

JEFFERSON COUNTY BOARD OF HEALTH
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**INTERIM POLICY ON PERMITTING REQUIREMENTS
FOR THE INDIAN HILLS / PARMALEE GULCH AREA**

APPROVED: October 16, 2002
Revised: January 15, 2008
Revised: January 20, 2015 (proposed date)
EFFECTIVE: February 16, 2015 (proposed date)

Purpose

To establish consistent application approval and permitting requirements for onsite wastewater treatment systems (OWTS) in the Indian Hills / Parmalee Gulch area based on the Board of Health’s Finding of Fact and Resolution dated August 17, 1979 and subsequent Resolution dated December 16, 2014.

Rationale

By establishing specific design and installation guidelines for OWTS, designers and applicants will know what is expected of them and the permitting process can be streamlined.

STATEMENT OF POLICY

IT IS THE POLICY OF THE JEFFERSON COUNTY BOARD OF HEALTH (the “Board”) that the following interim guidelines shall apply to the installation of any OWTS in the Indian Hills / Parmalee Gulch area.

DEFINITIONS

- “Higher level treatment (HLT)” *an onsite wastewater treatment system that produces effluent that meets or exceeds Treatment Level 2N as provided for in the Jefferson County onsite wastewater treatment system regulations*
- “Prohibition area” *those lots identified in Attachment A*
- “Segregated system” *an onsite wastewater treatment system which segregates toilet wastewater for separate treatment and / or disposal, such as a composting toilet or vault*
- “TL1 system” *an onsite wastewater treatment system that includes only a septic tank for pretreatment of wastewater prior to discharge to a soil treatment area (STA)*
- “Upslope area” *those properties outside of the Prohibition Area that are accessed from Parmalee Gulch Road and have a topographic slope towards Parmalee Gulch*

FOR NEW SYSTEMS

AREA	PARCEL SIZE	
	Less than 5 acres	5 acres and larger
Prohibition area	No new systems permitted*	
Upslope area	HLT or segregated system**	TL1 system

* *except as provided for under “Hybrid Parcels,” below*

** *also requires Board approval if less than minimum lot size in Table 4-1 of the OWTS regulation*

FOR "HYBRID" PARCELS

Parcels that consist of both prohibition and upslope area lots are considered "hybrid" parcels. Development of such parcels may be permitted if the soil treatment area (STA) will be installed on the upslope area lots. The minimum size for such parcels shall be 5 acres and a variance is required for smaller parcels. A system incorporating HLT is required. All other regulatory and policy requirements must be met.

FOR COMPLETE REPLACEMENT OF AN EXISTING OWTS

AREA	PARCEL SIZE	
	Less than 5 acres	5 acres and larger
All areas	HLT or Segregated system	TL1 system

FOR ADDITIONS TO AN EXISTING OWTS

Additions to any existing OWTS are permitted provided that the proposed system is segregated or has HLT, and the property meets the minimum lot size set in table 4-1 of the OWTS regulations. Properties not meeting the minimum lot size will also require Board approval.

FOR TANK REPLACEMENTS

Tank or vault replacements for all existing systems do not require HLT but must comply with all other aspects of the OWTS regulation. The Department recommends that any replacement tank be appropriate sized to accommodate a future HLT system if and when that is required.

FOR USE OF PIT PRIVIES

Pit (un-vaulted) privies currently serving existing limited occupancy structures may remain in use or may be upgraded to vaulted privies.

FOR VAULTED PRIVIES

Vaulted privies serving existing structures may continue to be used as such or may be converted to wastewater vaults to accommodate water carried plumbing fixtures provided that:

- the vault is pumped and inspected by a licensed systems cleaner and determined to meet the requirements of Section 12.2 of the Regulations;
- the vault has a capacity of at least 400 gallons;
- the vault is provided with an alarm to indicate when the vault reaches 75% capacity;
- there are no unapproved onsite discharges such as sink or washer discharge lines; and
- the owner agrees to limit occupancy of the structure to no more than 90 consecutive days or 120 days total per year through a deed restriction to be recorded with the Jefferson County Recorder.

OTHER NOTES

- Staff shall review and approve applications for all OWTS unless minimum lot sizes are not met or the proposal is for a TL1 system when this policy requires a HLT system.
- Minor repairs, such as replacing broken pipes or distribution boxes are exempt from permitting requirements.

ATTACHMENT A

Indian Hills Prohibition Area

(revised 12-16-2014 based on approval of the Board of Health – see 2014 prohibition Area Revision folder)

List of legal descriptions of lots where issuance of new onsite wastewater treatment system permits is prohibited. Repairs, replacements or upgrades must comply with current county regulations and policies.

INDIAN HILLS, FILING 1

Filing 1 Block 1 Lots 2-18
Filing 1 Block 2 Lots 1-23
Filing 1 Block 3 Lots 1-49
Filing 1 Block 4 Lots 1-33; Lots 43-87; Lots 109-135; Lots 151-163
Filing 1 Block 5 Lots 1-48
Filing 1 Block 6 Lots 1-78
Filing 1 Block 7 All Lots
Filing 1 Block 8 Lots 1-15
Filing 1 Block 9 Lots 1-25
Filing 1 Block 10 Lots 1-19
Filing 1 Block 11 Lots 1-14
Filing 1 Block 12 Lots 1-11

INDIAN HILLS, FILING 2

Filing 2 Block 1 Lots 1-49
Filing 2 Block 5 Lots 1-4
Filing 2 Block 8 Lots 18-35
Filing 2 Block 10 Lots 2-6
Filing 2 Block 11 Lots 32, 34, 36, & 37
Filing 2 Block 13 All Lots

INDIAN HILLS, FILING 3

Filing 3 Blocks 1-9 Total

INDIAN HILLS, FILING 4

Filing 4 Block 1 Lots 1-22
Filing 4 Block 2 Lots 1-51
Filing 4 Block 3 Lots 1-7, 20-22
Filing 4 Block 8 Lots 1-83
Filing 4 Block 9 Lots 1-30
Filing 4 Block 10 Lots 1-98
Filing 4 Block 11 Lots 18-52
Filing 4 Block 12 Lots 20-54
Filing 4 Block 14 Lots 19-24, 52-56, 76-81

INDIAN HILLS, FILING 5

Filing 5 Block 1 Lots 1-14
Filing 5 Block 7 Lots 1-34
Filing 5 Block 8 Lots 36-150
Filing 5 Block 9 Lots 1-90
Filing 5 Block 10 Lots 1-43
Filing 5 Block 11 Lots 1-25
Filing 5 Block 12 Lots 1-39
Filing 5 Block 14 Lots 31, 33, 35, 37, 39, 41, 43, 45, 47, 49
Filing 5 Block 15 Lots 14-23
Filing 5 Block 18 Lots 1-14
Filing 5 Block 20 Lots 38-67
Filing 5 Block 23 Lots 1-6, 46-52

Filing 5 Block 25 Lots 1-3, 13
Filing 5 Block 26 Lots 25-29

ALPINE VILLAGE, (FILING 6)

Filing 6 Lots 8801, 8803, 8805, 9420, 9430, 9440, 9450, 9501-9527, 9529-9537, 9539, 9541,
9543-9547, 9601-9610, 9709, 9711-9716, 9720, 9721; Tract M, 9702, 9704, 9706, 9708,
9710

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gulch area (2015).doc*