



REQUEST FOR COUNCIL ACTION

Title: Request for Council Action - WWTP Application CU22-04

Preferred Agenda: February 22, 2022

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, Community and Economic Development Director

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: SHMC 17.24.030(H), 17.80.060(A)

Towards Council Goal: Goal 1.2. Increase community awareness of infrastructure needs and appropriate planning documents.

Attachments: CU22-04 Application

Purpose of this RCA:

The purpose of this RCA is to approve and sign the Conditional Use application CU22-04. Per SHMC 17.24.030(H) a Public Utility Facility is allowed via a Conditional Use. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity (SHMC 17.80.060(A)(3) and (5)). The City of Sweet Home Wastewater Treatment Plant (WWTP) is an existing facility serving all residents and businesses in the City of Sweet Home. The applicant (the City of Sweet Home) is proposing major modifications required by Oregon Department of Environmental Quality.

Background/Context:

Under SHMC 17.24.030(H) a Public Utility Facility is allowed via a Conditional Use in the Residential Low Density (R-1) zone. On November 17, 2020, land use applications PLA20-07, PLA20-08, PLA20-09 and PLA20-10 were approved administratively. The property line adjustments were completed to allow for the improvements and expansion of the existing WWTP. SHMC 17.80.060(A)(3) and (5) states that a new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity. The WWTP project includes both an increase in operational activity, and a change to lot boundaries, and will, therefore, require a Conditional Use Permit.

The Challenge/Problem:

How does the City proceed with the WWTP project and comply with City Code?

Stakeholders:

- City of Sweet Home Residents – The expansion of the WWTP will result in better and more reliable wastewater service, as well as increased capacity.

- Downstream Residents – Residents downstream of the WWTP will enjoy improved water quality.
- Oregon Department of Environmental Quality – DEQ regulates wastewater services and oversees water quality in the South Santiam River. Improvements will comply with Administrative Order from DEQ to expand the plant.

Issues and Financial Impacts:

While the overall project includes many financial impacts, this particular application involves only staff time and public notice requirements.

Elements of a Stable Solution:

A stable solution is one in which a decision on the application is made and signed.

Options:

1. Deny Application CU22-04 – staff would withdraw the application.
2. Approve Application CU22-04 as presented and authorize the City Manager or Designee to sign the application – Approving Conditional Use application CU22-04 will allow staff and consultants to move forward with the WWTP expansion.
3. Approve Application CU22-04 with changes and authorize the City Manager or Designee to sign the amended application – Council could direct Staff to make changes to the application. If those changes comply with State law and City Code, Staff can make the requested changes and move the application forward to the Planning Commission.

Recommendation:

Staff Recommends Option 2: Approve Application CU22-04 as presented and authorize the City Manager or Designee to sign the application.