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

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:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

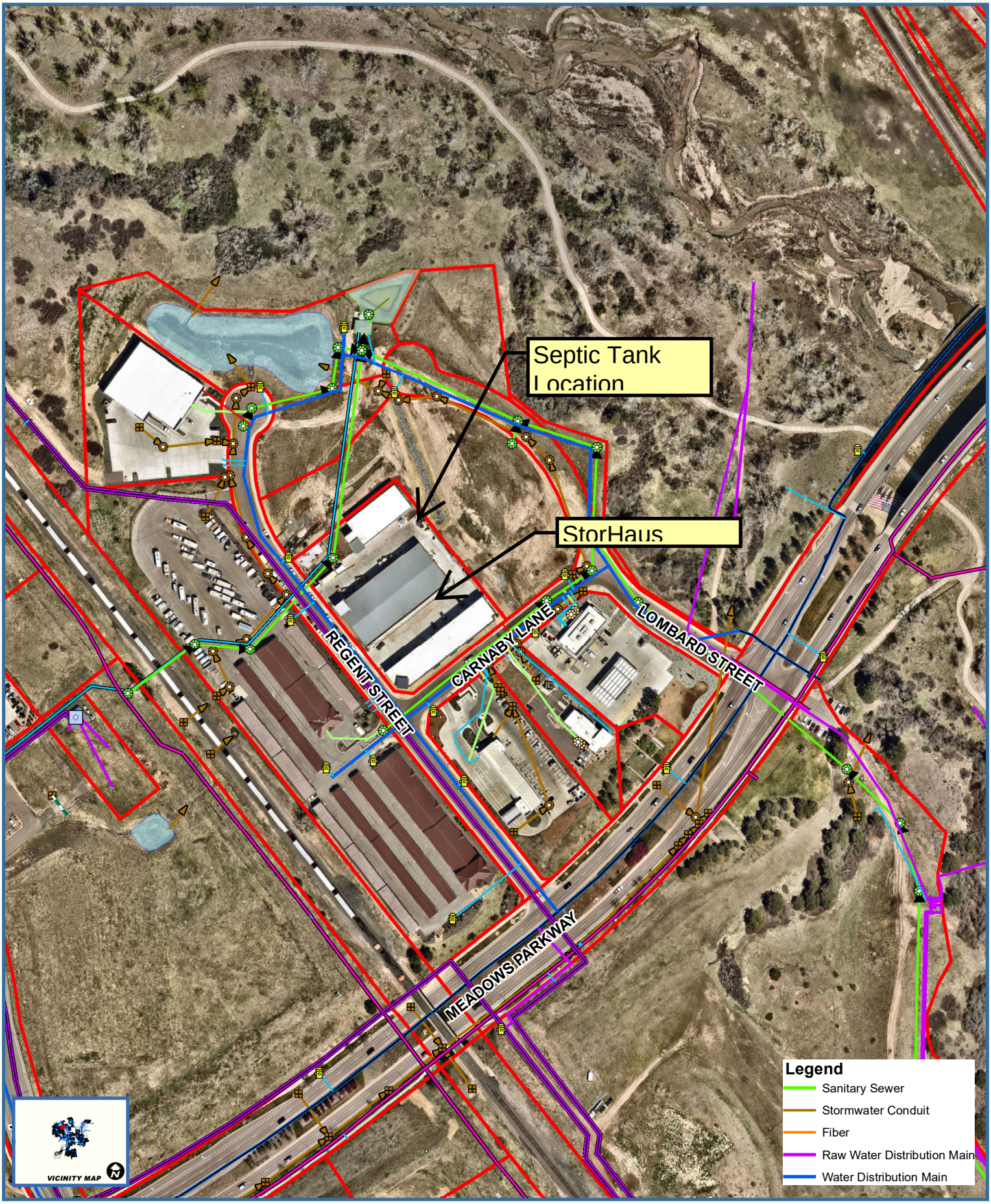
_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Mark Marlowe, Director of Castle Rock Water



CASTLE ROCK Water
Securing our future drop by drop

0 115 230 460 Feet

Date: 6/10/2024 1 inch = 235 feet

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6000. Copyright 2024, Town of Castle Rock Utilities Mapping.

LOCATION MAP

Document Path: J:\B. PLAN & ENG\12.0 Dev Review\12.9. Projects\Plan Review\Projects\Meadows F17\Meadows F17 Area 2 Lot 6 (StorHaus)\Memo - Septic Tank\Location Map.mxd