



STAFF REPORT

DATE: 3/27/2023

REGULAR

PUBLIC HEARING ITEM #4c

MOTION

TO: Planning Commission
FROM: Sophia Jensen, City Planner
AGENDA ITEM: SAC Determination Text Amendment

INTRODUCTION:

City of Lake Elmo Planning Staff has initiated a text amendment to City Code Section 105.04.620 SAC Determinations to remove the existing table in subsection 2. The City of Lake Elmo follows the Metropolitan Waste Control Commission's criteria for SAC unit calculation. Removing the table creates consistency between the City and Metropolitan Waste Control Commission's criteria and reduces confusion for applicants.

ISSUE BEFORE THE PLANNING COMMISSION:

The Planning Commission is being asked to hold a public hearing and make a recommendation to the City Council on the proposed text amendment.

TEXT AMENDMENT DETAILS/ANALYSIS:

New language is underlined. Removed text is shown with a ~~strikethrough~~.

105.04.620 SAC Unit Determination

1. SAC unit calculations will be based upon the criteria established by the metropolitan waste control commission, which state that one SAC unit is equivalent to 274 gallons of flow per day.
2. ~~The following table contains a list of facilities is illustrative of the SAC unit requirements that a proposed project, development or addition to an existing structure would have to meet:~~

<i>Type of Facility</i>	<i>Parameter</i>	<i>SAC Units</i>
Arenas	110 seats	1
Auditoriums	110 seats	1
Automobile service:		
Fast service less than four hours per car	2 service bays	1

Major service more than four hours per car	14 employees	±
Ballroom:		
Facility without liquor service	825 square feet	±
Facility with liquor service	590 square feet	±
Bank	2,400 square feet	±
Banquet room:		
Food catered	2,060 square feet	±
Food catering with dishwashing	1,180 square feet	±
Food preparation and dishwashing	825 square feet	±
Food preparation and dishwashing without liquor	590 square feet	±
Barbershop	4 chairs	±
Beauty salon	4 stations	±
Boardinghouse	5 beds	±
Body shop (no vehicle washing)	14 employees	±
Bowling alleys (does not include bar or dining area)	3 alleys	±
Camps:		
Children's camps (central toilet and bath)	50 gallons per occupant at 274 gallons	±
Day camps (no meals)	10 gallons per occupant at 274 gallons	±
Labor/construction camps	50 gallons per occupant at 274 gallons	±

Resorts (housekeeping cabins)	60 gallons per occupant at 274 gallons	1
Travel trailer parks with individual water and sewer hookup	100 gallons per site at 274 gallons	1
With central toilet and showers	75 gallons per site at 274 gallons	1
Sanitary dump (site without hookup)	10 gallons per site at 274 gallons	1
Schools:		
Sunday	55 students	1
Elementary	18 students	1
Nursery	-	-
Number of students licensed for	14 students	1
(Secondary)	14 students	1
Service stations:		
Gas pumping only	-	1
With service center	-	2
With service center and car wash	-	8
Swimming pools (public)	900 square foot pool area	1
Tennis courts (public)	1 court	2
Theater	64 seats	1
Theater (drive-in)	55 parking spaces	1
Warehouse	7,000 square feet	1

~~3.2.~~ The SAC unit for a facility not included in the above table list will be determined by the metropolitan waste control commission. A request for SAC unit determination must be made prior to the issuance of the building permits.

FISCAL IMPACT:

None

OPTIONS:

The Planning Commission may:

- Recommend adoption of the proposed text amendments;
- Recommend adoption of the proposed text amendments with changes; or
- Recommend denial of the proposed text amendments.

RECOMMENDATIONS:

Staff recommends that the Planning Commission recommend approval of the proposed text amendment

“Move to recommend adoption of the proposed text amendment, amending section 105.04.620 SAC Determinations as presented.”

ATTACHMENTS:

A. City Code Section 105.04.620

105.04.620 SAC Unit Determination

- (a) SAC unit calculations will be based upon the criteria established by the metropolitan waste control commission, which state that one SAC unit is equivalent to 274 gallons of flow per day.
- (b) The following table contains a list of facilities is illustrative of the SAC unit requirements that a proposed project, development or addition to an existing structure would have to meet:

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HISTORY

Adopted by Ord. [08-253](#) on 11/3/2021