

PL20230036

LPCPHD has reviewed the proposed land use permit application. The narrative suggests that the development will be served by Hermosa Sanitation District (HSD); however, the conceptual design for the Animas River Access contains a reference to vault toilets. LPCPHD requests clarification if the proposed vault toilets are part of this land use permit or a potential future phase.

For Planning Department and applicant information, LPCPHD cannot issue on-site wastewater treatment system (OWTS) permits within the service boundary of HSD without District consent, so expansion of HSD service territory into the project parcels would be relevant if the vault toilets are part of a future phase. If part of the current land use permit, LPCPHD requires an OWTS permit application, site and soil evaluation, and design document compliant with Colorado WQCC Regulation 43 prior to issuance of an OWTS permit, including a permit for a vault or vault privy.

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