field. All applicable sections of the regulation can be met.

The proposed system is located such that it will not be compromised by grading, erosion, paving, or other improvements to be made to the site.

### **STAFF RECOMMENDATIONS**

If approved by the Board of Health, staff recommends that the following be made conditions of approval for Case 10-103365 OW:

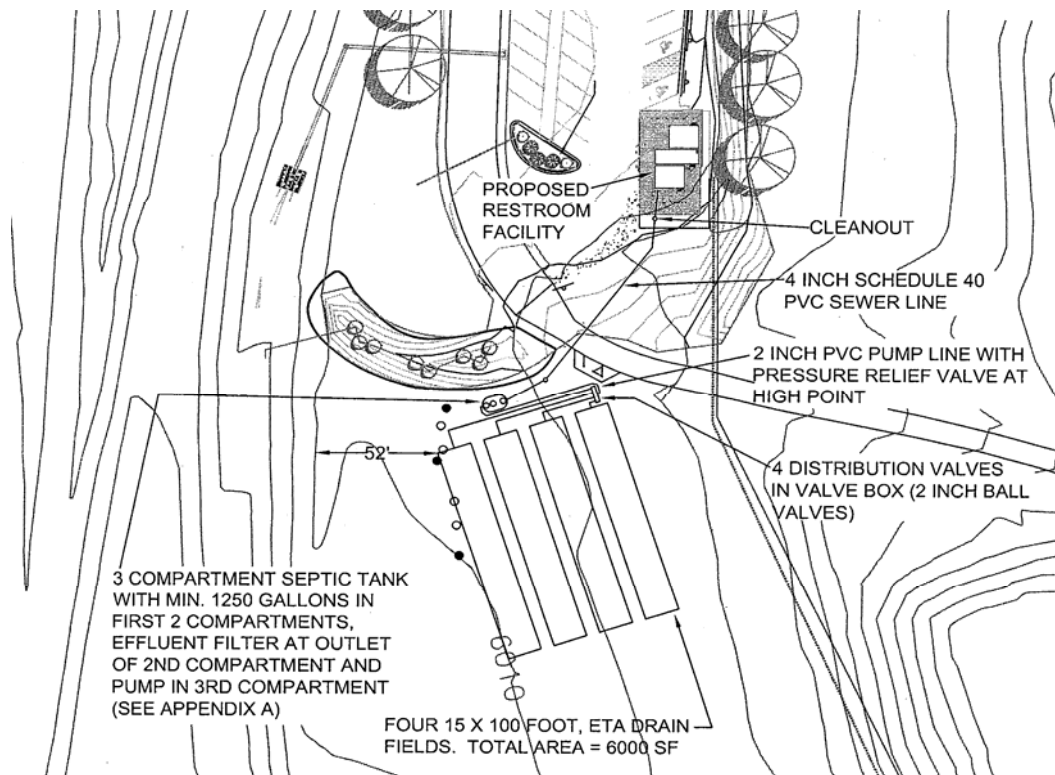
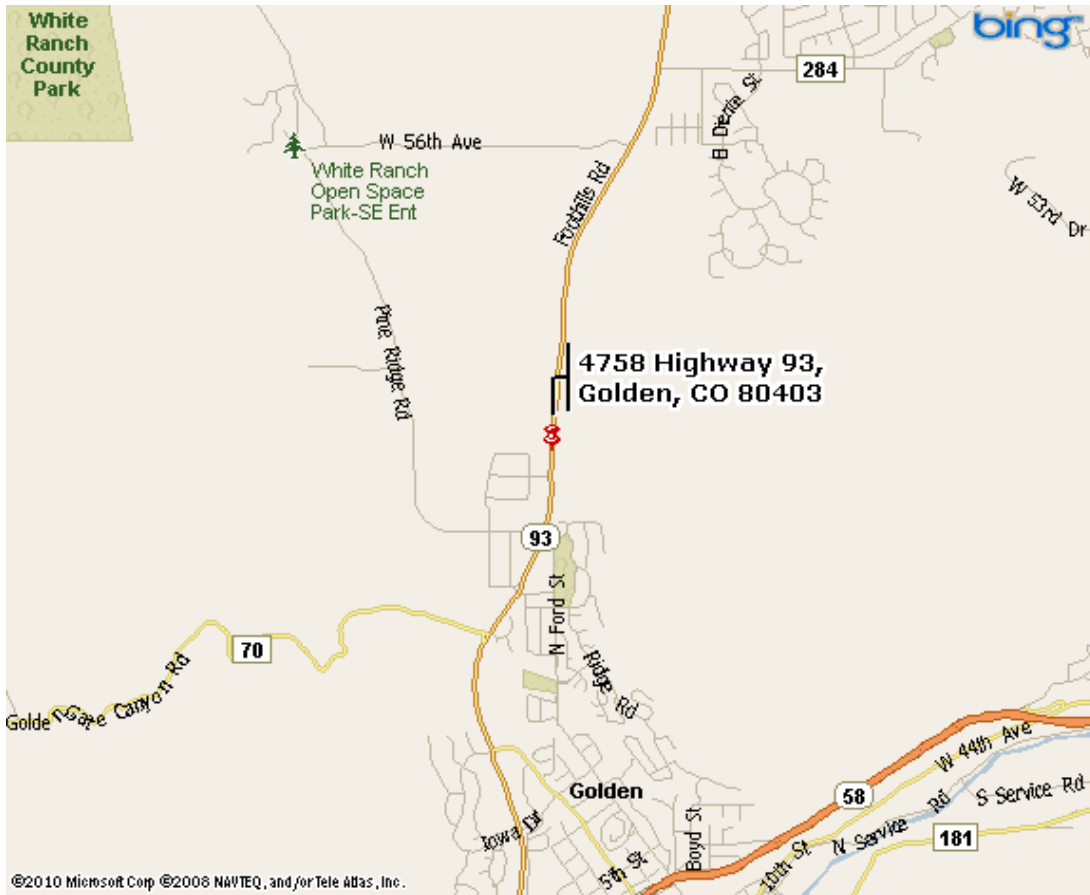
3. The applicant must install the proposed system in accordance with the engineer's revised design and all aspects of the individual sewage disposal system regulations, including slope requirements, if applicable.
4. The individual lots in the proposed building site shall be consolidated in accordance with the Property Merger process of the Jefferson County Planning and Zoning Department, or as provided for in the individual sewage disposal system regulations.
5. Engineering adjustments such as changes in the layout or construction of system components are permitted provided they are in compliance with the regulations. However, any increases in the proposed capacity of the system or reductions in setbacks to off-site wells will require prior review and approval by the Board of Health.

