

**ITEM NO. 2 SPECIAL USE PERMIT FOR WWTP; 2300 W 41<sup>ST</sup> ST (MKM)**

**SUP-14-00262:** Consider a Special Use Permit for the Wakarusa Wastewater Treatment Plant, a Major Utility, located on approximately 531 acres at 2300 E 41<sup>st</sup> St. Submitted by City of Lawrence, property owner of record.

**STAFF PRESENTATION**

Ms. Mary Miller presented the item.

**APPLICANT PRESENTATION**

Mr. Dave Wagner, Utility Director, showed slides on the overhead and gave a history of the site and overview of the project.

**PUBLIC HEARING**

Ms. Rebecca Manley expressed concern about increased biowaste and distribution of it. She inquired about the timeline for improvements along 41<sup>st</sup> Street. She also wondered how the plant would be powered.

Mr. Wagner said there was a beneficial reuse program for biosolids since 1993. He said they would continue to have a successful program with biosolids. He said the application of biosolids was significantly more regulated from an environmental perspective than chemical fertilizers. He said the amount of sludge would not change until Lawrence grows. He said they expected to have the facility in operation by the end of 2017. He said there would be road improvements along 41<sup>st</sup> Street and O'Connell Road. He said the main access to the site would be off O'Connell Road. He said they were working with Westar Energy to improve the power delivery to the site. He said the Kansas Department on Health and Environment required two sources of power. He said there was no expectation that the area would develop soon so sidewalks would not be installed until future development of the area.

Ms. Manley inquired about public access to the site and security.

Mr. Wagner said there would be a 7' sturdy chain link fence around it.

Mr. Mike Manley inquired about chemicals and blue green algae. He expressed concern about controlled access and security.

Mr. Wagner said the biosolids program was highly regulated. He said blue green algae was a natural occurring condition and highly influenced by agricultural conditions. He said the facility would have gates and cameras.

**ACTION TAKEN**

Motioned by Commissioner von Achen, seconded by Commissioner Denney, to approve the Special Use Permit, SUP-14-00262, for a wastewater treatment plant located at 2300 E 41st Street, a *Major Utility*, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Applicant shall provide a photometric plan to the Planning Office for review and approval prior to the release of the SUP plan for building permits.
2. Applicant shall provide a revised site plan with the following changes:
  - a) Location and height of all exterior lighting shown on the plan.
  - b) Revision of landscaping sheet per City Horticulture Manager's approval.
  - c) Dimensions of the solar array pad noted on Sheet 3.
  - d) Provision of the 75 ft Type 3 Bufferyard along the perimeter of the site that is not within the protected riparian area, with the exception of 41<sup>st</sup> Street interior to the site.
  - e) Addition of the following note: *"The Bufferyard Landscaping and Perimeter Parking Lot Landscaping requirement along 41<sup>st</sup> Street interior to the site has been waived due to the fact that the subject property is located on both sides of the street."*

Approved 9-0-1, with Commissioner Rasmussen abstaining.

Commissioner von Achen said she was excited about the solar power aspect of the project.