

Rio Grande County Board of Health
Wednesday, July 26, 2017

Rio Grande County: Karla Shriver (chair)
Suzanne Bothell
Gene Glover (vice-chair)

Del Norte: Marty Asplin
Monte Vista: *(excused)*
South Fork: *(absent)*

Also present: Emily Brown (secretary)
Randy Kern
Jeremy Meder
Dan Valley
Steve Graham

A quorum was present. The meeting was called to order at 3:29 p.m.

Approval of Agenda

Addition of nuisance discussion after public comment.

Public comment

There was no public comment.

Nuisance discussion

Emily shared a concern DSS brought to her regarding a public safety issue with a rental house. Client is working to relocate, but there was discussion around the BoH's role in condemning properties that should not be rented.

EMILY – Confirm with Bill the legal power of the BoH to be able to condemn properties. Talk to CDPHE and Alamosa about how this was done (approx. 2007). Ask Bill if there is anything in statutes about time frame we need to give.

JEREMY – let BoH know if renter has issues with landlord penalizing a break of the lease

OWTS Business

Thigpen/Masonic Park variance request

Board discussed whether or not this variance would require a public hearing. It was decided that this would be important to give awareness to other home owners, as well as to the park association, especially since we anticipate this could be a reoccurring issue with aging systems. EMILY will send a certified letter to all adjacent property owners and to the park association notifying them of public hearing date.

Thigpen has provided us a letter from Mountain Engineering, which counts as the variance request and justification. He just needs to provide us with the \$500 variance fee. It was discussed that the County, versus the property owner, would more easily be able to look up addresses

of adjacent property owners for the public hearing notification. RANDY will look these up and EMILY will send out the public hearing notice. DAN VALLEY– will ask Mr. Thigpen to get letter of consent for this plan from the Association, as well as the variance fee check. We will make sure to send a notice to the Masonic Association as well as this could be an opportunity to discuss what will likely be additional failed systems in the future, and options such as a central or clustered public septic system.

Steve Graham pit privy approval

Steve Graham had been approved in 2008 approval for a pit privy on a 10 acre mining claim. He had not gotten the system constructed, so he was approaching the Board with the request to grandfather that past approval in for current construction. He was also looking at constructing pit privies on five additional sites to create a hut-to-hut system, and wanted to talk with the Board about the possibility of this since currently no new pit privies are allowed.

The Board motioned to grandfather the approval for the 10 acre at Section 36, Township 37 North, Range 3 East in Rio Grande County, per the past approval on April 17, 2008. The motion carried.

Additional discussion occurred regarding pit privies in general, especially as related to the other five sites. Questions were around the cost for a full system versus pit privies, as well as whether full systems were really the best option for this kind of use. The Board discussed the upcoming regulation updates and if there was an option of allowing pit privies with restrictions. EMILY will talk to Tara Hardy at Silver Thread about how they are moving forward, as well as Conejos County, since they may have some similar land issues.

Mr. Graham will begin the process of applying for a conditional use permit once he know what the Board has decided with the new regulation update.

Schlabra Vault request

Weavers Level Best provided a variance request for a vault system for a site being built in Jasper by the Schlabra's. Based on 43.12.D and the proposal, the Board discussed that a vault on this site did not require a variance. Per 43.12.D.4, "Vaults may be permitted for limited use occupancy on a property which cannot accommodate and OWTS with soil treatment area. Besides the season use proposed for this property, they don't have a well, they don't have reliable electricity (which could cause a system failure), and the size of the property and the soil treatment area don't meet standards.

Glover motioned to allow a vault-style system to be installed at Lot 4,5,6 Block 16, Town of Cornwall County of Rio Grande near Jasper. Bothell seconded. Motion passed unanimously

Prior approvals/grandfathering

The Building Department is receiving requests to utilize systems put in under previous regulations. Glover moved to approve the use of septic systems approved by the county and installed, but not used, before Regulation 43 adoption on June 30, 2014. Upon any system failure, repairs or replacements must be made up to the current code. Bothell seconded. Motion passed unanimously.

RANDY will draft a letter, for Board signature, that can be used to notify owners of this decision if they decide to build and utilize previously built septic systems.

Regulation updates

Updates to Reg 43 must be completed no later than June 30, 2018. Randy would like to have regulations in place by next year's building cycle. EMILY will share regulations with the Board for

discussion at September meeting.

Next meeting –

The next BoH meeting is scheduled for September 14th. Due to Board member scheduled, it was decided to move the meeting to September 28th, starting at 3:30.

Meeting was adjourned at 5:42.