



## **STAFF REPORT**

**To:** Honorable Mayor and Members of Town Council

**Through:** David L. Corliss, Town Manager

**From:** Mark Marlowe, P.E., Director of Castle Rock Water  
Roy Gallea, P.E., Engineering Manager  
Matthew Hayes, P.E., Technical Engineering Manager

**Title:** **Resolution Approving a Private Dump Station at the StorHaus Garage Condo Recreational Vehicle Storage Facility [4390 Regent St. (Meadows Filing 17, Area No. 2)]**

---

### **Executive Summary**

Castle Rock Water is seeking Town Council approval of a resolution (Attachment A) approving a private wastewater system at the StorHaus in-line garage condominium facility in Meadows Filing 17.

The Town approved the development plan for the StorHaus in-line garage condo facility in July 2022. Zoning determined that a Recreational Vehicle (RV) dump station would be allowed on the site per its zoning. During the request of a field change order, staff identified that a private wastewater facility requires Town Council approval per the Town Code.

### **Notification and Outreach Efforts**

As per Town Code, separate approval from Douglas County Health Department is required and has been obtained .

### **History of Past Town Council, Boards & Commissions, or Other Discussions**

A Site Development Plan for StorHaus was approved by the Director of Development Services on January 26, 2022 showing a sanitary dump station connecting to the public sewer system.

### **Discussion**

In 2021, StorHaus submitted a pre-application for in-line garage condo units. The development included four buildings for the units. The facility contains 39 individual units that will be privately owned. The developer also asked about the possibility of having a private

Recreational Vehicle dump station on-site and what special restrictions would be associated with it. Zoning determined that a dump station would be allowed at this site. However, Plum Creek Water Reclamation Authority (PCWRA) does not allow dump stations to be discharged to their facility. The developer changed their design so that the water collected from the dump station would be collected in a holding tank and hauled off-site for treatment. The developer's construction plans were approved in July 2022.

In December 2023, the developer submitted a field change order for a clearance issue between the stormwater pipe and the RV dump station pipe. At this time, staff became aware of the issues with the on-site dump station. Per Town Code, 13.12.020 – Utilization of municipal services required, private wastewater systems are not permitted without Town Council approval, see below:

### **13.12.020 - Utilization of municipal services required.**

*No individual or separate water systems shall be permitted. Except 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. Separate wastewater system shall require the approval of the Douglas County Health Department and any other permitting jurisdiction and shall be abandoned and connection made to municipal services in accordance with the terms and conditions of the resolution of the Town Council authorizing the system(s).*

*([Ord. No. 2022-025](#), § 5, 10-18-2022; Ord. 97-18 §1(part), 1997; Ord. 93-5 §2(part), 1993)*

Staff have met with the developer to discuss the field change order and operation of the dump station. The developer indicated that the Home Owners Association (HOA) will maintain and operate the dump station. The HOA will contract with septic service to pump the holding tank regularly or as needed. The holding tank will be installed with a level alarm that triggers a call-out alarm if that level is reached. The level alarm will be set at two-thirds full to allow for reserve volume to minimize the risk of a sanitary sewer overflow. The developer also indicated that the dump station will be locked and only residents will have access. The HOA will also have the ability to lock out the dump station if needed. The developer will also allow the Town to inspect the facility with the Douglas County Health Department inspector.

### **Budget Impact**

Approval of the private septic tank will have no budget impacts. This facility will be operated by the site's HOA.

### **Staff Recommendation**

Staff requests Council approval of the resolution approving the StorHaus RV dump station.

**Proposed Motion**

*“I move to recommend Town Council approve the Resolution as introduced by title.”*

**Alternative Motions**

*“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).”*

*“I move to continue this item to the Town Council meeting on \_\_\_\_\_ date to allow additional time to (list information needed).”*

**Attachments**

Attachment A: Resolution  
Attachment B: Site Location Map