

# HERMOSA SANITATION DISTRICT

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July 13, 2023

RE: Roberts Resorts Village Camp Durango – Phase 1  
PL20230036

La Plata County Planning Department:

Hermosa Sanitation District (“HSD”) has received a request from the developer of Roberts Resorts Village Camp Durango to provide a letter for the planning process indicating that HSD can provide wastewater treatment service for the project. The developer has stated that the project will include RV spaces, rental cabins, a community center/clubhouse, bath house and laundry facilities. The developer requested a will serve letter for a maximum of 111 equivalent residential taps (ERTs).

The HSD wastewater treatment facility produces high quality effluent in full compliance with all regulatory requirements. The District currently has uncommitted capacity in its existing wastewater collection and treatment system sufficient to provide service for a maximum of at least 111 ERTs for the proposed project. Service will be subject to all rules, regulations, fees, and standards of HSD, as amended from time to time, including the following:

1. The developer will be required to design and construct, at no expense to the District, a complete sewer collection system to serve the project in accordance with the District’s codes and standards. Plans for the collection system must be submitted to the District for review and approval. After approval of the plans, a Development Improvements Agreement with an appropriate financial guaranty must be submitted to and approved by the District before construction commences. Following completion of construction, the improvements will be inspected and tested by the District. Once the improvements are determined to be in compliance with the District’s codes and standards, any public improvements will be transferred and dedicated to the District subject to a two-year warranty period. All costs and expenses incurred by the District in plan review, inspection, testing, administration or otherwise connected with the project must be reimbursed by the developer.

2. The internal collection system, including any lift station, will be maintained by the developer.

3. Plant investment fees (tap fees) must be paid to HSD. Tap fees are typically due prior to the issuance of a building permit and must be paid prior to connection to the HSD system. This type of development may require the developer to enter into an agreement with HSD establishing a different procedure for determining when tap fees must be paid.


4. Plant investment fees are calculated by multiplying the ERTs for a particular use times the current tap fee amount/ERT, which is subject to change. ERTs are generally determined in accordance with HSD Sewer Use Resolution No. 95-4 and additional information provided by the applicant for service. Based on the Resolution and the information provided to date by the developer, the RV spaces will be assessed 0.4 ERT each.

The District does not have a standard ERT designated for rental cabins. HSD has determined that the rental cabin use is more closely analogous to hotel and motel use for overnight accommodations than it is to RV use. As provided in the Sewer Use Resolution, if there are different interpretations of the ERT schedule, the higher ERT determination will be used. Each cabin will be assessed 0.75 ERT based on the rate for motel units with kitchens (0.55 ERT/room) plus non-public laundry (0.2 ERT/room). Additional ERTs for other uses will need to be determined.

Once final information is provided on all proposed uses, the actual number of ERTs required to serve the project may exceed 111. Payment of tap fees for all ERTs as determined by HSD will be required.

If you have additional questions, please contact me.

Sincerely,



Michael McCardell, President

xc: Floyd L. Smith, via email  
Andrew Rapijko, via email  
Scott Miller, via email  
Travis Mooney, via email  
Andrew Arnold, via email