

RESOLUTION NO. 2024-059

**A RESOLUTION APPROVING THE SEPARATE SEPTIC SYSTEM AT
THE STORHAUS GARAGE CONDO RECREATIONAL VEHICLE
STORAGE FACILITY LOCATED AT 4390 REGENT STREET
(MEADOWS FILING 17, AREA NO. 2)**

WHEREAS, in 2021, StorHaus Castle Rock, LLC (the “Developer”), submitted a pre-application to the Town of Castle Rock (the “Town”) for the development of an in-line garage condo facility containing 39 individual recreational vehicle storage units at 4390 Regent Street (the “Property”); and

WHEREAS, at that time, the Developer inquired as to the possibility of locating a private recreational vehicle dump station on the Property where unit owners would be allowed to empty the wastewater tanks from their vehicles; and

WHEREAS, in response to this inquiry, Town representatives informed the Developer that a dump station would be allowed on the Property, with discharge into the Town wastewater system; and

WHEREAS, upon learning that the Plum Creek Water Reclamation Authority (PCWRA) does not allow wastewater from dump stations to be discharged at their treatment facility, the Developer changed its design so that wastewater from the dump station would be collected in a holding tank and hauled off-site for treatment; and

WHEREAS, the Developer's construction plans were approved by the Town in July, 2022; and

WHEREAS, in December 2023, the Developer sought Town approval for a field change order regarding the clearance between its stormwater pipe and the dump station pipe, thereby alerting Town staff to the issues concerning the dump station; and

WHEREAS, Section 13.12.020 of the Town Municipal Code provides, in pertinent part, that, “[e]xcept when authorized by the Town Council with approval of a final subdivision plat and upon finding that connection to the municipal wastewater system will create an extraordinary hardship, no individual residence, business or other property development shall be permitted to create a separate septic system”; and

WHEREAS, the Developer has informed Town staff that the unit owners’ association (the “Association”) will be responsible for maintaining and operating the dump station; and

WHEREAS, in addition, the Association will be undertaking the following safeguards with regard to the dump station: (i) the Association will contract with a qualified septic service provider to pump the holding tank regularly or as needed; (ii) the holding tank will be installed with a level alarm that triggers a call-out alarm if an unsafe level of wastewater is reached; (iii) the level alarm will be set at two-thirds (2/3) of the tank’s capacity to allow for a reserve volume

to minimize the risk of an overflow; (iv) the dump station will be locked with access limited to unit owners; (v) the Association will retain the ability to lock all access to the dump station if needed; and (vi) the Town will be allowed to inspect the facility along with the Douglas County Health Department inspector; and

WHEREAS, based upon these safeguards, Town staff recommends that Town Council approve the separate septic system for the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. Pursuant to the authority granted by Section 13.12.020 of the Town Municipal Code, Town Council hereby approves the separate septic system to be located at the StorHaus Garage Condo Recreational Vehicle Storage Facility at 4390 Regent Street.

PASSED, APPROVED AND ADOPTED this 18th day of June, 2024, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director of Castle Rock Water