



STAFF REPORT

DATE: 4/4/2023

CONSENT

TO: City Council
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 CITY COUNCIL:

The City Council is being asked to make a determination 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

PLANNING COMMISSION

The Planning Commission voted to recommend approval of the proposed text amendment at their March 27th 2023 meeting.

OPTIONS:

The City Council may:

- Adopt the proposed text amendments;
- Adopt the proposed text amendments with changes; or
- Deny the proposed text amendments.

RECOMMENDATIONS:

Staff recommends that the City Council approve the proposed text amendment

***“Move to adopt Ordinance No 2023- 07, amending section 105.04.620
SAC Determinations as presented.”***

AND

***"Move to adopt summary of publication of Ordinance 2023-07 with
approval of Resolution No 2023- 036***

ATTACHMENTS:

City Code Section 105.04.620

Ordinance No 2023-07

Resolution 2023-036

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:

<i>Type of Facility</i>	<i>Parameter</i>	<i>SAC Units</i>
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Warehouse	7,000 square feet	1

(c) 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.

HISTORY

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

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

ORDINANCE NO. 2023-07

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE BY AMENDING THE
SAC DETERMINATION CODE**

SECTION 1. The City Council of the City of Lake Elmo hereby ordains that Title 105 Zoning; Chapter 105.04 General Provisions, Section 620 SAC Determination is hereby repealed in its entirety. (Added language is shown with an underline):

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:~~

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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.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 2023-07 was adopted on this 4th day of April, 2023, by a vote of __ Ayes and __ Nays.

LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk

This Ordinance 2023-07 was published on the ____ day of _____, 2023.

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 2023- 036

**RESOLUTION AUTHORIZING PUBLICATION OF A SUMMARY OF ORDINANCE
2023-07**

WHEREAS, the Lake Elmo City Council has adopted Ordinance No. 2023-07, an ordinance that amends the City's Zoning Code Chapter 105.04 General Provisions, Section 105.04.620 SAC Unit Determinations

WHEREAS, the ordinance is lengthy; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo that the City Clerk shall cause the following summary of Ordinance No. 2023-07 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 2023-07, an ordinance that amends the City Code language in the Zoning Ordinance. This ordinance alters language in the City Code to update the impervious surface definitions. The following is a summary of the adopted ordinance language:

Ordinance 2023-01 includes the following elements to amend Chapter 105.04 General Provisions, Section 105.04.620 SAC Unit Determinations

Amending the section by removing the Facility table in section 2 and associated table language in section 3.

The full text of Ordinance 2023-07 is available for inspection at Lake Elmo City Offices during regular business hours.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the ordinance at City Hall for public inspection and that a full copy of the ordinance be placed in a public location within the City.

Dated: April 4th 2023

Charles Cadenhead, Mayor

ATTEST:

Julie Johnson, City Clerk

(SEAL)