### **PUBLIC NOTICE AND COMMENT**

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### **CASE INVESTIGATOR**

Mike D. Davis, REHS



**JEFFERSON COUNTY BOARD OF HEALTH  
CASE 10-103067 OW  
March 16, 2010**

**OWNER:** John E Hildt III  
**APPLICANT:** Davis Engineering  
**ADDRESS:** 6480 BLUEBELL LN  
**LEGAL:** NE Section 30-5-71; Key 7 (30-5-71 NE)  
**PARCEL SIZE:** 39.73 Acres  
**ENGINEER:** Davis Engineering  
**ZONING:** A-2

**REASON FOR HEARING**

Whether the applicant should be permitted to install an individual sewage disposal system that serves more than one single-family dwelling.

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**PHYSICAL SITE CHARACTERISTICS**

- Ground slopes at approximately 10%
- Site is moderately treed
- No surface water within 50 feet of any system component
- Suitable onsite materials for installing and operating the proposed system

**SITE STATUS**

- An onsite well has been drilled
- The property is currently developed with two single-family dwellings

**EXISTING DEVELOPMENT**

- STRUCTURE: Single Family Dwelling(s)
- NUMBER OF BEDROOMS: 2+1 (3 total)
- WATER SUPPLY: Well
- ISDS:
  - DESIGN CAPACITY:* **450** GALLONS PER DAY
  - PRIMARY TANK CAPACITY (gal):* 2, 1000 gallon tanks
  - SECONDARY TREATMENT:* N/A
  - ABSORPTION BED SIZE (sq. ft.):* 780

**STAFF COMMENTS**

Staff has reviewed the engineering report and verified site conditions and setbacks in the field. All applicable sections of the regulation can be met.

Since both structures are in common ownership on the same parcel of land, shared use and easement agreements are not needed. An existing, substandard seepage pit serving the two-bedroom log home will be abandoned. Staff recommends that the new absorption system be installed as far away from the existing well as possible.

### **STAFF RECOMMENDATIONS**

If approved by the Board of Health, staff recommends that the following be made conditions of approval for Case 10-103067 OW:

1. The applicant must install the proposed system in accordance with the engineer's design and all aspects of the individual sewage disposal system regulations, including slope requirements, if applicable.
2. Engineering adjustments such as changes in the layout or construction of system components are permitted provided they are in compliance with the regulations. However, any increases in the proposed capacity of the system or reductions in setbacks to off-site wells will require prior review and approval by the Board of Health.

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### **CASE INVESTIGATOR**

Mike D. Davis, REHS

